



## Celebration Residential Owners Association (CROA)

November 03, 2023

Dear Celebration Residential Owners Association, Inc.,

The October 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](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

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

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

Exceptional Lifestyle Management of Onsite Communities

**October 2023 Financial Report**

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

**October 2023**

**Prepared on November 03, 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:

<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	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](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:

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 10/31/2023 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	(2) Reserve Fund As of 10/31/2023 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual	All Funds As of 10/31/2023 <hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund -0221	11,410	0	11,410
Cash - Replacement Fund -0239	0	48,726	48,726
Accounts Receivable	6	0	6
Due from Operating Fund	0	11,000	11,000
Prepaid Expenses	254	0	254
Total Current Assets	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 11,670	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 59,726	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 71,396
<b>TOTAL ASSETS</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>11,670</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>59,726</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>71,396</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	50	0	50
Payable to Management Company	(35)	0	(35)
Due to Reserve Fund	11,000	0	11,000
Total Current Liabilities	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 11,015	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 0	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 11,015
<b>TOTAL LIABILITIES</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>11,015</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>0</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>11,015</b>
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(9,147)	18,381	9,234
TOTAL FUND BALANCES	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 655	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 59,726	<hr style="width: 100%; border: 0.5px solid black; margin: 0;"/> 60,381
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>11,670</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>59,726</b>	<b><hr style="width: 100%; border: 0.5px solid black; margin: 0;"/>71,396</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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Regular Assessments</b>											
Full Rate	4,582	4,582	0	0%	45,824	45,820	4	0%	54,989	9,165	17%
<b>TOTAL Regular Assessments</b>	4,582	4,582	0	0%	45,824	45,820	4	0%	54,989	9,165	17%
<b>Assessment Allocation</b>											
Assessment Allocation	(2,750)	(2,750)	0	0%	(27,500)	(27,500)	0	0%	(33,000)	(5,500)	17%
<b>TOTAL Assessment Allocation</b>	(2,750)	(2,750)	0	0%	(27,500)	(27,500)	0	0%	(33,000)	(5,500)	17%
<b>Other Income</b>											
Late Payment Charges	0	0	0	0%	175	0	175	100%	0	(175)	0%
Interest Income	12	0	12	100%	142	0	142	100%	0	(142)	0%
<b>TOTAL Other Income</b>	12	0	12	100%	317	0	317	100%	0	(317)	0%
<b>TOTAL Revenues</b>	1,844	1,832	12	1%	18,641	18,320	321	2%	21,989	3,348	15%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	70	86	16	18%	766	860	94	11%	1,035	269	26%
<b>Landscape Maintenance</b>											
Landscape - General	0	0	0	0%	3,730	0	(3,730)	(100%)	0	(3,730)	0%
Landscape Service Contract	984	949	(35)	(4%)	9,835	9,490	(345)	(4%)	11,391	1,556	14%
<b>Repairs and Maint</b>											
General Repairs	0	58	58	100%	0	580	580	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	1,140	330	(810)	(245%)	400	(740)	(185%)
Hurricane	0	0	0	0%	675	0	(675)	(100%)	0	(675)	0%
Power Washing	0	99	99	100%	3,244	990	(2,254)	(228%)	1,188	(2,057)	(173%)
Roof Repairs	0	15	15	100%	800	150	(650)	(433%)	175	(625)	(357%)
<b>TOTAL Repairs and Maint</b>	0	205	205	100%	5,859	2,050	(3,809)	(186%)	2,463	(3,397)	(138%)
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	201	67	(134)	(200%)	2,226	670	(1,556)	(232%)	800	(1,426)	(178%)
<b>Exterminating</b>											
Termite Bond	127	120	(7)	(6%)	1,272	1,200	(72)	(6%)	1,438	166	12%
<b>Water and Wastewater</b>											
Water and Wastewater	97	72	(25)	(35%)	494	720	226	31%	860	366	43%
<b>TOTAL Direct Operating Expenses</b>	1,479	1,499	20	1%	24,183	14,990	(9,193)	(61%)	17,987	(6,196)	(34%)

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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Admin Expenses</b>											
<b>Administration Expenses</b>											
Administration Fee	325	325	0	0%	3,250	3,250	0	0%	3,906	656	17%
Coupons	0	8	8	100%	170	144	(26)	(18%)	152	(18)	(12%)
Miscellaneous	25	0	(25)	(100%)	185	0	(185)	(100%)	0	(185)	0%
<b>TOTAL Administration Expenses</b>	<b>350</b>	<b>333</b>	<b>(17)</b>	<b>(5%)</b>	<b>3,605</b>	<b>3,394</b>	<b>(211)</b>	<b>(6%)</b>	<b>4,058</b>	<b>453</b>	<b>11%</b>
<b>TOTAL Admin Expenses</b>	<b>350</b>	<b>333</b>	<b>(17)</b>	<b>(5%)</b>	<b>3,605</b>	<b>3,394</b>	<b>(211)</b>	<b>(6%)</b>	<b>4,058</b>	<b>453</b>	<b>11%</b>
<b>TOTAL Operating Expenses</b>	<b>1,829</b>	<b>1,832</b>	<b>3</b>	<b>0%</b>	<b>27,788</b>	<b>18,384</b>	<b>(9,404)</b>	<b>(51%)</b>	<b>22,045</b>	<b>(5,743)</b>	<b>(26%)</b>
<b>TOTAL Expenses</b>	<b>1,829</b>	<b>1,832</b>	<b>3</b>	<b>0%</b>	<b>27,788</b>	<b>18,384</b>	<b>(9,404)</b>	<b>(51%)</b>	<b>22,045</b>	<b>(5,743)</b>	<b>(26%)</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>15</b>	<b>0</b>	<b>15</b>	<b>100%</b>	<b>(9,147)</b>	<b>(64)</b>	<b>(9,083)</b>	<b>&gt;999%</b>	<b>(56)</b>	<b>9,091</b>	<b>(&gt;999%)</b>

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 10/31/2023				YTD 10/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessment Allocation</b>											
Assessment Allocation	2,750	2,750	0	0%	27,500	27,500	0	0%	33,000	5,500	17%
<b>TOTAL Assessment Allocation</b>	2,750	2,750	0	0%	27,500	27,500	0	0%	33,000	5,500	17%
<b>Other Income</b>											
Interest Income	27	0	27	100%	281	0	281	100%	0	(281)	0%
<b>TOTAL Other Income</b>	27	0	27	100%	281	0	281	100%	0	(281)	0%
<b>TOTAL Revenues</b>	2,777	2,750	27	1%	27,781	27,500	281	1%	33,000	5,219	16%
<b>Expenses</b>											
<b>Capital Expenses</b>											
<b>Reserve Expenses</b>											
General Reserve Expense	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
<b>TOTAL Reserve Expenses</b>	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
<b>TOTAL Capital Expenses</b>	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
<b>TOTAL Expenses</b>	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
<b>NET SURPLUS (DEFICIT)</b>	2,777	2,750	27	1%	18,381	27,500	(9,119)	(33%)	33,000	14,619	44%

Unaudited



# Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 10/01/2023 - 10/31/2023

## Vendors

### Vendor: Duke Energy

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
10/02/2023	EFT	Payment - EFT		35.20	(35.20)
10/20/2023	910088938929-1023	September 2023 - Electric	35.20		0.00
10/20/2023	5107	Payment - Check #5107		35.20	(35.20)
10/30/2023	910088952448-1023	September 2023 - Electric	35.20		0.00
<b>Total:</b>			<b>70.40</b>	<b>70.40</b>	<b>0.00</b>

### Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
10/08/2023	8003123406-1023	8003123406-1023	97.15		97.15
10/09/2023	5106	Payment - Check #5106		97.15	0.00
<b>Total:</b>			<b>97.15</b>	<b>97.15</b>	<b>0.00</b>

### Vendor: GrandManors

			Beginning Balance:		25.00
Date	Document Number	Description	Charges	Payments	Balance
10/02/2023	EFT	Payment - EFT		25.00	0.00
10/31/2023	VAR-2023M10-BLUESAGE	VAR-2023M10-BLUESAGE	50.00		50.00
<b>Total:</b>			<b>50.00</b>	<b>25.00</b>	<b>50.00</b>

### Vendor: Prince & Sons Inc.

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
10/03/2023	10252	October 2023 - Landscape Contract	983.50		983.50
10/05/2023	EFT	Payment - EFT		983.50	0.00
10/09/2023	10348	September 2023 - Irrigation Repair	201.17		201.17
10/10/2023	EFT	Payment - EFT		201.17	0.00
<b>Total:</b>			<b>1,184.67</b>	<b>1,184.67</b>	<b>0.00</b>

### Vendors Total

**1,402.22      1,377.22      50.00**

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

A/R Ledger for the Period 10/01/2023 - 10/31/2023

### Beginning of Period Accounts Receivable and Prepaid Assessment Balance

**\$819.47**

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

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

**Beginning Balance: 412.60**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	10/01/2023	FCC-2023M9-5278821	Finance Charges for September 2023	5.73		418.33
Regular Assessment	10/01/2023	RAS-2023M10-5155292-12	Assessment for October 2023	381.87		800.20
Payment	10/17/2023	1869			794.47	5.73
<b>Total:</b>				<b>387.60</b>	<b>794.47</b>	<b>5.73</b>

### Accounts Receivable Total

**387.60      794.47      5.73**

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

**Beginning Balance:**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
<b>Total:</b>						

### 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	10/01/2023	RAS-2023M10-5155292-2	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	82286179			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</b>	<b>0.00</b>

**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	10/01/2023	RAS-2023M10-5155292-10	Assessment for October 2023	381.87		381.87
Payment	10/27/2023	2012			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</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
Regular Assessment	10/01/2023	RAS-2023M10-5155292-3	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	82286180			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</b>	<b>0.00</b>

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

**Beginning Balance: 0.00**

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

*A/R Ledger for the Period 10/01/2023 - 10/31/2023*

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	10/01/2023	RAS-2023M10-5155292-5	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	986998			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</b>	<b>0.00</b>

**Owner: Konopka, Joseph (Account #: R0743521L0590860) Property: 900 Blue Sage St**

**Beginning Balance: 406.87**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	10/01/2023	RAS-2023M10-5155292-1	Assessment for October 2023	381.87		788.74
Payment	10/02/2023	21787404			406.87	381.87
Payment	10/24/2023	483			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>788.74</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	10/01/2023	RAS-2023M10-5155292-9	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	82286184			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</b>	<b>0.00</b>

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

**Beginning Balance: 0.00**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	10/01/2023	RAS-2023M10-5155292-6	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	1899831			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</b>	<b>0.00</b>

**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	10/01/2023	RAS-2023M10-5155292-11	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	82286185			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</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	10/01/2023	RAS-2023M10-5155292-8	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	82286183			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</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	10/01/2023	RAS-2023M10-5155292-7	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	82286182			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</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	10/01/2023	RAS-2023M10-5155292-4	Assessment for October 2023	381.87		381.87
Payment	10/02/2023	82286181			381.87	0.00

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

*A/R Ledger for the Period 10/01/2023 - 10/31/2023*

	<b>Total:</b>	<b>381.87</b>	<b>381.87</b>	<b>0.00</b>
<b>Paid in Full Total</b>		<b>4,200.57</b>	<b>4,607.44</b>	<b>0.00</b>
<b>Ending of Period Accounts Receivable and Prepaid Assessment Balance</b>		<b>\$4,588.17</b>	<b>5,401.91</b>	<b>5.73</b>