



## Celebration Residential Owners Association (CROA)

November 11, 2022

Dear Celebration Residential Owners Association, Inc.,

The October 2022 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](http://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

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[www.grandmanors.com](http://www.grandmanors.com)

Exceptional Lifestyle Management of Onsite Communities

**October 2022 Financial Report**

**Celebration Residential Owners Association, Inc. - Blue Sage**

**October 2022**

**Prepared on November 11, 2022**

***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:

| <b>Report / Document</b>               | <b>Page(s) *</b>   | <b>Description</b>  |
|--|--------------------|---|
| 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                        | 2 Pages / 9 to 10  | 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                        | 2 Pages / 11 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](http://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:

| <b>Available Information</b> | <b>Board Portal Navigation</b>   | <b>Description</b>   |
|------------------------------|----------------------------------|--|
| 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:

| <b>Available Information</b> | <b>Board Portal Navigation</b>   | <b>Description</b>  |
|------------------------------|----------------------------------|---|
| 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 | (2) Reserve Fund | All Funds     |
|--|--------------------|------------------|---------------|
|  | As of              | As of            | As of         |
|  | 10/31/2022         | 10/31/2022       | 10/31/2022    |
|  | Actual             | Actual           | Actual        |
| <b>ASSETS</b>                              |                    |                  |               |
| Current Assets                             |                    |                  |               |
| Cash - Operating Fund                      | 11,003             | 0                | 11,003        |
| Cash - Replacement Fund                    | 0                  | 41,294           | 41,294        |
| Accounts Receivable                        | 1,696              | 0                | 1,696         |
| Due from Operating Fund                    | 0                  | 8,450            | 8,450         |
| Prepaid Expenses                           | 240                | 0                | 240           |
| Total Current Assets                       | 12,939             | 49,744           | 62,683        |
| <b>TOTAL ASSETS</b>                        | <b>12,939</b>      | <b>49,744</b>    | <b>62,683</b> |
| <b>LIABILITIES AND FUND BALANCES</b>       |                    |                  |               |
| LIABILITIES                                |                    |                  |               |
| Current Liabilities                        |                    |                  |               |
| Accounts Payable                           | 5,875              | 0                | 5,875         |
| Prepaid Assessments                        | 751                | 0                | 751           |
| Other Current Liabilities                  | 1,003              | 0                | 1,003         |
| Other Accrued Expenses                     | 120                | 0                | 120           |
| Due to Reserve Fund                        | 8,450              | 0                | 8,450         |
| Total Current Liabilities                  | 16,199             | 0                | 16,199        |
| <b>TOTAL LIABILITIES</b>                   | <b>16,199</b>      | <b>0</b>         | <b>16,199</b> |
| FUND BALANCES                              |                    |                  |               |
| Prior Years Surplus (Deficit)              | (177)              | 32,768           | 32,591        |
| YTD Net Surplus (Deficit)                  | (3,083)            | 16,976           | 13,893        |
| <b>TOTAL FUND BALANCES</b>                 | <b>(3,260)</b>     | <b>49,744</b>    | <b>46,484</b> |
| <b>TOTAL LIABILITIES AND FUND BALANCES</b> | <b>12,939</b>      | <b>49,744</b>    | <b>62,683</b> |

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<br>10/31/2022 |           |             |         | YTD<br>10/31/2022 |           |             |        | Budget    |              |        |
|------------------------------------|----------------------------|-----------|-------------|---------|-------------------|-----------|-------------|--------|-----------|--------------|--------|
|                                    | \$ Actual                  | \$ Budget | \$ Variance | Var %   | \$ Actual         | \$ Budget | \$ Variance | Var %  | \$ Annual | \$ Remaining | Rem %  |
| <b>Revenues</b>                    |                            |           |             |         |                   |           |             |        |           |              |        |
| <b>Regular Assessments</b>         |                            |           |             |         |                   |           |             |        |           |              |        |
| Full Rate                          | 4,507                      | 4,507     | 0           | 0%      | 45,067            | 45,068    | 0           | 0%     | 54,081    | 9,014        | 17%    |
| <b>TOTAL Regular Assessments</b>   | 4,507                      | 4,507     | 0           | 0%      | 45,067            | 45,068    | 0           | 0%     | 54,081    | 9,014        | 17%    |
| <b>Assessment Allocation</b>       |                            |           |             |         |                   |           |             |        |           |              |        |
| Assessment Allocation              | (2,150)                    | (2,150)   | 0           | 0%      | (17,200)          | (21,500)  | 4,300       | (20%)  | (25,800)  | (8,600)      | 33%    |
| <b>TOTAL Assessment Allocation</b> | (2,150)                    | (2,150)   | 0           | 0%      | (17,200)          | (21,500)  | 4,300       | (20%)  | (25,800)  | (8,600)      | 33%    |
| <b>Other Income</b>                |                            |           |             |         |                   |           |             |        |           |              |        |
| Late Payment Charges               | 25                         | 0         | 25          | 100%    | 150               | 0         | 150         | 100%   | 0         | (150)        | 0%     |
| Late Payment Charges Waived        | 0                          | 0         | 0           | 0%      | (25)              | 0         | (25)        | (100%) | 0         | 25           | 100%   |
| Other Operating Transfer           | 0                          | (445)     | 445         | (100%)  | 0                 | (4,448)   | 4,448       | (100%) | (5,338)   | (5,338)      | 100%   |
| Interest Income                    | 11                         | 0         | 11          | 100%    | 67                | 0         | 67          | 100%   | 0         | (67)         | 0%     |
| Miscellaneous Income               | 0                          | 0         | 0           | 0%      | 20                | 0         | 20          | 100%   | 0         | (20)         | 0%     |
| <b>TOTAL Other Income</b>          | 36                         | (445)     | 481         | (108%)  | 212               | (4,448)   | 4,660       | (105%) | (5,338)   | (5,550)      | 104%   |
| <b>TOTAL Revenues</b>              | 2,393                      | 1,912     | 481         | 25%     | 28,079            | 19,119    | 8,960       | 47%    | 22,943    | (5,136)      | (22%)  |
| <b>Expenses</b>                    |                            |           |             |         |                   |           |             |        |           |              |        |
| <b>Operating Expenses</b>          |                            |           |             |         |                   |           |             |        |           |              |        |
| <b>Direct Operating Expenses</b>   |                            |           |             |         |                   |           |             |        |           |              |        |
| <b>Electricity</b>                 |                            |           |             |         |                   |           |             |        |           |              |        |
| Electricity - General              | 72                         | 38        | (33)        | (87%)   | 750               | 383       | (367)       | (96%)  | 460       | (290)        | (63%)  |
| <b>TOTAL Electricity</b>           | 72                         | 38        | (33)        | (87%)   | 750               | 383       | (367)       | (96%)  | 460       | (290)        | (63%)  |
| <b>Landscape Maintenance</b>       |                            |           |             |         |                   |           |             |        |           |              |        |
| Landscape - General                | 3,795                      | 0         | (3,795)     | (100%)  | 4,845             | 0         | (4,845)     | (100%) | 0         | (4,845)      | 0%     |
| Landscape Service Contract         | 949                        | 950       | 0           | 0%      | 9,492             | 9,497     | 4           | 0%     | 11,396    | 1,904        | 17%    |
| <b>TOTAL Landscape Maintenance</b> | 4,744                      | 950       | (3,795)     | (400%)  | 14,337            | 9,497     | (4,841)     | (51%)  | 11,396    | (2,941)      | (26%)  |
| <b>Repairs and Maint</b>           |                            |           |             |         |                   |           |             |        |           |              |        |
| General Repairs                    | 0                          | 58        | 58          | 100%    | 1,890             | 583       | (1,307)     | (224%) | 700       | (1,190)      | (170%) |
| Gutter Cleaning                    | 0                          | 45        | 45          | 100%    | 1,975             | 446       | (1,529)     | (343%) | 535       | (1,440)      | (269%) |
| Power Washing                      | 2,760                      | 198       | (2,562)     | (>999%) | 3,560             | 1,979     | (1,581)     | (80%)  | 2,375     | (1,185)      | (50%)  |
| Roof Repairs                       | 3,375                      | 0         | (3,375)     | (100%)  | 3,375             | 0         | (3,375)     | (100%) | 0         | (3,375)      | 0%     |
| <b>TOTAL Repairs and Maint</b>     | 6,135                      | 301       | (5,834)     | (>999%) | 10,800            | 3,008     | (7,792)     | (259%) | 3,610     | (7,190)      | (199%) |
| <b>Landscape Color Beds</b>        |                            |           |             |         |                   |           |             |        |           |              |        |
| Irrigation Repairs                 | 0                          | 135       | 135         | 100%    | 441               | 1,350     | 909         | 67%    | 1,620     | 1,179        | 73%    |
| <b>TOTAL Landscape Color Beds</b>  | 0                          | 135       | 135         | 100%    | 441               | 1,350     | 909         | 67%    | 1,620     | 1,179        | 73%    |

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<br>10/31/2022 |           |             |         | YTD<br>10/31/2022 |           |             |         | Budget    |              |        |
|--|----------------------------|-----------|-------------|---------|-------------------|-----------|-------------|---------|-----------|--------------|--------|
|  | \$ Actual                  | \$ Budget | \$ Variance | Var %   | \$ Actual         | \$ Budget | \$ Variance | Var %   | \$ Annual | \$ Remaining | Rem %  |
| <b>Exterminating</b>                   |                            |           |             |         |                   |           |             |         |           |              |        |
| Termite Bond                           | 120                        | 120       | 0           | 0%      | 1,198             | 1,198     | 0           | 0%      | 1,438     | 240          | 17%    |
| <b>TOTAL Exterminating</b>             | 120                        | 120       | 0           | 0%      | 1,198             | 1,198     | 0           | 0%      | 1,438     | 240          | 17%    |
| <b>Water and Wastewater</b>            |                            |           |             |         |                   |           |             |         |           |              |        |
| Water and Wastewater                   | 37                         | 66        | 29          | 44%     | 363               | 661       | 298         | 45%     | 793       | 431          | 54%    |
| <b>TOTAL Water and Wastewater</b>      | 37                         | 66        | 29          | 44%     | 363               | 661       | 298         | 45%     | 793       | 431          | 54%    |
| <b>TOTAL Direct Operating Expenses</b> | 11,108                     | 1,610     | (9,498)     | (590%)  | 27,889            | 16,097    | (11,792)    | (73%)   | 19,317    | (8,572)      | (44%)  |
| <b>Admin Expenses</b>                  |                            |           |             |         |                   |           |             |         |           |              |        |
| <b>Professional Fees</b>               |                            |           |             |         |                   |           |             |         |           |              |        |
| Consulting                             | 0                          | 0         | 0           | 0%      | 175               | 0         | (175)       | (100%)  | 0         | (175)        | 0%     |
| <b>TOTAL Professional Fees</b>         | 0                          | 0         | 0           | 0%      | 175               | 0         | (175)       | (100%)  | 0         | (175)        | 0%     |
| <b>Bad Debts</b>                       |                            |           |             |         |                   |           |             |         |           |              |        |
| Bad Debts                              | 0                          | 0         | 0           | 0%      | 1                 | 0         | (1)         | (100%)  | 0         | (1)          | 0%     |
| <b>TOTAL Bad Debts</b>                 | 0                          | 0         | 0           | 0%      | 1                 | 0         | (1)         | (100%)  | 0         | (1)          | 0%     |
| <b>Administration Expenses</b>         |                            |           |             |         |                   |           |             |         |           |              |        |
| Administration Fee                     | 300                        | 300       | 0           | 0%      | 3,000             | 3,000     | 0           | 0%      | 3,600     | 600          | 17%    |
| Miscellaneous                          | 0                          | 2         | 2           | 100%    | 98                | 22        | (76)        | (352%)  | 26        | (72)         | (277%) |
| <b>TOTAL Administration Expenses</b>   | 300                        | 302       | 2           | 1%      | 3,098             | 3,022     | (76)        | (3%)    | 3,626     | 528          | 15%    |
| <b>TOTAL Admin Expenses</b>            | 300                        | 302       | 2           | 1%      | 3,274             | 3,022     | (252)       | (8%)    | 3,626     | 352          | 10%    |
| <b>TOTAL Operating Expenses</b>        | 11,408                     | 1,912     | (9,496)     | (497%)  | 31,163            | 19,119    | (12,044)    | (63%)   | 22,943    | (8,220)      | (36%)  |
| <b>TOTAL Expenses</b>                  | 11,408                     | 1,912     | (9,496)     | (497%)  | 31,163            | 19,119    | (12,044)    | (63%)   | 22,943    | (8,220)      | (36%)  |
| <b>NET SURPLUS (DEFICIT)</b>           | (9,015)                    | 0         | (9,015)     | (>999%) | (3,083)           | 0         | (3,084)     | (>999%) | 0         | 3,083        | 100%   |

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<br>10/31/2022 |           |             |       | YTD<br>10/31/2022 |           |             |        | Budget    |              |       |
|------------------------------------|----------------------------|-----------|-------------|-------|-------------------|-----------|-------------|--------|-----------|--------------|-------|
|                                    | \$ Actual                  | \$ Budget | \$ Variance | Var % | \$ Actual         | \$ Budget | \$ Variance | Var %  | \$ Annual | \$ Remaining | Rem % |
| <b>Revenues</b>                    |                            |           |             |       |                   |           |             |        |           |              |       |
| <b>Assessment Allocation</b>       |                            |           |             |       |                   |           |             |        |           |              |       |
| Assessment Allocation              | 2,150                      | 2,150     | 0           | 0%    | 17,200            | 21,500    | (4,300)     | (20%)  | 25,800    | 8,600        | 33%   |
| <b>TOTAL Assessment Allocation</b> | 2,150                      | 2,150     | 0           | 0%    | 17,200            | 21,500    | (4,300)     | (20%)  | 25,800    | 8,600        | 33%   |
| <b>Other Income</b>                |                            |           |             |       |                   |           |             |        |           |              |       |
| Interest Income                    | 12                         | 0         | 12          | 100%  | 54                | 0         | 54          | 100%   | 0         | (54)         | 0%    |
| <b>TOTAL Other Income</b>          | 12                         | 0         | 12          | 100%  | 54                | 0         | 54          | 100%   | 0         | (54)         | 0%    |
| <b>TOTAL Revenues</b>              | 2,162                      | 2,150     | 12          | 1%    | 17,254            | 21,500    | (4,246)     | (20%)  | 25,800    | 8,546        | 33%   |
| <b>Expenses</b>                    |                            |           |             |       |                   |           |             |        |           |              |       |
| <b>Capital Expenses</b>            |                            |           |             |       |                   |           |             |        |           |              |       |
| <b>Reserve Expenses</b>            |                            |           |             |       |                   |           |             |        |           |              |       |
| Reserve Study                      | 0                          | 0         | 0           | 0%    | 278               | 0         | (278)       | (100%) | 0         | (278)        | 0%    |
| <b>TOTAL Reserve Expenses</b>      | 0                          | 0         | 0           | 0%    | 278               | 0         | (278)       | (100%) | 0         | (278)        | 0%    |
| <b>TOTAL Capital Expenses</b>      | 0                          | 0         | 0           | 0%    | 278               | 0         | (278)       | (100%) | 0         | (278)        | 0%    |
| <b>TOTAL Expenses</b>              | 0                          | 0         | 0           | 0%    | 278               | 0         | (278)       | (100%) | 0         | (278)        | 0%    |
| <b>NET SURPLUS (DEFICIT)</b>       | 2,162                      | 2,150     | 12          | 1%    | 16,976            | 21,500    | (4,524)     | (21%)  | 25,800    | 8,824        | 34%   |

Unaudited



# Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 10/01/2022 - 10/31/2022

## Vendors

### Vendor: Benchmark Landscaping LLC

|               |                 |                                    | <b>Beginning Balance:</b> |                 | <b>36.25</b> |
|---------------|-----------------|------------------------------------|---------------------------|-----------------|--------------|
| Date          | Document Number | Description                        | Charges                   | Payments        | Balance      |
| 10/06/2022    | 5054            | Payment - Check #5054              |                           | 36.25           | 0.00         |
| 10/12/2022    | 10324           | Hurricane Ian Cleanup October 2022 | 595.00                    |                 | 595.00       |
| 10/13/2022    | 5056            | Payment - Check #5056              |                           | 595.00          | 0.00         |
| 10/19/2022    | 10362           | October 2022 - Landscape Contract  | 949.23                    |                 | 949.23       |
| 10/20/2022    | 5057            | Payment - Check #5057              |                           | 949.23          | 0.00         |
| <b>Total:</b> |                 |                                    | <b>1,544.23</b>           | <b>1,580.48</b> | <b>0.00</b>  |

### Vendor: Celebration Garden and Cleaning

|               |                 |                                 | <b>Beginning Balance:</b> |             | <b>0.00</b>     |
|---------------|-----------------|---------------------------------|---------------------------|-------------|-----------------|
| Date          | Document Number | Description                     | Charges                   | Payments    | Balance         |
| 10/31/2022    | 202253          | October 2022 - Pressure Washing | 2,760.00                  |             | 2,760.00        |
| <b>Total:</b> |                 |                                 | <b>2,760.00</b>           | <b>0.00</b> | <b>2,760.00</b> |

### Vendor: Duke Energy

|               |                 |             | <b>Beginning Balance:</b> |          | <b>(64.53)</b> |
|---------------|-----------------|-------------|---------------------------|----------|----------------|
| Date          | Document Number | Description | Charges                   | Payments | Balance        |
| <b>Total:</b> |                 |             |                           |          | <b>(64.53)</b> |

### Vendor: Enterprise Community Development District

|               |                 |                        | <b>Beginning Balance:</b> |              | <b>0.00</b> |
|---------------|-----------------|------------------------|---------------------------|--------------|-------------|
| Date          | Document Number | Description            | Charges                   | Payments     | Balance     |
| 10/07/2022    | 8003123406-1022 | September 2022 - Water | 87.00                     |              | 87.00       |
| 10/08/2022    | 5055            | Payment - Check #5055  |                           | 87.00        | 0.00        |
| <b>Total:</b> |                 |                        | <b>87.00</b>              | <b>87.00</b> | <b>0.00</b> |

### Vendor: Exquisite Lawn Care

|               |                 |   | <b>Beginning Balance:</b> |             | <b>0.00</b>     |
|---------------|-----------------|---|---------------------------|-------------|-----------------|
| Date          | Document Number | Description                               | Charges                   | Payments    | Balance         |
| 10/31/2022    | 4340            | October 2022 - Tree Removal 903 Blue Sage | 3,200.00                  |             | 3,200.00        |
| <b>Total:</b> |                 |   | <b>3,200.00</b>           | <b>0.00</b> | <b>3,200.00</b> |

### Vendor: GrandManors

|               |                 |             | <b>Beginning Balance:</b> |          | <b>(20.00)</b> |
|---------------|-----------------|-------------|---------------------------|----------|----------------|
| Date          | Document Number | Description | Charges                   | Payments | Balance        |
| <b>Total:</b> |                 |             |                           |          | <b>(20.00)</b> |

### Vendor: Phoenix Roofing Services LLC

|               |                 |  | <b>Beginning Balance:</b> |                 | <b>0.00</b> |
|---------------|-----------------|--|---------------------------|-----------------|-------------|
| Date          | Document Number | Description  | Charges                   | Payments        | Balance     |
| 10/28/2022    | 1053            | October 2022 - Hurricane Ian Inspections and Repairs | 3,375.00                  |                 | 3,375.00    |
| 10/29/2022    | 5058            | Payment - Check #5058                                |                           | 3,375.00        | 0.00        |
| <b>Total:</b> |                 |  | <b>3,375.00</b>           | <b>3,375.00</b> | <b>0.00</b> |

***Celebration Residential Owners Association, Inc. - Blue Sage***

*A/P Ledger for the Period 10/01/2022 - 10/31/2022*

**Vendors Total**

**10,966.23**

**5,042.48**

**5,875.47**

# Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 10/01/2022 - 10/31/2022

## Beginning of Period Accounts Receivable and Prepaid Assessment Balance

**\$222.23**

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

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

**Beginning Balance: (228.76)**

| Type               | Document Date | Document Number        | Description                 | Charges       | Payments    | Balance       |
|--------------------|---------------|------------------------|-----------------------------|---------------|-------------|---------------|
| Regular Assessment | 10/01/2022    | RAS-2022M10-4221710-10 | Assessment for October 2022 | 375.56        |             | 146.80        |
| <b>Total:</b>      |               |                        |                             | <b>375.56</b> | <b>0.00</b> | <b>146.80</b> |

### Owner: Guimaraes, Renato (Account #: R0743526L0590865) Property: 902 Blue Sage St

**Beginning Balance: 762.26**

| Type               | Document Date | Document Number       | Description                 | Charges       | Payments    | Balance         |
|--------------------|---------------|-----------------------|-----------------------------|---------------|-------------|-----------------|
| Regular Assessment | 10/01/2022    | RAS-2022M10-4221710-6 | Assessment for October 2022 | 375.56        |             | 1,137.82        |
| <b>Total:</b>      |               |                       |                             | <b>375.56</b> | <b>0.00</b> | <b>1,137.82</b> |

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

**Beginning Balance: 781.67**

| Type               | Document Date | Document Number        | Description                             | Charges       | Payments      | Balance       |
|--------------------|---------------|------------------------|---|---------------|---------------|---------------|
| Late Fee Charges   | 09/30/2022    | LFC-2022M9-4291053     | Late Payment Charges for September 2022 | 25.00         |               | 806.67        |
| Finance Charges    | 10/01/2022    | FCC-2022M9-4293551     | Finance Charges for September 2022      | 11.18         |               | 817.85        |
| Regular Assessment | 10/01/2022    | RAS-2022M10-4221710-12 | Assessment for October 2022             | 375.56        |               | 1,193.41      |
| Payment            | 10/05/2022    | 1894                   |   |               | 781.67        | 411.74        |
| <b>Total:</b>      |               |                        |   | <b>411.74</b> | <b>781.67</b> | <b>411.74</b> |

## Accounts Receivable Total

**1,162.86      781.67      1,696.36**

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

### Owner: McGlynn, Donald (Account #: R0743531L0590870) Property: 907 Blue Sage St

**Beginning Balance: (1,126.68)**

| Type               | Document Date | Document Number        | Description                 | Charges       | Payments    | Balance         |
|--------------------|---------------|------------------------|-----------------------------|---------------|-------------|-----------------|
| Regular Assessment | 10/01/2022    | RAS-2022M10-4221710-11 | Assessment for October 2022 | 375.56        |             | (751.12)        |
| <b>Total:</b>      |               |                        |                             | <b>375.56</b> | <b>0.00</b> | <b>(751.12)</b> |

## Prepaid Assessments Total

**375.56      0.00      (751.12)**

## 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 | 10/01/2022    | RAS-2022M10-4221710-2 | Assessment for October 2022 | 375.56        |               | 375.56      |
| Payment            | 10/03/2022    | 76023551              |                             |               | 375.56        | 0.00        |
| <b>Total:</b>      |               |                       |                             | <b>375.56</b> | <b>375.56</b> | <b>0.00</b> |

### 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 |
|------|---------------|-----------------|-------------|---------|----------|---------|
|------|---------------|-----------------|-------------|---------|----------|---------|

**Celebration Residential Owners Association, Inc. - Blue Sage**

*A/R Ledger for the Period 10/01/2022 - 10/31/2022*

|                    |            |                       |                             |               |               |             |
|--------------------|------------|-----------------------|-----------------------------|---------------|---------------|-------------|
| Regular Assessment | 10/01/2022 | RAS-2022M10-4221710-3 | Assessment for October 2022 | 375.56        |               | 375.56      |
| Payment            | 10/03/2022 | 76023555              |                             |               | 375.56        | 0.00        |
| <b>Total:</b>      |            |                       |                             | <b>375.56</b> | <b>375.56</b> | <b>0.00</b> |

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

**Beginning Balance: 33.74**

| Type               | Document Date | Document Number       | Description                            | Charges        | Payments    | Balance     |
|--------------------|---------------|-----------------------|--|----------------|-------------|-------------|
| Regular Assessment | 10/01/2022    | RAS-2022M10-4221710-5 | Assessment for October 2022            | 375.56         |             | 409.30      |
| Adjustment         | 10/10/2022    | ARCM-4304135-1        | Transferred From CROA R0743525L0590864 | (409.30)       |             | 0.00        |
| <b>Total:</b>      |               |                       |  | <b>(33.74)</b> | <b>0.00</b> | <b>0.00</b> |

**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 | 10/01/2022    | RAS-2022M10-4221710-1 | Assessment for October 2022 | 375.56        |               | 375.56      |
| Payment            | 10/11/2022    | 468                   |                             |               | 375.56        | 0.00        |
| <b>Total:</b>      |               |                       |                             | <b>375.56</b> | <b>375.56</b> | <b>0.00</b> |

**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 | 10/01/2022    | RAS-2022M10-4221710-9 | Assessment for October 2022 | 375.56        |               | 375.56      |
| Payment            | 10/03/2022    | 76023552              |                             |               | 375.56        | 0.00        |
| <b>Total:</b>      |               |                       |                             | <b>375.56</b> | <b>375.56</b> | <b>0.00</b> |

**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 | 10/01/2022    | RAS-2022M10-4221710-8 | Assessment for October 2022 | 375.56        |               | 375.56      |
| Payment            | 10/03/2022    | 76023554              |                             |               | 375.56        | 0.00        |
| <b>Total:</b>      |               |                       |                             | <b>375.56</b> | <b>375.56</b> | <b>0.00</b> |

**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 | 10/01/2022    | RAS-2022M10-4221710-7 | Assessment for October 2022 | 375.56        |               | 375.56      |
| Payment            | 10/03/2022    | 76023553              |                             |               | 375.56        | 0.00        |
| <b>Total:</b>      |               |                       |                             | <b>375.56</b> | <b>375.56</b> | <b>0.00</b> |

**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 | 10/01/2022    | RAS-2022M10-4221710-4 | Assessment for October 2022 | 375.56        |               | 375.56      |
| Payment            | 10/03/2022    | 76023556              |                             |               | 375.56        | 0.00        |
| <b>Total:</b>      |               |                       |                             | <b>375.56</b> | <b>375.56</b> | <b>0.00</b> |

**Paid in Full Total**

**2,595.18      2,628.92      0.00**

**Ending of Period Accounts Receivable and Prepaid Assessment Balance**

**\$4,133.60      3,410.59      945.24**