



## Celebration Residential Owners Association (CROA)

March 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The February 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,

Ariel Lovera  
Financial Manager  
Tel:407-566-1200 x216  
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

**February 2022 Financial Report**

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

**February 2022**

**Prepared on March 18, 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.

\* 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	(2) Reserve Fund	All Funds
	As of	As of	As of
	02/28/2022	02/28/2022	02/28/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund	10,519	0	10,519
Cash - Replacement Fund	0	28,468	28,468
Accounts Receivable	2,956	0	2,956
Due from Operating Fund	0	8,600	8,600
Prepaid Expenses	1,198	0	1,198
Total Current Assets	<u>14,673</u>	<u>37,068</u>	<u>51,741</u>
<b>TOTAL ASSETS</b>	<b><u>14,673</u></b>	<b><u>37,068</u></b>	<b><u>51,741</u></b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	70	0	70
Prepaid Assessments	1,555	0	1,555
Other Current Liabilities	549	0	549
Due to CROA	2,642	0	2,642
Due to Reserve Fund	8,600	0	8,600
Total Current Liabilities	<u>13,416</u>	<u>0</u>	<u>13,416</u>
TOTAL LIABILITIES	<u>13,416</u>	<u>0</u>	<u>13,416</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	(177)	32,768	32,591
YTD Net Surplus (Deficit)	1,434	4,300	5,734
TOTAL FUND BALANCES	<u>1,257</u>	<u>37,068</u>	<u>38,326</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b><u>14,673</u></b>	<b><u>37,068</u></b>	<b><u>51,741</u></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 02/28/2022				YTD 02/28/2022				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%	9,013	9,014	0	0%	54,081	45,068	83%
<b>TOTAL Regular Assessments</b>	<b>4,507</b>	<b>4,507</b>	<b>0</b>	<b>0%</b>	<b>9,013</b>	<b>9,014</b>	<b>0</b>	<b>0%</b>	<b>54,081</b>	<b>45,068</b>	<b>83%</b>
<b>Assessment Allocation</b>											
Assessment Allocation	(2,150)	(2,150)	0	0%	(4,300)	(4,300)	0	0%	(25,800)	(21,500)	83%
<b>TOTAL Assessment Allocation</b>	<b>(2,150)</b>	<b>(2,150)</b>	<b>0</b>	<b>0%</b>	<b>(4,300)</b>	<b>(4,300)</b>	<b>0</b>	<b>0%</b>	<b>(25,800)</b>	<b>(21,500)</b>	<b>83%</b>
<b>Other Income</b>											
Other Operating Transfer	0	(445)	445	(100%)	0	(890)	890	(100%)	(5,338)	(5,338)	100%
Interest Income	5	0	5	100%	5	0	5	100%	0	(5)	0%
<b>TOTAL Other Income</b>	<b>5</b>	<b>(445)</b>	<b>449</b>	<b>(101%)</b>	<b>5</b>	<b>(890)</b>	<b>894</b>	<b>(101%)</b>	<b>(5,338)</b>	<b>(5,343)</b>	<b>100%</b>
<b>TOTAL Revenues</b>	<b>2,361</b>	<b>1,912</b>	<b>449</b>	<b>24%</b>	<b>4,718</b>	<b>3,824</b>	<b>894</b>	<b>23%</b>	<b>22,943</b>	<b>18,225</b>	<b>79%</b>
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	128	38	(89)	(233%)	121	77	(44)	(57%)	460	339	74%
<b>TOTAL Electricity</b>	<b>128</b>	<b>38</b>	<b>(89)</b>	<b>(233%)</b>	<b>121</b>	<b>77</b>	<b>(44)</b>	<b>(57%)</b>	<b>460</b>	<b>339</b>	<b>74%</b>
<b>Landscape Maintenance</b>											
Landscape Service Contract	949	950	0	0%	1,898	1,899	1	0%	11,396	9,498	83%
<b>TOTAL Landscape Maintenance</b>	<b>949</b>	<b>950</b>	<b>0</b>	<b>0%</b>	<b>1,898</b>	<b>1,899</b>	<b>1</b>	<b>0%</b>	<b>11,396</b>	<b>9,498</b>	<b>83%</b>
<b>Repairs and Maintenance Lodge</b>											
General Repairs	0	58	58	100%	0	117	117	100%	700	700	100%
Gutter Cleaning	0	45	45	100%	0	89	89	100%	535	535	100%
Power Washing	0	198	198	100%	0	396	396	100%	2,375	2,375	100%
<b>TOTAL Repairs and Maintenance Lodge</b>	<b>0</b>	<b>301</b>	<b>301</b>	<b>100%</b>	<b>0</b>	<b>602</b>	<b>602</b>	<b>100%</b>	<b>3,610</b>	<b>3,610</b>	<b>100%</b>
<b>Lodge</b>											
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	135	135	100%	0	270	270	100%	1,620	1,620	100%
<b>TOTAL Repairs/Maint - Irrigation</b>	<b>0</b>	<b>135</b>	<b>135</b>	<b>100%</b>	<b>0</b>	<b>270</b>	<b>270</b>	<b>100%</b>	<b>1,620</b>	<b>1,620</b>	<b>100%</b>
<b>Irrigation</b>											
<b>Exterminating</b>											
Termite Bond	120	120	0	0%	240	240	0	0%	1,438	1,198	83%
<b>TOTAL Exterminating</b>	<b>120</b>	<b>120</b>	<b>0</b>	<b>0%</b>	<b>240</b>	<b>240</b>	<b>0</b>	<b>0%</b>	<b>1,438</b>	<b>1,198</b>	<b>83%</b>
<b>Water and Wastewater</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 02/28/2022				YTD 02/28/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Water and Wastewater	0	66	66	100%	(3)	132	135	102%	793	796	100%
<b>TOTAL Water and Wastewater</b>	<b>0</b>	<b>66</b>	<b>66</b>	<b>100%</b>	<b>(3)</b>	<b>132</b>	<b>135</b>	<b>102%</b>	<b>793</b>	<b>796</b>	<b>100%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>1,197</b>	<b>1,610</b>	<b>413</b>	<b>26%</b>	<b>2,256</b>	<b>3,219</b>	<b>964</b>	<b>30%</b>	<b>19,317</b>	<b>17,061</b>	<b>88%</b>
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Consulting	175	0	(175)	(100%)	350	0	(350)	(100%)	0	(350)	0%
<b>TOTAL Professional Fees</b>	<b>175</b>	<b>0</b>	<b>(175)</b>	<b>(100%)</b>	<b>350</b>	<b>0</b>	<b>(350)</b>	<b>(100%)</b>	<b>0</b>	<b>(350)</b>	<b>0%</b>
<b>Administration Expenses</b>											
Administration Fee	300	300	0	0%	600	600	0	0%	3,600	3,000	83%
Miscellaneous	78	2	(76)	(>999%)	78	4	(74)	(>999%)	26	(52)	(200%)
<b>TOTAL Administration Expenses</b>	<b>378</b>	<b>302</b>	<b>(76)</b>	<b>(25%)</b>	<b>678</b>	<b>604</b>	<b>(74)</b>	<b>(12%)</b>	<b>3,626</b>	<b>2,948</b>	<b>81%</b>
<b>TOTAL General and Administrative Expenses</b>	<b>553</b>	<b>302</b>	<b>(251)</b>	<b>(83%)</b>	<b>1,028</b>	<b>604</b>	<b>(424)</b>	<b>(70%)</b>	<b>3,626</b>	<b>2,598</b>	<b>72%</b>
<b>TOTAL Operating Expenses</b>	<b>1,750</b>	<b>1,912</b>	<b>162</b>	<b>8%</b>	<b>3,284</b>	<b>3,824</b>	<b>540</b>	<b>14%</b>	<b>22,943</b>	<b>19,659</b>	<b>86%</b>
<b>TOTAL Expenses</b>	<b>1,750</b>	<b>1,912</b>	<b>162</b>	<b>8%</b>	<b>3,284</b>	<b>3,824</b>	<b>540</b>	<b>14%</b>	<b>22,943</b>	<b>19,659</b>	<b>86%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>612</b>	<b>0</b>	<b>612</b>	<b>&gt;999%</b>	<b>1,434</b>	<b>0</b>	<b>1,434</b>	<b>&gt;999%</b>	<b>0</b>	<b>(1,434)</b>	<b>0%</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 02/28/2022				YTD 02/28/2022				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%	4,300	4,300	0	0%	25,800	21,500	83%
<b>TOTAL Assessment Allocation</b>	2,150	2,150	0	0%	4,300	4,300	0	0%	25,800	21,500	83%
<b>TOTAL Revenues</b>	2,150	2,150	0	0%	4,300	4,300	0	0%	25,800	21,500	83%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	2,150	2,150	0	0%	4,300	4,300	0	0%	25,800	21,500	83%