



Celebration Residential Owners Association (CROA)

February 10, 2023

Dear Celebration Residential Owners Association, Inc.,

The January 2023 Financial Management Report for Celebration Residential Owners Association, Inc. - Blue Sage prepared by GrandManors is enclosed.

The Monthly Financial Report Package contains all of your association's monthly financial reports in one combined document delivered directly to you. This report also contains an overview with a table of contents with report descriptions. Bookmarks are included in the file to facilitate navigating the document.

You will need Adobe Reader to view the file. You can download Adobe Reader free of charge at <http://get.adobe.com/reader> if it is not already installed on your computer.

If you do not wish to receive this report in the future, you may "opt out" by contacting your Community Association Manager using the contact information provided below.

Please be advised that if you chose to "opt out" of this report delivery, ever lose or delete this email, you can always retrieve this document and the individual report files on the Board Portal at www.ciranet.com in the Financial Reports folder. Previous month's financial reports are also available on the Board Portal.

As always, please feel free to contact me to assist you with any matters related to your community.

Thank you for giving us the opportunity to serve you,

Jennifer Rowe
Financial Manager
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GM.Accounting@CiraMail.com

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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

January 2023 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

January 2023

Prepared on February 10, 2023

***Celebration Residential Owners Association, Inc. -
Blue Sage
Monthly Financial Report Overview***

GrandManors is pleased to deliver this monthly financial reporting package, which has been prepared for use by the Board members of the association.

This financial reporting package consists of summary financial statements, detail financial reports, supporting reports and schedules as follows:

Report / Document	Page(s) *	Description
Balance Sheet Detail	1 Page / 5	Detail Balance Sheet at the general ledger account level as of the end of the reporting period reported by fund.
Revenue & Expense (Month & YTD) - OPER	2 Pages / 6 to 7	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Revenue & Expense (Month & YTD) - REPL	1 Page / 8	Schedule of Revenues and Expenses for the referenced fund detailing reporting month and fiscal year-to-date actual results versus budget and the calculated variance.
Month AP Ledger	1 Page / 9	Detail vendor accounts payable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance owed to vendors at the end of the month.
Month AR Ledger	3 Pages / 10 to 12	Detail lot / unit owner accounts receivable ledger detailing the balance forward at the beginning of the month, invoice and payment activity during the month, and any balance due from owners (debit or positive balance) or prepaid (credit or negative balance) by owners at the end of the month.

* The financial reporting package is page numbered. Individual reports included in the package may also contain page numbers for the particular report.

This financial report has been saved in the Financial Reports folder on the Board Portal and is accessible at www.grandmanors.com

Celebration Residential Owners Association, Inc. - Blue Sage
Monthly Financial Report Overview

Additional financial information pertaining to this reporting period is also available on the Board Portal including:

Available Information	Board Portal Navigation	Description
Financial Summary	CiraBooks -> Financial Reports	Summary level balances and performance indicators
A/R Aging Summary	CiraBooks -> Accounts Receivable	Accounts receivable aging and trend analysis
Actual vs. Budget Detail	CiraBooks -> Financial Reports	Reporting month and year-to-date actual expenses versus budget with drill down to invoice detail and scanned images of the actual invoices
Benchmark Report	CiraBooks -> Financial Reports	Revenues and expenses as a percentage of revenue by category with a per lot / unit analysis. Consult your Community Association Manager for a comparison to similar communities.

Other current financial period information is also available on the CiraNet Management / Board Portal to facilitate day to day management of the association, but because the information includes activity in the current period (from the end of the month covered in this financial report), the balances or details will not tie to these month-end reports. This information includes:

Available Information	Board Portal Navigation	Description
Open AP	CiraBooks -> Accounts Payable	Current book cash balance in each cash account less approved invoices
AP Expense Detail	CiraBooks -> Accounts Payable	Detail of all posted invoices by fiscal year including scanned images
Delinquency Detail	CiraBooks -> Accounts Receivable	Detail of all current outstanding A/R by owner including an aging, last payment and a collection status

If you have questions regarding the enclosed reports, or need assistance accessing or working with the Management / Board Portal, please contact your Community Association Manager or Community Association Accountant.

Celebration Residential Owners Association, Inc. - Blue Sage

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Reserve Fund	All Funds
	As of	As of	As of
	01/31/2023	01/31/2023	01/31/2023
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	8,504	0	8,504
Cash - Replacement Fund	0	41,373	41,373
Accounts Receivable	2,827	0	2,827
Due from Operating Fund	0	2,750	2,750
Prepaid Expenses	1,399	0	1,399
Total Current Assets	<u>12,730</u>	<u>44,123</u>	<u>56,853</u>
TOTAL ASSETS	<u>12,730</u>	<u>44,123</u>	<u>56,853</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	482	0	482
Due to Reserve Fund	2,750	0	2,750
Total Current Liabilities	<u>3,232</u>	<u>0</u>	<u>3,232</u>
TOTAL LIABILITIES	<u>3,232</u>	<u>0</u>	<u>3,232</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(304)	2,778	2,474
TOTAL FUND BALANCES	<u>9,498</u>	<u>44,123</u>	<u>53,621</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>12,730</u>	<u>44,123</u>	<u>56,853</u>

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 01/31/2023				YTD 01/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,582	4,582	0	0%	4,582	4,582	0	0%	54,989	50,407	92%
TOTAL Regular Assessments	4,582	4,582	0	0%	4,582	4,582	0	0%	54,989	50,407	92%
Assessment Allocation											
Assessment Allocation	(2,750)	(2,750)	0	0%	(2,750)	(2,750)	0	0%	(33,000)	(30,250)	92%
TOTAL Assessment Allocation	(2,750)	(2,750)	0	0%	(2,750)	(2,750)	0	0%	(33,000)	(30,250)	92%
Other Income											
Late Payment Charges	50	0	50	100%	50	0	50	100%	0	(50)	0%
Interest Income	23	0	23	100%	23	0	23	100%	0	(23)	0%
TOTAL Other Income	73	0	73	100%	73	0	73	100%	0	(73)	0%
TOTAL Revenues	1,905	1,832	73	4%	1,905	1,832	73	4%	21,989	20,084	91%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	99	86	(13)	(15%)	99	86	(13)	(15%)	1,035	936	90%
Landscape Maintenance											
Landscape Service Contract	984	949	(35)	(4%)	984	949	(35)	(4%)	11,391	10,407	91%
Repairs and Maint											
General Repairs	0	58	58	100%	0	58	58	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	0	33	33	100%	400	400	100%
Power Washing	0	99	99	100%	0	99	99	100%	1,188	1,188	100%
Roof Repairs	0	15	15	100%	0	15	15	100%	175	175	100%
TOTAL Repairs and Maint	0	205	205	100%	0	205	205	100%	2,463	2,463	100%
Repairs/Maint - Irrigation											
Irrigation Repairs	514	67	(447)	(668%)	514	67	(447)	(668%)	800	286	36%
Exterminating											
Termite Bond	127	120	(7)	(6%)	127	120	(7)	(6%)	1,438	1,311	91%
Water and Wastewater											
Water and Wastewater	0	72	72	100%	0	72	72	100%	860	860	100%
TOTAL Direct Operating Expenses	1,724	1,499	(225)	(15%)	1,724	1,499	(225)	(15%)	17,987	16,262	90%
Admin Expenses											
Administration Expenses											

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 01/31/2023				YTD 01/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Administration Fee	325	325	0	0%	325	325	0	0%	3,906	3,581	92%
Coupons	160	96	(64)	(67%)	160	96	(64)	(67%)	152	(8)	(5%)
TOTAL Administration Expenses	485	421	(64)	(15%)	485	421	(64)	(15%)	4,058	3,573	88%
TOTAL Admin Expenses	485	421	(64)	(15%)	485	421	(64)	(15%)	4,058	3,573	88%
TOTAL Operating Expenses	2,209	1,920	(289)	(15%)	2,209	1,920	(289)	(15%)	22,045	19,835	90%
TOTAL Expenses	2,209	1,920	(289)	(15%)	2,209	1,920	(289)	(15%)	22,045	19,835	90%
NET SURPLUS (DEFICIT)	(304)	(88)	(216)	246%	(304)	(88)	(216)	246%	(56)	249	(447%)

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 01/31/2023				YTD 01/31/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,750	2,750	0	0%	2,750	2,750	0	0%	33,000	30,250	92%
TOTAL Assessment Allocation	2,750	2,750	0	0%	2,750	2,750	0	0%	33,000	30,250	92%
Other Income											
Interest Income	28	0	28	100%	28	0	28	100%	0	(28)	0%
TOTAL Other Income	28	0	28	100%	28	0	28	100%	0	(28)	0%
TOTAL Revenues	2,778	2,750	28	1%	2,778	2,750	28	1%	33,000	30,222	92%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	2,778	2,750	28	1%	2,778	2,750	28	1%	33,000	30,222	92%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

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

Vendors

Vendor: Benchmark Landscaping LLC

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
01/26/2023	VOIDED-5044	Payment Voided (re: 5044). VOID RESERVED		(71.50)	71.50
01/26/2023	VOIDED-5045	Payment Voided (re: 5045). VOID RESERVED		(71.50)	143.00
01/26/2023	VOIDED-5053	Payment Voided (re: 5053). VOID RESERVED		(158.00)	301.00
01/26/2023	REVERSED-8044	Bill Reversal (re: 8044)	(71.50)		229.50
01/26/2023	REVERSED-8075	Bill Reversal (re: 8075)	(71.50)		158.00
01/26/2023	REVERSED-9757	Bill Reversal (re: 9757)	(158.00)		0.00
01/27/2023	9757	September 2022 - Irrigation Repair	158.00		158.00
01/29/2023	5075	Payment - Check #5075		158.00	0.00
Total:			(143.00)	(143.00)	0.00

Vendor: Duke Energy

			Beginning Balance:		(168.84)
Date	Document Number	Description	Charges	Payments	Balance
01/17/2023	110122	110122	99.31		(69.53)
01/23/2023	910088938929-0123	December 2022 - Electric	34.77		(34.76)
01/23/2023	910088952448-0123	December 2022 - Electric	34.77		0.01
01/24/2023	5073	Payment - Check #5073		34.77	(34.76)
01/24/2023	5074	Payment - Check #5074		34.77	(69.53)
Total:			168.85	69.54	(69.53)

Vendor: GrandManors

			Beginning Balance:		44.00
Date	Document Number	Description	Charges	Payments	Balance
01/09/2023	EFT	Payment - EFT		44.00	0.00
01/31/2023	VAR-2023M1-BLUESAGE	Monthly Variable Invoice: 12/26/2022 - 01/25/2023	195.00		195.00
Total:			195.00	44.00	195.00

Vendor: Phoenix Works

			Beginning Balance:		750.00
Date	Document Number	Description	Charges	Payments	Balance
01/11/2023	5071	Payment - Check #5071		750.00	0.00
Total:			0.00	750.00	0.00

Vendor: Prince & Sons, Inc.

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
01/10/2023	7734	January 2023 - Landscape Contract	983.50		983.50
01/11/2023	5072	Payment - Check #5072		983.50	0.00
01/31/2023	7908	January 2023 - Irrigation Repairs	356.30		356.30
Total:			1,339.80	983.50	356.30

Vendors Total

1,560.65 1,704.04 481.77

Celebration Residential Owners Association, Inc. - Blue Sage

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

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$2,336.84

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

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

Beginning Balance: 1,955.84

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	12/31/2022	LFC-2022M12-4466215	Late Payment Charges for December 2022	25.00		1,980.84
Finance Charges	01/01/2023	FCC-2022M12-4467567	Finance Charges for December 2022	16.90		1,997.74
Regular Assessment	01/01/2023	RAS-2023M1-4447430-5	Assessment for January 2023	381.87		2,379.61
Legal Charges	01/05/2023	LEGL-4472175-1	Statutory Pre-Referral Notification	35.00		2,414.61
Total:				458.77	0.00	2,414.61

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

Beginning Balance: 381.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	12/31/2022	LFC-2022M12-4466217	Late Payment Charges for December 2022	25.00		406.00
Finance Charges	01/01/2023	FCC-2022M12-4467568	Finance Charges for December 2022	5.63		411.63
Regular Assessment	01/01/2023	RAS-2023M1-4447430-12	Assessment for January 2023	381.87		793.50
Payment	01/23/2023	1899			381.00	412.50
Total:				412.50	381.00	412.50

Accounts Receivable Total

871.27 381.00 2,827.11

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

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Total:						

Prepaid Assessments Total

0.00 0.00 0.00

Paid in Full (zero due at end of period) with Activity during the Period

Owner: Barcatta, Renzo (Account #: R0743522L0590861) Property: 909 Blue Sage St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-2	Assessment for January 2023	381.87		381.87
Payment	01/04/2023	77611799			381.87	0.00
Total:				381.87	381.87	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-9	Assessment for January 2023	381.87		381.87
Payment	01/26/2023	2002			381.87	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

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

Total: 381.87 381.87 0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-11	Assessment for January 2023	381.87		381.87
Payment	01/04/2023	77611797			381.87	0.00
Total:				381.87	381.87	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	01/01/2023	RAS-2023M1-4447430-4	Assessment for January 2023	381.87		381.87
Payment	01/18/2023	655 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		381.87	0.00
Total:				381.87	381.87	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	01/01/2023	RAS-2023M1-4447430-1	Assessment for January 2023	381.87		381.87
Payment	01/17/2023	20580825			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Kuchta, Kathryn Lisa (Account #: R0743529L0590868) Property: 905 Blue Sage St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-8	Assessment for January 2023	381.87		381.87
Payment	01/04/2023	77611800			381.87	0.00
Total:				381.87	381.87	0.00

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

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-10	Assessment for January 2023	381.87		381.87
Payment	01/10/2023	20556301			381.87	0.00
Total:				381.87	381.87	0.00

Owner: McInnes, Mark (Account #: R0743528L0590867) Property: 904 Blue Sage St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-7	Assessment for January 2023	381.87		381.87
Payment	01/04/2023	77611796			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Parrish, Timothy (Account #: R0743527L0590866) Property: 903 Blue Sage St

Beginning Balance: 0.00

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-6	Assessment for January 2023	381.87		381.87
Payment	01/04/2023	77611795			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Smith, Francis (Account #: R0743524L0590863) Property: 911 Blue Sage St

Beginning Balance: 0.00

Celebration Residential Owners Association, Inc. - Blue Sage

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

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	01/01/2023	RAS-2023M1-4447430-3	Assessment for January 2023	381.87		381.87
Payment	01/04/2023	77611798			381.87	0.00
Total:				381.87	381.87	0.00
Paid in Full Total				3,818.70	3,818.70	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance				\$4,689.97	4,199.70	2,827.11