



Celebration Residential Owners Association (CROA)

December 09, 2022

Dear Celebration Residential Owners Association, Inc.,

The November 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 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

November 2022 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

November 2022

Prepared on December 09, 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:

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	(2) Reserve Fund	All Funds
	As of	As of	As of
	11/30/2022	11/30/2022	11/30/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	7,411	0	7,411
Cash - Replacement Fund	0	41,317	41,317
Accounts Receivable	1,723	0	1,723
Due from Operating Fund	0	10,600	10,600
Prepaid Expenses	120	0	120
Total Current Assets	9,254	51,917	61,172
TOTAL ASSETS	9,254	51,917	61,172
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	1,458	0	1,458
Prepaid Assessments	376	0	376
Other Current Liabilities	593	0	593
Other Accrued Expenses	184	0	184
Due to Reserve Fund	10,600	0	10,600
Total Current Liabilities	13,211	0	13,211
TOTAL LIABILITIES	13,211	0	13,211
FUND BALANCES			
Prior Years Surplus (Deficit)	(177)	32,768	32,591
YTD Net Surplus (Deficit)	(3,780)	19,149	15,369
TOTAL FUND BALANCES	(3,957)	51,917	47,960
TOTAL LIABILITIES AND FUND BALANCES	9,254	51,917	61,172

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 11/30/2022				YTD 11/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,507	4,507	0	0%	49,574	49,574	0	0%	54,081	4,507	8%
TOTAL Regular Assessments	4,507	4,507	0	0%	49,574	49,574	0	0%	54,081	4,507	8%
Assessment Allocation											
Assessment Allocation	(2,150)	(2,150)	0	0%	(19,350)	(23,650)	4,300	(18%)	(25,800)	(6,450)	25%
TOTAL Assessment Allocation	(2,150)	(2,150)	0	0%	(19,350)	(23,650)	4,300	(18%)	(25,800)	(6,450)	25%
Other Income											
Late Payment Charges	75	0	75	100%	225	0	225	100%	0	(225)	0%
Late Payment Charges Waived	0	0	0	0%	(25)	0	(25)	(100%)	0	25	100%
Other Operating Transfer	0	(445)	445	(100%)	0	(4,893)	4,893	(100%)	(5,338)	(5,338)	100%
Interest Income	13	0	13	100%	80	0	80	100%	0	(80)	0%
Miscellaneous Income	0	0	0	0%	20	0	20	100%	0	(20)	0%
TOTAL Other Income	88	(445)	533	(120%)	300	(4,893)	5,193	(106%)	(5,338)	(5,638)	106%
TOTAL Revenues	2,445	1,912	533	28%	30,524	21,031	9,493	45%	22,943	(7,581)	(33%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	84	38	(45)	(118%)	833	422	(412)	(98%)	460	(373)	(81%)
TOTAL Electricity	84	38	(45)	(118%)	833	422	(412)	(98%)	460	(373)	(81%)
Landscape Maintenance											
Landscape - General	0	0	0	0%	4,845	0	(4,845)	(100%)	0	(4,845)	0%
Landscape Service Contract	949	950	0	0%	10,442	10,446	5	0%	11,396	954	8%
TOTAL Landscape Maintenance	949	950	0	0%	15,287	10,446	(4,840)	(46%)	11,396	(3,891)	(34%)
Repairs and Maint											
General Repairs	1,350	58	(1,292)	(>999%)	3,240	642	(2,598)	(405%)	700	(2,540)	(363%)
Gutter Cleaning	0	45	45	100%	1,975	490	(1,485)	(303%)	535	(1,440)	(269%)
Power Washing	0	198	198	100%	3,560	2,177	(1,383)	(64%)	2,375	(1,185)	(50%)
Roof Repairs	0	0	0	0%	3,375	0	(3,375)	(100%)	0	(3,375)	0%
TOTAL Repairs and Maint	1,350	301	(1,049)	(349%)	12,150	3,309	(8,841)	(267%)	3,610	(8,540)	(237%)
Repairs/Maint - Irrigation											
Irrigation Repairs	289	135	(154)	(114%)	730	1,485	755	51%	1,620	890	55%
TOTAL Repairs/Maint -	289	135	(154)	(114%)	730	1,485	755	51%	1,620	890	55%

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 11/30/2022				YTD 11/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Irrigation											
Exterminating											
Termite Bond	120	120	0	0%	1,318	1,318	0	0%	1,438	120	8%
TOTAL Exterminating	120	120	0	0%	1,318	1,318	0	0%	1,438	120	8%
Water and Wastewater											
Water and Wastewater	50	66	16	24%	413	727	314	43%	793	381	48%
TOTAL Water and Wastewater	50	66	16	24%	413	727	314	43%	793	381	48%
TOTAL Direct Operating Expenses	2,841	1,610	(1,232)	(77%)	30,730	17,707	(13,023)	(74%)	19,317	(11,413)	(59%)
Admin Expenses											
Professional Fees											
Consulting	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
TOTAL Professional Fees	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
Bad Debts											
Bad Debt Expense	0	0	0	0%	1	0	(1)	(100%)	0	(1)	0%
TOTAL Bad Debts	0	0	0	0%	1	0	(1)	(100%)	0	(1)	0%
Administration Expenses											
Administration Fee	300	300	0	0%	3,300	3,300	0	0%	3,600	300	8%
Miscellaneous	0	2	2	100%	98	24	(74)	(311%)	26	(72)	(277%)
TOTAL Administration Expenses	300	302	2	1%	3,398	3,324	(74)	(2%)	3,626	228	6%
TOTAL Admin Expenses	300	302	2	1%	3,574	3,324	(250)	(8%)	3,626	52	1%
TOTAL Operating Expenses	3,141	1,912	(1,229)	(64%)	34,304	21,031	(13,273)	(63%)	22,943	(11,361)	(50%)
TOTAL Expenses	3,141	1,912	(1,229)	(64%)	34,304	21,031	(13,273)	(63%)	22,943	(11,361)	(50%)
NET SURPLUS (DEFICIT)	(697)	0	(697)	(>999%)	(3,780)	0	(3,780)	(>999%)	0	3,780	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 11/30/2022				YTD 11/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,150	2,150	0	0%	19,350	23,650	(4,300)	(18%)	25,800	6,450	25%
TOTAL Assessment Allocation	2,150	2,150	0	0%	19,350	23,650	(4,300)	(18%)	25,800	6,450	25%
Other Income											
Interest Income	23	0	23	100%	77	0	77	100%	0	(77)	0%
TOTAL Other Income	23	0	23	100%	77	0	77	100%	0	(77)	0%
TOTAL Revenues	2,173	2,150	23	1%	19,427	23,650	(4,223)	(18%)	25,800	6,373	25%
Expenses											
Capital Expenses											
Reserve Expenses											
Reserve Study	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
TOTAL Reserve Expenses	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
TOTAL Capital Expenses	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
TOTAL Expenses	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
NET SURPLUS (DEFICIT)	2,173	2,150	23	1%	19,149	23,650	(4,501)	(19%)	25,800	6,651	26%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 11/01/2022 - 11/30/2022

Vendors

Vendor: Benchmark Landscaping LLC			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
11/10/2022	11168	November 2022 - Landscape Contract	949.23		949.23
11/10/2022	11565	November 2022 - Irrigation Repair	26.25		975.48
11/11/2022	5060	Payment - Check #5060		949.23	26.25
11/11/2022	5061	Payment - Check #5061		26.25	0.00
11/30/2022	11779	November 2022 - Irrigation Repair	262.30		262.30
Total:			1,237.78	975.48	262.30

Vendor: Celebration Garden and Cleaning			Beginning Balance:		2,760.00
Date	Document Number	Description	Charges	Payments	Balance
11/03/2022	5059	Payment - Check #5059		2,760.00	0.00
Total:			0.00	2,760.00	0.00

Vendor: Duke Energy			Beginning Balance:		(64.53)
Date	Document Number	Description	Charges	Payments	Balance
11/01/2022	EFT	Payment - EFT		34.78	(99.31)
11/01/2022	EFT	Payment - EFT		34.77	(134.08)
11/15/2022	910088938929-1122	October 2022 - Electric	34.77		(99.31)
11/16/2022	5062	Payment - Check #5062		34.77	(134.08)
11/22/2022	910088952448-1122	October 2022 - Electric	34.78		(99.30)
11/30/2022	EFT	Payment - EFT		34.78	(134.08)
Total:			69.55	139.10	(134.08)

Vendor: Exquisite Lawn Care			Beginning Balance:		3,200.00
Date	Document Number	Description	Charges	Payments	Balance
11/02/2022	EFT	Payment - EFT		3,200.00	0.00
Total:			0.00	3,200.00	0.00

Vendor: GrandManors			Beginning Balance:		(20.00)
Date	Document Number	Description	Charges	Payments	Balance
Total:					(20.00)

Vendor: Phoenix Roofing Services LLC			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
11/30/2022	1073	November2022 - Hurricane Ian Repairs	1,350.00		1,350.00
Total:			1,350.00	0.00	1,350.00

Vendors Total	2,657.33	7,074.58	1,458.22
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Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 11/01/2022 - 11/30/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$945.24

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

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

Beginning Balance: 146.80

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	10/31/2022	LFC-2022M10-4353204	Late Payment Charges for October 2022	25.00		171.80
Finance Charges	11/01/2022	FCC-2022M10-4356296	Finance Charges for October 2022	2.20		174.00
Regular Assessment	11/01/2022	RAS-2022M11-4278676-10	Assessment for November 2022	375.56		549.56
Payment	11/15/2022	0028226192			375.56	174.00
Total:				402.76	375.56	174.00

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

Beginning Balance: 1,137.82

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	10/31/2022	LFC-2022M10-4353203	Late Payment Charges for October 2022	25.00		1,162.82
Finance Charges	11/01/2022	FCC-2022M10-4356295	Finance Charges for October 2022	5.63		1,168.45
Regular Assessment	11/01/2022	RAS-2022M11-4278676-6	Assessment for November 2022	375.56		1,544.01
Total:				406.19	0.00	1,544.01

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

Beginning Balance: 411.74

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	10/31/2022	LFC-2022M10-4353205	Late Payment Charges for October 2022	25.00		436.74
Finance Charges	11/01/2022	FCC-2022M10-4356297	Finance Charges for October 2022	5.09		441.83
Regular Assessment	11/01/2022	RAS-2022M11-4278676-12	Assessment for November 2022	375.56		817.39
Payment	11/14/2022	1966			440.00	377.39
Payment	11/18/2022	1970			371.95	5.44
Total:				405.65	811.95	5.44

Accounts Receivable Total

1,214.60 1,187.51 1,723.45

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

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

Beginning Balance: (751.12)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	11/01/2022	RAS-2022M11-4278676-11	Assessment for November 2022	375.56		(375.56)
Total:				375.56	0.00	(375.56)

Prepaid Assessments Total

375.56 0.00 (375.56)

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
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Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 11/01/2022 - 11/30/2022

Regular Assessment	11/01/2022	RAS-2022M11-4278676-2	Assessment for November 2022	375.56		375.56
Payment	11/02/2022	76598281			375.56	0.00
Total:				375.56	375.56	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	11/01/2022	RAS-2022M11-4278676-3	Assessment for November 2022	375.56		375.56
Payment	11/02/2022	76598099			375.56	0.00
Total:				375.56	375.56	0.00

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	11/01/2022	RAS-2022M11-4278676-5	Assessment for November 2022	375.56		375.56
Payment	11/02/2022	76491863 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		375.56	0.00
Total:				375.56	375.56	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	11/01/2022	RAS-2022M11-4278676-1	Assessment for November 2022	375.56		375.56
Payment	11/17/2022	471			375.56	0.00
Total:				375.56	375.56	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	11/01/2022	RAS-2022M11-4278676-9	Assessment for November 2022	375.56		375.56
Payment	11/02/2022	76598096			375.56	0.00
Total:				375.56	375.56	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	11/01/2022	RAS-2022M11-4278676-8	Assessment for November 2022	375.56		375.56
Payment	11/02/2022	76598098			375.56	0.00
Total:				375.56	375.56	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	11/01/2022	RAS-2022M11-4278676-7	Assessment for November 2022	375.56		375.56
Payment	11/02/2022	76598097			375.56	0.00
Total:				375.56	375.56	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	11/01/2022	RAS-2022M11-4278676-4	Assessment for November 2022	375.56		375.56
Payment	11/02/2022	76598100			375.56	0.00
Total:				375.56	375.56	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 11/01/2022 - 11/30/2022

Paid in Full Total	3,004.48	3,004.48	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance	\$4,594.64	4,191.99	1,347.89