



Celebration Residential Owners Association (CROA)

August 07, 2023

Dear Celebration Residential Owners Association, Inc.,

The July 2023 Financial Management Report for Celebration Residential Owners Association, Inc. - Blue Sage prepared by GrandManors is enclosed.

The Monthly Financial Report Package contains all of your association's monthly financial reports in one combined document delivered directly to you. This report also contains an overview with a table of contents with report descriptions. Bookmarks are included in the file to facilitate navigating the document.

You will need Adobe Reader to view the file. You can download Adobe Reader free of charge at <http://get.adobe.com/reader> if it is not already installed on your computer.

If you do not wish to receive this report in the future, you may "opt out" by contacting your Community Association Manager using the contact information provided below.

Please be advised that if you chose to "opt out" of this report delivery, ever lose or delete this email, you can always retrieve this document and the individual report files on the Board Portal at www.ciranet.com in the Financial Reports folder. Previous month's financial reports are also available on the Board Portal.

As always, please feel free to contact me to assist you with any matters related to your community.

Thank you for giving us the opportunity to serve you,

Jennifer Rowe
Financial Manager
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GM.Accounting@CiraMail.com

GrandManors
Tel: 855-947-2636
Fax: 866-919-5696

www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

July 2023 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

July 2023

Prepared on August 07, 2023

***Celebration Residential Owners Association, Inc. -
Blue Sage
Monthly Financial Report Overview***

GrandManors is pleased to deliver this monthly financial reporting package, which has been prepared for use by the Board members of the association.

This financial reporting package consists of summary financial statements, detail financial reports, supporting reports and schedules as follows:

Report / Document	Page(s) *	Description
Balance Sheet Detail	1 Page / 5	Detail Balance Sheet at the general ledger account level as of the end of the reporting period reported by fund.
Revenue & Expense (Month & YTD) - OPER	2 Pages / 6 to 7	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Revenue & Expense (Month & YTD) - REPL	1 Page / 8	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Month AP Ledger	1 Page / 9	Detail vendor accounts payable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance owed to vendors at the end of the month.
Month AR Ledger	3 Pages / 10 to 12	Detail lot / unit owner accounts receivable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance due from owners (debit or positive balance) or prepaid (credit or negative balance) by owners at the end of the month.

* The financial reporting package is page numbered. Individual reports included in the package may also contain page numbers for the particular report.

This financial report has been saved in the Financial Reports folder on the Board Portal and is accessible at www.grandmanors.com

Celebration Residential Owners Association, Inc. - Blue Sage
Monthly Financial Report Overview

Additional financial information pertaining to this reporting period is also available on the Board Portal including:

Available Information	Board Portal Navigation	Description
Financial Summary	CiraBooks -> Financial Reports	Summary level balances and performance indicators
A/R Aging Summary	CiraBooks -> Accounts Receivable	Accounts receivable aging and trend analysis
Actual vs. Budget Detail	CiraBooks -> Financial Reports	Reporting month and year-to-date actual expenses versus budget with drill down to invoice detail and scanned images of the actual invoices
Benchmark Report	CiraBooks -> Financial Reports	Revenues and expenses as a percentage of revenue by category with a per lot / unit analysis. Consult your Community Association Manager for a comparison to similar communities.

Other current financial period information is also available on the CiraNet Management / Board Portal to facilitate day to day management of the association, but because the information includes activity in the current period (from the end of the month covered in this financial report), the balances or details will not tie to these month-end reports. This information includes:

Available Information	Board Portal Navigation	Description
Open AP	CiraBooks -> Accounts Payable	Current book cash balance in each cash account less approved invoices
AP Expense Detail	CiraBooks -> Accounts Payable	Detail of all posted invoices by fiscal year including scanned images
Delinquency Detail	CiraBooks -> Accounts Receivable	Detail of all current outstanding A/R by owner including an aging, last payment and a collection status

If you have questions regarding the enclosed reports, or need assistance accessing or working with the Management / Board Portal, please contact your Community Association Manager or Community Association Accountant.

Celebration Residential Owners Association, Inc. - Blue Sage

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund As of 07/31/2023 <hr style="border-top: 1px solid black;"/> Actual	(2) Reserve Fund As of 07/31/2023 <hr style="border-top: 1px solid black;"/> Actual	All Funds As of 07/31/2023 <hr style="border-top: 1px solid black;"/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund -0221	22,162	0	22,162
Cash - Replacement Fund -0239	0	32,150	32,150
Accounts Receivable	1,191	0	1,191
Due from Operating Fund	0	19,250	19,250
Prepaid Expenses	636	0	636
Total Current Assets	<hr style="border-top: 1px solid black;"/> 23,989	<hr style="border-top: 1px solid black;"/> 51,400	<hr style="border-top: 1px solid black;"/> 75,389
TOTAL ASSETS	<hr style="border-top: 3px double black;"/>23,989	<hr style="border-top: 3px double black;"/>51,400	<hr style="border-top: 3px double black;"/>75,389
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	100	0	100
Payable to Management Company	(35)	0	(35)
Due to Reserve Fund	19,250	0	19,250
Total Current Liabilities	<hr style="border-top: 1px solid black;"/> 19,315	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 19,315
TOTAL LIABILITIES	<hr style="border-top: 1px solid black;"/>19,315	<hr style="border-top: 1px solid black;"/>0	<hr style="border-top: 1px solid black;"/>19,315
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(5,128)	10,055	4,927
TOTAL FUND BALANCES	<hr style="border-top: 1px solid black;"/> 4,674	<hr style="border-top: 1px solid black;"/> 51,400	<hr style="border-top: 1px solid black;"/> 56,074
TOTAL LIABILITIES AND FUND BALANCES	<hr style="border-top: 3px double black;"/>23,989	<hr style="border-top: 3px double black;"/>51,400	<hr style="border-top: 3px double black;"/>75,389

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,582	4,582	0	0%	32,077	32,074	3	0%	54,989	22,912	42%
TOTAL Regular Assessments	4,582	4,582	0	0%	32,077	32,074	3	0%	54,989	22,912	42%
Assessment Allocation											
Assessment Allocation	(2,750)	(2,750)	0	0%	(19,250)	(19,250)	0	0%	(33,000)	(13,750)	42%
TOTAL Assessment Allocation	(2,750)	(2,750)	0	0%	(19,250)	(19,250)	0	0%	(33,000)	(13,750)	42%
Other Income											
Late Payment Charges	50	0	50	100%	150	0	150	100%	0	(150)	0%
Interest Income	25	0	25	100%	110	0	110	100%	0	(110)	0%
TOTAL Other Income	75	0	75	100%	260	0	260	100%	0	(260)	0%
TOTAL Revenues	1,908	1,832	76	4%	13,087	12,824	263	2%	21,989	8,902	40%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	70	86	16	18%	555	602	47	8%	1,035	480	46%
Landscape Maintenance											
Landscape - General	0	0	0	0%	2,950	0	(2,950)	(100%)	0	(2,950)	0%
Landscape Service Contract	984	949	(35)	(4%)	6,885	6,643	(242)	(4%)	11,391	4,506	40%
Repairs and Maint											
General Repairs	0	58	58	100%	0	406	406	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	0	231	231	100%	400	400	100%
Hurricane	0	0	0	0%	675	0	(675)	(100%)	0	(675)	0%
Power Washing	0	99	99	100%	624	693	69	10%	1,188	564	47%
Roof Repairs	0	15	15	100%	800	105	(695)	(662%)	175	(625)	(357%)
TOTAL Repairs and Maint	0	205	205	100%	2,099	1,435	(664)	(46%)	2,463	364	15%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	67	67	100%	2,025	469	(1,556)	(332%)	800	(1,225)	(153%)
Exterminating											
Termite Bond	127	120	(7)	(6%)	890	840	(50)	(6%)	1,438	548	38%
Water and Wastewater											
Water and Wastewater	90	72	(18)	(25%)	231	504	273	54%	860	630	73%
TOTAL Direct Operating Expenses	1,271	1,499	228	15%	15,635	10,493	(5,142)	(49%)	17,987	2,352	13%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Admin Expenses											
Administration Expenses											
Administration Fee	325	325	0	0%	2,275	2,275	0	0%	3,906	1,631	42%
Coupons	0	8	8	100%	170	120	(50)	(42%)	152	(18)	(12%)
Miscellaneous	100	0	(100)	(100%)	135	0	(135)	(100%)	0	(135)	0%
TOTAL Administration Expenses	425	333	(92)	(28%)	2,580	2,395	(185)	(8%)	4,058	1,478	36%
TOTAL Admin Expenses	425	333	(92)	(28%)	2,580	2,395	(185)	(8%)	4,058	1,478	36%
TOTAL Operating Expenses	1,696	1,832	136	7%	18,215	12,888	(5,327)	(41%)	22,045	3,830	17%
TOTAL Expenses	1,696	1,832	136	7%	18,215	12,888	(5,327)	(41%)	22,045	3,830	17%
NET SURPLUS (DEFICIT)	212	0	212	100%	(5,128)	(64)	(5,064)	>999%	(56)	5,072	(>999%)

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Reserve Fund

(Amounts rounded to nearest dollar)

	Month Ending 07/31/2023				YTD 07/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,750	2,750	0	0%	19,250	19,250	0	0%	33,000	13,750	42%
TOTAL Assessment Allocation	2,750	2,750	0	0%	19,250	19,250	0	0%	33,000	13,750	42%
Other Income											
Interest Income	22	0	22	100%	205	0	205	100%	0	(205)	0%
TOTAL Other Income	22	0	22	100%	205	0	205	100%	0	(205)	0%
TOTAL Revenues	2,772	2,750	22	1%	19,455	19,250	205	1%	33,000	13,545	41%
Expenses											
Capital Expenses											
Reserve Expenses											
General Reserve Expense	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Reserve Expenses	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Capital Expenses	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Expenses	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
NET SURPLUS (DEFICIT)	2,772	2,750	22	1%	10,055	19,250	(9,195)	(48%)	33,000	22,945	70%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 07/01/2023 - 07/31/2023

Vendors

Vendor: Duke Energy

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
07/03/2023	EFT	Payment - EFT		35.20	(35.20)
07/19/2023	910088938929-0723	June 2023 - Electric	35.20		0.00
07/20/2023	5099	Payment - Check #5099		35.20	(35.20)
07/24/2023	910088952448-0723	June 2023 - Electric	35.20		0.00
Total:			70.40	70.40	0.00

Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
07/09/2023	8003123406-0723	8003123406-0723	89.90		89.90
07/10/2023	5098	Payment - Check #5098		89.90	0.00
Total:			89.90	89.90	0.00

Vendor: GrandManors

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
07/31/2023	VAR-2023M7-BLUESAGE	Monthly Variable Invoice: 06/26/2023 - 07/25/2023	100.00		100.00
Total:			100.00	0.00	100.00

Vendor: Prince & Sons Inc.

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
07/20/2023	9382	July 2023 - Landscape Contract	983.50		983.50
07/24/2023	EFT	Payment - EFT		983.50	0.00
Total:			983.50	983.50	0.00

Vendors Total

1,243.80 1,143.80 100.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 07/01/2023 - 07/31/2023

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$2,303.87

Accounts Receivable – Owners with Debit Balances (end of period)

Owner: Maia Company, LLC (Account #: R0912234L0590865) Property: 902 Blue Sage St

Beginning Balance: 775.87

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	06/30/2023	LFC-2023M6-4990301	Late Payment Charges for June 2023	25.00		800.87
Finance Charges	07/01/2023	FCC-2023M6-4991931	Finance Charges for June 2023	8.36		809.23
Regular Assessment	07/01/2023	RAS-2023M7-4893641-6	Assessment for July 2023	381.87		1,191.10
Total:				415.23	0.00	1,191.10

Accounts Receivable Total

415.23 0.00 1,191.10

Prepaid Assessments – Owners with Credit Balances (end of period)

Beginning Balance:

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Total:						

Prepaid Assessments Total

0.00 0.00 0.00

Paid in Full (zero due at end of period) with Activity during the Period

Owner: Barcatta, Renzo (Account #: R0743522L0590861) Property: 909 Blue Sage St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2023	RAS-2023M7-4893641-2	Assessment for July 2023	381.87		381.87
Payment	07/03/2023	80866478			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Batzer, Bernard (Account #: R0743530L0590869) Property: 906 Blue Sage St

Beginning Balance: 381.87

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	07/01/2023	FCC-2023M6-4991929	Finance Charges for June 2023	5.73		387.60
Regular Assessment	07/01/2023	RAS-2023M7-4893641-10	Assessment for July 2023	381.87		769.47
Payment	07/18/2023	2112			381.87	387.60
Payment	07/26/2023	2113			387.60	0.00
Total:				387.60	769.47	0.00

Owner: Branfoot Celebration Rentals LLC (Account #: R0743523L0590862) Property: 910 Blue Sage St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2023	RAS-2023M7-4893641-3	Assessment for July 2023	381.87		381.87
Payment	07/03/2023	80866476			381.87	0.00
Total:				381.87	381.87	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 07/01/2023 - 07/31/2023

Owner: Hoy, John (Account #: R0743525L0590864) Property: 901 Blue Sage St				Beginning Balance:	381.87	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	07/01/2023	FCC-2023M6-4991928	Finance Charges for June 2023	5.73		387.60
Regular Assessment	07/01/2023	RAS-2023M7-4893641-5	Assessment for July 2023	381.87		769.47
Payment	07/01/2023	80137038 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		381.87	387.60
Other Charges	07/02/2023	REVERSED-FCC-2023M6-4991928	Invoice Reversal (re: FCC-2023M6-4991928): Payment made, but posted to the wrong account.	(5.73)		381.87
Payment	07/07/2023	80632701 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		381.87	0.00
Total:				381.87	763.74	0.00

Owner: Konopka, Joseph (Account #: R0743521L0590860) Property: 900 Blue Sage St				Beginning Balance:	0.00	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2023	RAS-2023M7-4893641-1	Assessment for July 2023	381.87		381.87
Payment	07/18/2023	21520150			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Kuchta, Kathryn Lisa (Account #: R0743529L0590868) Property: 905 Blue Sage St				Beginning Balance:	0.00	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2023	RAS-2023M7-4893641-9	Assessment for July 2023	381.87		381.87
Payment	07/03/2023	80866472			381.87	0.00
Total:				381.87	381.87	0.00

Owner: McGlynn, Donald (Account #: R0743531L0590870) Property: 907 Blue Sage St				Beginning Balance:	0.00	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2023	RAS-2023M7-4893641-11	Assessment for July 2023	381.87		381.87
Payment	07/03/2023	80866473			381.87	0.00
Total:				381.87	381.87	0.00

Owner: McInnes, Mark (Account #: R0743528L0590867) Property: 904 Blue Sage St				Beginning Balance:	0.00	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2023	RAS-2023M7-4893641-8	Assessment for July 2023	381.87		381.87
Payment	07/03/2023	80866475			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Michael S Messieh Revocable Trust (Account #: R0743532L0590871) Property: 908 Blue Sage St				Beginning Balance:	764.26	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	06/30/2023	LFC-2023M6-4990300	Late Payment Charges for June 2023	25.00		789.26
Finance Charges	07/01/2023	FCC-2023M6-4991930	Finance Charges for June 2023	11.01		800.27
Regular Assessment	07/01/2023	RAS-2023M7-4893641-12	Assessment for July 2023	381.87		1,182.14
Payment	07/21/2023	1860			1,182.14	0.00
Total:				417.88	1,182.14	0.00

Owner: Parrish, Timothy (Account #: R0743527L0590866) Property: 903 Blue Sage St				Beginning Balance:	0.00	
Type	Document Date	Document Number	Description	Charges	Payments	Balance

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 07/01/2023 - 07/31/2023

Regular Assessment	07/01/2023	RAS-2023M7-4893641-7	Assessment for July 2023	381.87		381.87
Payment	07/03/2023	80866474			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Smith, Francis (Account #: R0743524L0590863) Property: 911 Blue Sage St

				Beginning Balance:		0.00
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	07/01/2023	RAS-2023M7-4893641-4	Assessment for July 2023	381.87		381.87
Payment	07/03/2023	80866477			381.87	0.00
Total:				381.87	381.87	0.00

Paid in Full Total

4,242.31 5,770.31 0.00

Ending of Period Accounts Receivable and Prepaid Assessment Balance

\$4,657.54 5,770.31 1,191.10