



Celebration Residential Owners Association (CROA)

June 06, 2023

Dear Celebration Residential Owners Association, Inc.,

The May 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
Tel:407-566-1200 x216
GM.Accounting@CiraMail.com

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

www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

May 2023 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

May 2023

Prepared on June 06, 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 05/31/2023 <u>Actual</u>	(2) Reserve Fund As of 05/31/2023 <u>Actual</u>	All Funds As of 05/31/2023 <u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund -0221	16,568	0	16,568
Cash - Replacement Fund -0239	0	41,496	41,496
Accounts Receivable	1,100	0	1,100
Due from Operating Fund	0	13,750	13,750
Prepaid Expenses	890	0	890
Total Current Assets	<u>18,559</u>	<u>55,246</u>	<u>73,804</u>
TOTAL ASSETS	<u>18,559</u>	<u>55,246</u>	<u>73,804</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Payable to Management Company	(35)	0	(35)
Due to Reserve Fund	13,750	0	13,750
Total Current Liabilities	<u>13,715</u>	<u>0</u>	<u>13,715</u>
TOTAL LIABILITIES	<u>13,715</u>	<u>0</u>	<u>13,715</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(4,958)	13,900	8,942
TOTAL FUND BALANCES	<u>4,844</u>	<u>55,246</u>	<u>60,089</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>18,559</u>	<u>55,246</u>	<u>73,804</u>

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 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,582	4,582	0	0%	22,912	22,910	2	0%	54,989	32,077	58%
TOTAL Regular Assessments	4,582	4,582	0	0%	22,912	22,910	2	0%	54,989	32,077	58%
Assessment Allocation											
Assessment Allocation	(2,750)	(2,750)	0	0%	(13,750)	(13,750)	0	0%	(33,000)	(19,250)	58%
TOTAL Assessment Allocation	(2,750)	(2,750)	0	0%	(13,750)	(13,750)	0	0%	(33,000)	(19,250)	58%
Other Income											
Late Payment Charges	0	0	0	0%	50	0	50	100%	0	(50)	0%
Interest Income	10	0	10	100%	71	0	71	100%	0	(71)	0%
TOTAL Other Income	10	0	10	100%	121	0	121	100%	0	(121)	0%
TOTAL Revenues	1,842	1,832	10	1%	9,284	9,160	124	1%	21,989	12,705	58%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	70	86	16	18%	414	430	16	4%	1,035	621	60%
Landscape Maintenance											
Landscape - General	2,950	0	(2,950)	(100%)	2,950	0	(2,950)	(100%)	0	(2,950)	0%
Landscape Service Contract	984	949	(35)	(4%)	4,918	4,745	(173)	(4%)	11,391	6,473	57%
Repairs and Maint											
General Repairs	0	58	58	100%	0	290	290	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	0	165	165	100%	400	400	100%
Hurricane	0	0	0	0%	675	0	(675)	(100%)	0	(675)	0%
Power Washing	0	99	99	100%	624	495	(129)	(26%)	1,188	564	47%
Roof Repairs	0	15	15	100%	0	75	75	100%	175	175	100%
TOTAL Repairs and Maint	0	205	205	100%	1,299	1,025	(274)	(27%)	2,463	1,164	47%
Repairs/Maint - Irrigation											
Irrigation Repairs	1,390	67	(1,323)	(>999%)	2,084	335	(1,749)	(522%)	800	(1,284)	(160%)
Exterminating											
Termite Bond	127	120	(7)	(6%)	636	600	(36)	(6%)	1,438	802	56%
Water and Wastewater											
Water and Wastewater	19	72	53	74%	112	360	248	69%	860	749	87%
TOTAL Direct Operating Expenses	5,540	1,499	(4,041)	(270%)	12,412	7,495	(4,917)	(66%)	17,987	5,575	31%

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 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Admin Expenses											
Administration Expenses											
Administration Fee	325	325	0	0%	1,625	1,625	0	0%	3,906	2,281	58%
Coupons	0	8	8	100%	170	112	(58)	(52%)	152	(18)	(12%)
Miscellaneous	0	0	0	0%	35	0	(35)	(100%)	0	(35)	0%
TOTAL Administration Expenses	325	333	8	2%	1,830	1,737	(93)	(5%)	4,058	2,228	55%
TOTAL Admin Expenses	325	333	8	2%	1,830	1,737	(93)	(5%)	4,058	2,228	55%
TOTAL Operating Expenses	5,865	1,832	(4,033)	(220%)	14,242	9,232	(5,010)	(54%)	22,045	7,803	35%
TOTAL Expenses	5,865	1,832	(4,033)	(220%)	14,242	9,232	(5,010)	(54%)	22,045	7,803	35%
NET SURPLUS (DEFICIT)	(4,023)	0	(4,023)	(100%)	(4,958)	(72)	(4,886)	>999%	(56)	4,903	(>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 05/31/2023				YTD 05/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,750	2,750	0	0%	13,750	13,750	0	0%	33,000	19,250	58%
TOTAL Assessment Allocation	2,750	2,750	0	0%	13,750	13,750	0	0%	33,000	19,250	58%
Other Income											
Interest Income	35	0	35	100%	150	0	150	100%	0	(150)	0%
TOTAL Other Income	35	0	35	100%	150	0	150	100%	0	(150)	0%
TOTAL Revenues	2,785	2,750	35	1%	13,900	13,750	150	1%	33,000	19,100	58%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	2,785	2,750	35	1%	13,900	13,750	150	1%	33,000	19,100	58%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 05/01/2023 - 05/31/2023

Vendors

Vendor: Duke Energy

			Beginning Balance:		(35.20)
Date	Document Number	Description	Charges	Payments	Balance
05/16/2023	910088952448-0523	April 2023 - Electric	35.20		0.00
05/17/2023	910088938929-0523	April 2023 - Electric	35.20		35.20
05/18/2023	5092	Payment - Check #5092		35.20	0.00
Total:			70.40	35.20	0.00

Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
05/09/2023	8003123406-0523	8003123406-0523	18.85		18.85
05/10/2023	5089	Payment - Check #5089		18.85	0.00
Total:			18.85	18.85	0.00

Vendor: Exquisite Lawn Care

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
05/16/2023	6837	May 2023 - Remove Tree and Stump - 901 Blue Sage	2,950.00		2,950.00
05/17/2023	EFT	Payment - EFT		2,950.00	0.00
Total:			2,950.00	2,950.00	0.00

Vendor: Portugal Parners LLC dba Celebration Garden and Cleaning

			Beginning Balance:		624.00
Date	Document Number	Description	Charges	Payments	Balance
05/11/2023	5090	Payment - Check #5090		624.00	0.00
Total:			0.00	624.00	0.00

Vendor: Prince & Sons Inc.

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
05/15/2023	8759	May 2023 - Landscape Contract	983.50		983.50
05/16/2023	5091	Payment - Check #5091		983.50	0.00
05/19/2023	8888	May 2023 - Irrigation Repair	1,390.00		1,390.00
05/22/2023	5093	Payment - Check #5093		1,390.00	0.00
Total:			2,373.50	2,373.50	0.00

Vendors Total

5,412.75 6,001.55 0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 05/01/2023 - 05/31/2023

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(2,991.81)

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

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

Beginning Balance: (2,605.83)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/01/2023	RAS-2023M5-4678985-6	Assessment for May 2023	381.87		(2,223.96)
Payment	05/11/2023	1283	Payment Transfer (re: 1283) to R0912234L0590865		(2,972.19)	748.23
Total:				381.87	(2,972.19)	748.23

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

Beginning Balance: (29.76)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/01/2023	RAS-2023M5-4678985-12	Assessment for May 2023	381.87		352.11
Total:				381.87	0.00	352.11

Accounts Receivable Total

763.74 (2,972.19) 1,100.34

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	05/01/2023	RAS-2023M5-4678985-2	Assessment for May 2023	381.87		381.87
Payment	05/05/2023	79889078			381.87	0.00
Total:				381.87	381.87	0.00

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	05/01/2023	RAS-2023M5-4678985-10	Assessment for May 2023	381.87		381.87
Payment	05/25/2023	2006			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	05/01/2023	RAS-2023M5-4678985-3	Assessment for May 2023	381.87		381.87

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 05/01/2023 - 05/31/2023

Payment	05/05/2023	79889076			381.87	0.00
Total:				381.87	381.87	0.00

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

Beginning Balance: (356.22)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	05/01/2023	RAS-2023M5-4678985-5	Assessment for May 2023	381.87		25.65
Payment	05/10/2023	79632459 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		25.65	0.00
Total:				381.87	25.65	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	05/01/2023	RAS-2023M5-4678985-1	Assessment for May 2023	381.87		381.87
Payment	05/23/2023	21212807			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	05/01/2023	RAS-2023M5-4678985-9	Assessment for May 2023	381.87		381.87
Payment	05/05/2023	79889072			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	05/01/2023	RAS-2023M5-4678985-11	Assessment for May 2023	381.87		381.87
Payment	05/05/2023	79889073			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	05/01/2023	RAS-2023M5-4678985-8	Assessment for May 2023	381.87		381.87
Payment	05/05/2023	79889075			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	05/01/2023	RAS-2023M5-4678985-7	Assessment for May 2023	381.87		381.87
Payment	05/05/2023	79889074			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	05/01/2023	RAS-2023M5-4678985-4	Assessment for May 2023	381.87		381.87
Payment	05/05/2023	79889077			381.87	0.00
Total:				381.87	381.87	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 05/01/2023 - 05/31/2023

Paid in Full Total	3,818.70	3,462.48	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance	\$4,582.44	490.29	1,100.34