



Celebration Residential Owners Association (CROA)

July 05, 2023

Dear Celebration Residential Owners Association, Inc.,

The June 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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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

June 2023 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

June 2023

Prepared on July 05, 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 06/30/2023 <hr style="border-top: 1px solid black;"/> Actual	(2) Reserve Fund As of 06/30/2023 <hr style="border-top: 1px solid black;"/> Actual	All Funds As of 06/30/2023 <hr style="border-top: 1px solid black;"/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund -0221	17,861	0	17,861
Cash - Replacement Fund -0239	0	32,128	32,128
Accounts Receivable	2,304	0	2,304
Due from Operating Fund	0	16,500	16,500
Prepaid Expenses	763	0	763
Total Current Assets	<hr style="border-top: 1px solid black;"/> 20,928	<hr style="border-top: 1px solid black;"/> 48,628	<hr style="border-top: 1px solid black;"/> 69,555
TOTAL ASSETS	<hr style="border-top: 3px double black;"/>20,928	<hr style="border-top: 3px double black;"/>48,628	<hr style="border-top: 3px double black;"/>69,555
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Payable to Management Company	(35)	0	(35)
Due to Reserve Fund	16,500	0	16,500
Total Current Liabilities	<hr style="border-top: 1px solid black;"/> 16,465	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 16,465
TOTAL LIABILITIES	<hr style="border-top: 1px solid black;"/> 16,465	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 16,465
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(5,339)	7,282	1,943
TOTAL FUND BALANCES	<hr style="border-top: 1px solid black;"/> 4,463	<hr style="border-top: 1px solid black;"/> 48,628	<hr style="border-top: 1px solid black;"/> 53,090
TOTAL LIABILITIES AND FUND BALANCES	<hr style="border-top: 3px double black;"/>20,928	<hr style="border-top: 3px double black;"/>48,628	<hr style="border-top: 3px double black;"/>69,555

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 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,582	4,582	0	0%	27,495	27,492	3	0%	54,989	27,494	50%
TOTAL Regular Assessments	4,582	4,582	0	0%	27,495	27,492	3	0%	54,989	27,494	50%
Assessment Allocation											
Assessment Allocation	(2,750)	(2,750)	0	0%	(16,500)	(16,500)	0	0%	(33,000)	(16,500)	50%
TOTAL Assessment Allocation	(2,750)	(2,750)	0	0%	(16,500)	(16,500)	0	0%	(33,000)	(16,500)	50%
Other Income											
Late Payment Charges	50	0	50	100%	100	0	100	100%	0	(100)	0%
Interest Income	13	0	13	100%	85	0	85	100%	0	(85)	0%
TOTAL Other Income	63	0	63	100%	185	0	185	100%	0	(185)	0%
TOTAL Revenues	1,896	1,832	64	3%	11,179	10,992	187	2%	21,989	10,810	49%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	70	86	16	18%	485	516	31	6%	1,035	550	53%
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%)	5,901	5,694	(207)	(4%)	11,391	5,490	48%
Repairs and Maint											
General Repairs	0	58	58	100%	0	348	348	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	0	198	198	100%	400	400	100%
Hurricane	0	0	0	0%	675	0	(675)	(100%)	0	(675)	0%
Power Washing	0	99	99	100%	624	594	(30)	(5%)	1,188	564	47%
Roof Repairs	800	15	(785)	(>999%)	800	90	(710)	(789%)	175	(625)	(357%)
TOTAL Repairs and Maint	800	205	(595)	(290%)	2,099	1,230	(869)	(71%)	2,463	364	15%
Repairs/Maint - Irrigation											
Irrigation Repairs	(58)	67	125	187%	2,025	402	(1,623)	(404%)	800	(1,225)	(153%)
Exterminating											
Termite Bond	127	120	(7)	(6%)	763	720	(43)	(6%)	1,438	675	47%
Water and Wastewater											
Water and Wastewater	29	72	43	60%	141	432	291	67%	860	720	84%
TOTAL Direct Operating Expenses	1,952	1,499	(453)	(30%)	14,364	8,994	(5,370)	(60%)	17,987	3,623	20%

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 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Admin Expenses											
Administration Expenses											
Administration Fee	325	325	0	0%	1,950	1,950	0	0%	3,906	1,956	50%
Coupons	0	0	0	0%	170	112	(58)	(52%)	152	(18)	(12%)
Miscellaneous	0	0	0	0%	35	0	(35)	(100%)	0	(35)	0%
TOTAL Administration Expenses	325	325	0	0%	2,155	2,062	(93)	(5%)	4,058	1,903	47%
TOTAL Admin Expenses	325	325	0	0%	2,155	2,062	(93)	(5%)	4,058	1,903	47%
TOTAL Operating Expenses	2,277	1,824	(453)	(25%)	16,519	11,056	(5,463)	(49%)	22,045	5,526	25%
TOTAL Expenses	2,277	1,824	(453)	(25%)	16,519	11,056	(5,463)	(49%)	22,045	5,526	25%
NET SURPLUS (DEFICIT)	(381)	8	(389)	(>999%)	(5,339)	(64)	(5,275)	>999%	(56)	5,284	(>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 06/30/2023				YTD 06/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,750	2,750	0	0%	16,500	16,500	0	0%	33,000	16,500	50%
TOTAL Assessment Allocation	2,750	2,750	0	0%	16,500	16,500	0	0%	33,000	16,500	50%
Other Income											
Interest Income	32	0	32	100%	182	0	182	100%	0	(182)	0%
TOTAL Other Income	32	0	32	100%	182	0	182	100%	0	(182)	0%
TOTAL Revenues	2,782	2,750	32	1%	16,682	16,500	182	1%	33,000	16,318	49%
Expenses											
Capital Expenses											
Reserve Expenses											
General Reserve Expense	9,400	0	(9,400)	(100%)	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Reserve Expenses	9,400	0	(9,400)	(100%)	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Capital Expenses	9,400	0	(9,400)	(100%)	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Expenses	9,400	0	(9,400)	(100%)	9,400	0	(9,400)	(100%)	0	(9,400)	0%
NET SURPLUS (DEFICIT)	(6,618)	2,750	(9,368)	(341%)	7,282	16,500	(9,218)	(56%)	33,000	25,718	78%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 06/01/2023 - 06/30/2023

Vendors

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
Vendor: Benchmark Landscaping LLC					
06/05/2023	VOIDED-5075	Payment Voided (re: 5075). void		(158.00)	158.00
06/05/2023	REVERSED-9757	Bill Reversal (re: 9757)	(158.00)		0.00
Total:			(158.00)	(158.00)	0.00
Vendor: Duke Energy					
			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
06/01/2023	EFT	Payment - EFT		35.20	(35.20)
06/15/2023	910088938929-0623	May 2023 - Electric	35.20		0.00
06/15/2023	5096	Payment - Check #5096		35.20	(35.20)
06/21/2023	910088952448-0623	May 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
06/07/2023	8003123406-0623	8003123406-0623	29.00		29.00
06/08/2023	5094	Payment - Check #5094		29.00	0.00
Total:			29.00	29.00	0.00
Vendor: Performance Roofing LLC					
			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
06/21/2023	92237	June 2023 - Roof Repairs for 907 Blue Sage - Reseve line 9.0231	4,700.00		4,700.00
06/21/2023	92292	June 2023 - Roof Repair for 905 Blue Sage - Reserve Line 9.0231	4,700.00		9,400.00
06/21/2023	92378	June 2023 - Roof Repair at 911 Blue Sage	800.00		10,200.00
06/22/2023	3000	Payment - Check #3000		4,700.00	5,500.00
06/22/2023	5097	Payment - Check #5097		800.00	4,700.00
06/23/2023	3001	Payment - Check #3001		4,700.00	0.00
Total:			10,200.00	10,200.00	0.00
Vendor: Prince & Sons Inc.					
			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
06/13/2023	8979	June 2023 - Irrigation Repair	99.65		99.65
06/14/2023	9098	June 2023 - Landscape Contract	983.50		1,083.15
06/14/2023	5095	Payment - Check #5095		99.65	983.50
06/15/2023	EFT	Payment - EFT		983.50	0.00
Total:			1,083.15	1,083.15	0.00
Vendors Total			11,224.55	11,224.55	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 06/01/2023 - 06/30/2023

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$1,100.34

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

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2023	RAS-2023M6-4780679-10	Assessment for June 2023	381.87		381.87
Total:				381.87	0.00	381.87

Owner: Hoy, John (Account #: R0743525L0590864) Property: 901 Blue Sage St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2023	RAS-2023M6-4780679-6	Assessment for June 2023	381.87		381.87
Total:				381.87	0.00	381.87

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

Beginning Balance: 748.23

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2023	LFC-2023M5-4911945	Late Payment Charges for May 2023	25.00		773.23
Finance Charges	06/01/2023	FCC-2023M5-4914808	Finance Charges for May 2023	2.64		775.87
Regular Assessment	06/01/2023	RAS-2023M6-4780679-1	Assessment for June 2023	381.87		1,157.74
Payment	06/01/2023	1852146			381.87	775.87
Total:				409.51	381.87	775.87

Owner: Michael S Messieh Revocable Trust (Account #: R0743532L0590871) Property: 908 Blue Sage St

Beginning Balance: 352.11

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2023	LFC-2023M5-4911944	Late Payment Charges for May 2023	25.00		377.11
Finance Charges	06/01/2023	FCC-2023M5-4914807	Finance Charges for May 2023	5.28		382.39
Regular Assessment	06/01/2023	RAS-2023M6-4780679-12	Assessment for June 2023	381.87		764.26
Total:				412.15	0.00	764.26

Accounts Receivable Total

1,585.40 381.87 2,303.87

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

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 06/01/2023 - 06/30/2023

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2023	RAS-2023M6-4780679-3	Assessment for June 2023	381.87		381.87
Payment	06/02/2023	80248032			381.87	0.00
Total:				381.87	381.87	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	06/01/2023	RAS-2023M6-4780679-4	Assessment for June 2023	381.87		381.87
Payment	06/02/2023	80248037			381.87	0.00
Total:				381.87	381.87	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	06/01/2023	RAS-2023M6-4780679-2	Assessment for June 2023	381.87		381.87
Payment	06/26/2023	21366482			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	06/01/2023	RAS-2023M6-4780679-9	Assessment for June 2023	381.87		381.87
Payment	06/02/2023	80248033			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	06/01/2023	RAS-2023M6-4780679-11	Assessment for June 2023	381.87		381.87
Payment	06/02/2023	80248034			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	06/01/2023	RAS-2023M6-4780679-8	Assessment for June 2023	381.87		381.87
Payment	06/02/2023	80248036			381.87	0.00
Total:				381.87	381.87	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
Regular Assessment	06/01/2023	RAS-2023M6-4780679-7	Assessment for June 2023	381.87		381.87
Payment	06/02/2023	80248035			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	06/01/2023	RAS-2023M6-4780679-5	Assessment for June 2023	381.87		381.87
Payment	06/02/2023	80248038			381.87	0.00
Total:				381.87	381.87	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 06/01/2023 - 06/30/2023

Paid in Full Total	3,054.96	3,054.96	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance	\$4,640.36	3,436.83	2,303.87