



Celebration Residential Owners Association (CROA)

January 31, 2023

Dear Celebration Residential Owners Association, Inc.,

The December 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

December 2022 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

December 2022

Prepared on January 31, 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	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	3 Pages / 11 to 13	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
	12/31/2022	12/31/2022	12/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	6,333	0	6,333
Cash - Replacement Fund	0	41,345	41,345
Accounts Receivable	2,337	0	2,337
Accounts Receivable - Other	301	0	301
Prepaid Expenses	1,526	0	1,526
Total Current Assets	10,497	41,345	51,842
TOTAL ASSETS	10,497	41,345	51,842
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	625	0	625
Other Accrued Expenses	70	0	70
Total Current Liabilities	695	0	695
TOTAL LIABILITIES	695	0	695
FUND BALANCES			
Prior Years Surplus (Deficit)	210	32,768	32,978
YTD Net Surplus (Deficit)	9,592	8,577	18,169
TOTAL FUND BALANCES	9,802	41,345	51,147
TOTAL LIABILITIES AND FUND BALANCES	10,497	41,345	51,842

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 12/31/2022				YTD 12/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,507	4,507	0	0%	54,081	54,081	0	0%	54,081	0	0%
TOTAL Regular Assessments	4,507	4,507	0	0%	54,081	54,081	0	0%	54,081	0	0%
Assessment Allocation											
Assessment Allocation	10,600	(2,150)	12,750	(593%)	(8,750)	(25,800)	17,050	(66%)	(25,800)	(17,050)	66%
TOTAL Assessment Allocation	10,600	(2,150)	12,750	(593%)	(8,750)	(25,800)	17,050	(66%)	(25,800)	(17,050)	66%
Other Income											
Late Payment Charges	25	0	25	100%	250	0	250	100%	0	(250)	0%
Late Payment Charges Waived	0	0	0	0%	(25)	0	(25)	(100%)	0	25	100%
Other Operating Transfer	0	(445)	445	(100%)	0	(5,338)	5,338	(100%)	(5,338)	(5,338)	100%
Prior Year Activity	(342)	0	(342)	(100%)	(342)	0	(342)	(100%)	0	342	100%
Interest Income	13	0	13	100%	94	0	94	100%	0	(94)	0%
Miscellaneous Income	549	0	549	100%	569	0	569	100%	0	(569)	0%
TOTAL Other Income	245	(445)	690	(155%)	545	(5,338)	5,883	(110%)	(5,338)	(5,883)	110%
TOTAL Revenues	15,352	1,912	13,440	703%	45,876	22,943	22,933	100%	22,943	(22,933)	(100%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	40	38	(1)	(4%)	873	460	(413)	(90%)	460	(413)	(90%)
TOTAL Electricity	40	38	(1)	(4%)	873	460	(413)	(90%)	460	(413)	(90%)
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%	11,391	11,396	5	0%	11,396	5	0%
TOTAL Landscape Maintenance	949	950	0	0%	16,236	11,396	(4,840)	(42%)	11,396	(4,840)	(42%)
Repairs and Maint											
General Repairs	(3,975)	58	4,033	>999%	(735)	700	1,435	205%	700	1,435	205%
Gutter Cleaning	0	45	45	100%	1,975	535	(1,440)	(269%)	535	(1,440)	(269%)
Hurricane	4,725	0	(4,725)	(100%)	4,725	0	(4,725)	(100%)	0	(4,725)	0%
Power Washing	0	198	198	100%	3,560	2,375	(1,185)	(50%)	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	750	301	(449)	(149%)	12,900	3,610	(9,290)	(257%)	3,610	(9,290)	(257%)
Repairs/Maint - Irrigation											

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 12/31/2022				YTD 12/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Irrigation Repairs	(215)	135	350	259%	515	1,620	1,105	68%	1,620	1,105	68%
TOTAL Repairs/Maint - Irrigation	(215)	135	350	259%	515	1,620	1,105	68%	1,620	1,105	68%
Exterminating											
Termite Bond	120	120	0	0%	1,438	1,438	0	0%	1,438	0	0%
TOTAL Exterminating	120	120	0	0%	1,438	1,438	0	0%	1,438	0	0%
Water and Wastewater											
Water and Wastewater	(50)	66	116	176%	363	793	431	54%	793	431	54%
TOTAL Water and Wastewater	(50)	66	116	176%	363	793	431	54%	793	431	54%
TOTAL Direct Operating Expenses	1,594	1,610	16	1%	32,324	19,317	(13,007)	(67%)	19,317	(13,007)	(67%)
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%
Association Communications											
Budget Mailings	22	0	(22)	(100%)	22	0	(22)	(100%)	0	(22)	0%
TOTAL Association Communications	22	0	(22)	(100%)	22	0	(22)	(100%)	0	(22)	0%
Administration Expenses											
Administration Fee	300	300	0	0%	3,600	3,600	0	0%	3,600	0	0%
Coupons	64	0	(64)	(100%)	64	0	(64)	(100%)	0	(64)	0%
Miscellaneous	0	2	2	100%	98	26	(72)	(277%)	26	(72)	(277%)
TOTAL Administration Expenses	364	302	(62)	(20%)	3,762	3,626	(136)	(4%)	3,626	(136)	(4%)
TOTAL Admin Expenses	386	302	(84)	(28%)	3,959	3,626	(333)	(9%)	3,626	(333)	(9%)
TOTAL Operating Expenses	1,980	1,912	(68)	(4%)	36,284	22,943	(13,341)	(58%)	22,943	(13,341)	(58%)
TOTAL Expenses	1,980	1,912	(68)	(4%)	36,284	22,943	(13,341)	(58%)	22,943	(13,341)	(58%)
NET SURPLUS (DEFICIT)	13,372	0	13,372	(>999%)	9,592	0	9,592	100%	0	(9,592)	0%

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 12/31/2022				YTD 12/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	(10,600)	2,150	(12,750)	(593%)	8,750	25,800	(17,050)	(66%)	25,800	17,050	66%
TOTAL Assessment Allocation	(10,600)	2,150	(12,750)	(593%)	8,750	25,800	(17,050)	(66%)	25,800	17,050	66%
Other Income											
Interest Income	28	0	28	100%	105	0	105	100%	0	(105)	0%
TOTAL Other Income	28	0	28	100%	105	0	105	100%	0	(105)	0%
TOTAL Revenues	(10,572)	2,150	(12,722)	(592%)	8,855	25,800	(16,945)	(66%)	25,800	16,945	66%
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)	(10,572)	2,150	(12,722)	(592%)	8,577	25,800	(17,223)	(67%)	25,800	17,223	67%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 12/01/2022 - 12/31/2022

Vendors

Vendor: Benchmark Landscaping LLC			Beginning Balance:		262.30
Date	Document Number	Description	Charges	Payments	Balance
12/01/2022	5063	Payment - Check #5063		262.30	0.00
12/05/2022	11985	Monthly Landscaping for December 2022	949.23		949.23
12/06/2022	12352	December 2022 - Irrigation Repair	47.25		996.48
12/06/2022	12359	December 2022 - Irrigation Repair	38.75		1,035.23
12/06/2022	5065	Payment - Check #5065		949.23	86.00
12/07/2022	5066	Payment - Check #5066		47.25	38.75
12/07/2022	5067	Payment - Check #5067		38.75	0.00
Total:			1,035.23	1,297.53	0.00

Vendor: Cunningham's, Inc			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
12/27/2022	53542	December 2022 - 2023 Budget Mailing	21.90		21.90
12/28/2022	5070	Payment - Check #5070		21.90	0.00
Total:			21.90	21.90	0.00

Vendor: Duke Energy			Beginning Balance:		(134.08)
Date	Document Number	Description	Charges	Payments	Balance
12/22/2022	910088952448-1222	November 2022 - Electric	34.77		(99.31)
12/30/2022	EFT	Payment - EFT		34.77	(134.08)
12/30/2022	EFT	Payment - EFT		34.76	(168.84)
Total:			34.77	69.53	(168.84)

Vendor: Florida Pest Control			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
12/09/2022	6103790	2022 Pest Management Renewal	763.00		763.00
12/09/2022	6103816	2022 Pest Management Renewal	763.00		1,526.00
12/10/2022	5068	Payment - Check #5068		763.00	763.00
12/10/2022	5069	Payment - Check #5069		763.00	0.00
Total:			1,526.00	1,526.00	0.00

Vendor: GrandManors			Beginning Balance:		(20.00)
Date	Document Number	Description	Charges	Payments	Balance
12/31/2022	VAR-2022M12-BLUESAGE	Monthly Variable Invoice: 11/26/2022 - 12/25/2022	64.00		44.00
Total:			64.00	0.00	44.00

Vendor: Phoenix Roofing Services LLC			Beginning Balance:		1,350.00
Date	Document Number	Description	Charges	Payments	Balance
12/06/2022	5064	Payment - Check #5064		1,350.00	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 12/01/2022 - 12/31/2022

Total:	0.00	1,350.00	0.00
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Vendor: Phoenix Works

Beginning Balance:			0.00
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Date	Document Number	Description	Charges	Payments	Balance
12/01/2022	4747	April 2022 - Blue Sage Repair	750.00		750.00
Total:			750.00	0.00	750.00

Vendors Total

	3,431.90	4,264.96	625.16
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Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 12/01/2022 - 12/31/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$1,347.89

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

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

Beginning Balance: 1,544.01

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	11/30/2022	LFC-2022M11-4403329	Late Payment Charges for November 2022	25.00		1,569.01
Finance Charges	12/01/2022	FCC-2022M11-4405652	Finance Charges for November 2022	11.27		1,580.28
Regular Assessment	12/01/2022	RAS-2022M12-4334430-6	Assessment for December 2022	375.56		1,955.84
Total:				411.83	0.00	1,955.84

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

Beginning Balance: 5.44

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	12/01/2022	RAS-2022M12-4334430-12	Assessment for December 2022	375.56		381.00
Total:				375.56	0.00	381.00

Accounts Receivable Total

787.39 0.00 2,336.84

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

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Total:				0.00	0.00	0.00

Prepaid Assessments Total

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	12/01/2022	RAS-2022M12-4334430-2	Assessment for December 2022	375.56		375.56
Payment	12/02/2022	77092193			375.56	0.00
Total:				375.56	375.56	0.00

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

Beginning Balance: 174.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	12/01/2022	FCC-2022M11-4405653	Finance Charges for November 2022	2.20		176.20
Regular Assessment	12/01/2022	RAS-2022M12-4334430-10	Assessment for December 2022	375.56		551.76
Payment	12/23/2022	2001			551.76	0.00
Total:				377.76	551.76	0.00

Owner: Branfoot Celebration Rentals LLC (Account #: R0743523L0590862) Property: 910 Blue Sage St

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 12/01/2022 - 12/31/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	12/01/2022	RAS-2022M12-4334430-3	Assessment for December 2022	375.56		375.56
Payment	12/02/2022	77092227			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	12/01/2022	RAS-2022M12-4334430-5	Assessment for December 2022	375.56		375.56
Payment	12/05/2022	76953808 (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	12/01/2022	RAS-2022M12-4334430-1	Assessment for December 2022	375.56		375.56
Payment	12/16/2022	472			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	12/01/2022	RAS-2022M12-4334430-9	Assessment for December 2022	375.56		375.56
Payment	12/02/2022	77092194			375.56	0.00
Total:				375.56	375.56	0.00

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

Beginning Balance: (375.56)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	12/01/2022	RAS-2022M12-4334430-11	Assessment for December 2022	375.56		0.00
Total:				375.56	0.00	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	12/01/2022	RAS-2022M12-4334430-8	Assessment for December 2022	375.56		375.56
Payment	12/02/2022	77092196			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	12/01/2022	RAS-2022M12-4334430-7	Assessment for December 2022	375.56		375.56
Payment	12/02/2022	77092195			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	12/01/2022	RAS-2022M12-4334430-4	Assessment for December 2022	375.56		375.56
Payment	12/02/2022	77092228			375.56	0.00
Total:				375.56	375.56	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 12/01/2022 - 12/31/2022

Paid in Full Total	3,757.80	3,556.24	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance	\$4,545.19	3,556.24	2,336.84