



## Celebration Residential Owners Association (CROA)

March 08, 2023

Dear Celebration Residential Owners Association, Inc.,

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

Exceptional Lifestyle Management of Onsite Communities

**February 2023 Financial Report**

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

**February 2023**

**Prepared on March 08, 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:

<b>Available Information</b>	<b>Board Portal Navigation</b>	<b>Description</b>
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:

<b>Available Information</b>	<b>Board Portal Navigation</b>	<b>Description</b>
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
	02/28/2023	02/28/2023	02/28/2023
	Actual	Actual	Actual
<b>ASSETS</b>			
Current Assets			
Cash - Operating Fund -0221	17,661	0	17,661
Cash - Replacement Fund -0239	0	41,399	41,399
Accounts Receivable	800	0	800
Due from Operating Fund	0	5,500	5,500
Prepaid Expenses	1,272	0	1,272
Total Current Assets	19,733	46,899	66,631
<b>TOTAL ASSETS</b>	<b>19,733</b>	<b>46,899</b>	<b>66,631</b>
<b>LIABILITIES AND FUND BALANCES</b>			
LIABILITIES			
Current Liabilities			
Accounts Payable	650	0	650
Prepaid Assessments	4,490	0	4,490
Payable to Management Company	(35)	0	(35)
Due to Reserve Fund	5,500	0	5,500
Total Current Liabilities	10,605	0	10,605
<b>TOTAL LIABILITIES</b>	10,605	0	10,605
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(674)	5,553	4,879
<b>TOTAL FUND BALANCES</b>	9,128	46,899	56,026
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>19,733</b>	<b>46,899</b>	<b>66,631</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 02/28/2023				YTD 02/28/2023				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%	9,165	9,164	1	0%	54,989	45,824	83%
<b>TOTAL Regular Assessments</b>	4,582	4,582	0	0%	9,165	9,164	1	0%	54,989	45,824	83%
<b>Assessment Allocation</b>											
Assessment Allocation	(2,750)	(2,750)	0	0%	(5,500)	(5,500)	0	0%	(33,000)	(27,500)	83%
<b>TOTAL Assessment Allocation</b>	(2,750)	(2,750)	0	0%	(5,500)	(5,500)	0	0%	(33,000)	(27,500)	83%
<b>Other Income</b>											
Late Payment Charges	0	0	0	0%	50	0	50	100%	0	(50)	0%
Interest Income	28	0	28	100%	51	0	51	100%	0	(51)	0%
<b>TOTAL Other Income</b>	28	0	28	100%	101	0	101	100%	0	(101)	0%
<b>TOTAL Revenues</b>	1,861	1,832	29	2%	3,766	3,664	102	3%	21,989	18,223	83%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Electricity</b>											
Electricity - General	70	86	16	19%	169	172	3	2%	1,035	866	84%
<b>Landscape Maintenance</b>											
Landscape Service Contract	984	949	(35)	(4%)	1,967	1,898	(69)	(4%)	11,391	9,424	83%
<b>Repairs and Maint</b>											
General Repairs	0	58	58	100%	0	116	116	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	0	66	66	100%	400	400	100%
Hurricane	675	0	(675)	(100%)	675	0	(675)	(100%)	0	(675)	0%
Power Washing	0	99	99	100%	0	198	198	100%	1,188	1,188	100%
Roof Repairs	0	15	15	100%	0	30	30	100%	175	175	100%
<b>TOTAL Repairs and Maint</b>	675	205	(470)	(229%)	675	410	(265)	(65%)	2,463	1,788	73%
<b>Repairs/Maint - Irrigation</b>											
Irrigation Repairs	0	67	67	100%	514	134	(380)	(284%)	800	286	36%
<b>Exterminating</b>											
Termite Bond	127	120	(7)	(6%)	254	240	(14)	(6%)	1,438	1,184	82%
<b>Water and Wastewater</b>											
Water and Wastewater	41	72	31	44%	41	144	103	72%	860	820	95%
<b>TOTAL Direct Operating Expenses</b>	1,896	1,499	(397)	(26%)	3,620	2,998	(622)	(21%)	17,987	14,367	80%
<b>Admin Expenses</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 02/28/2023				YTD 02/28/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Administration Expenses</b>											
Administration Fee	325	325	0	0%	650	650	0	0%	3,906	3,256	83%
Coupons	10	0	(10)	(100%)	170	96	(74)	(77%)	152	(18)	(12%)
<b>TOTAL Administration Expenses</b>	<b>335</b>	<b>325</b>	<b>(10)</b>	<b>(3%)</b>	<b>820</b>	<b>746</b>	<b>(74)</b>	<b>(10%)</b>	<b>4,058</b>	<b>3,238</b>	<b>80%</b>
<b>TOTAL Admin Expenses</b>	<b>335</b>	<b>325</b>	<b>(10)</b>	<b>(3%)</b>	<b>820</b>	<b>746</b>	<b>(74)</b>	<b>(10%)</b>	<b>4,058</b>	<b>3,238</b>	<b>80%</b>
<b>TOTAL Operating Expenses</b>	<b>2,231</b>	<b>1,824</b>	<b>(407)</b>	<b>(22%)</b>	<b>4,440</b>	<b>3,744</b>	<b>(696)</b>	<b>(19%)</b>	<b>22,045</b>	<b>17,605</b>	<b>80%</b>
<b>TOTAL Expenses</b>	<b>2,231</b>	<b>1,824</b>	<b>(407)</b>	<b>(22%)</b>	<b>4,440</b>	<b>3,744</b>	<b>(696)</b>	<b>(19%)</b>	<b>22,045</b>	<b>17,605</b>	<b>80%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>(370)</b>	<b>8</b>	<b>(378)</b>	<b>(&gt;999%)</b>	<b>(674)</b>	<b>(80)</b>	<b>(594)</b>	<b>743%</b>	<b>(56)</b>	<b>619</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 02/28/2023				YTD 02/28/2023				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%	5,500	5,500	0	0%	33,000	27,500	83%
<b>TOTAL Assessment Allocation</b>	2,750	2,750	0	0%	5,500	5,500	0	0%	33,000	27,500	83%
<b>Other Income</b>											
Interest Income	25	0	25	100%	53	0	53	100%	0	(53)	0%
<b>TOTAL Other Income</b>	25	0	25	100%	53	0	53	100%	0	(53)	0%
<b>TOTAL Revenues</b>	2,775	2,750	25	1%	5,553	5,500	53	1%	33,000	27,447	83%
<b>Expenses</b>											
<b>TOTAL Expenses</b>	0	0	0	0%	0	0	0	0%	0	0	0%
<b>NET SURPLUS (DEFICIT)</b>	2,775	2,750	25	1%	5,553	5,500	53	1%	33,000	27,447	83%

Unaudited



# Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 02/01/2023 - 02/28/2023

## Vendors

### Vendor: Duke Energy

			Beginning Balance:		(69.53)
Date	Document Number	Description	Charges	Payments	Balance
02/15/2023	910088938929-0223	January 2023 - Electric	34.79		(34.74)
02/15/2023	910088952448-0223	January 2023 - Electric	34.77		0.03
02/16/2023	5079	Payment - Check #5079		34.77	(34.74)
02/16/2023	5080	Payment - Check #5080		34.79	(69.53)
<b>Total:</b>			<b>69.56</b>	<b>69.56</b>	<b>(69.53)</b>

### Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
02/07/2023	8003123406-0223	8003123406-0223	40.60		40.60
02/08/2023	5077	Payment - Check #5077		40.60	0.00
<b>Total:</b>			<b>40.60</b>	<b>40.60</b>	<b>0.00</b>

### Vendor: GrandManors

			Beginning Balance:		195.00
Date	Document Number	Description	Charges	Payments	Balance
02/01/2023	EFT	Payment - EFT		195.00	0.00
02/28/2023	VAR-2023M2-BLUESAGE	Monthly Variable Invoice: 01/26/2023 - 02/25/2023	45.00		45.00
<b>Total:</b>			<b>45.00</b>	<b>195.00</b>	<b>45.00</b>

### Vendor: Phoenix Roofing Services LLC

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
02/28/2023	1100	Hurricane Nicole - 907 Blue Sage Service call - Researched by NM and requested on November 10th for	675.00		675.00
<b>Total:</b>			<b>675.00</b>	<b>0.00</b>	<b>675.00</b>

### Vendor: Prince & Sons, Inc.

			Beginning Balance:		356.30
Date	Document Number	Description	Charges	Payments	Balance
02/01/2023	5076	Payment - Check #5076		356.30	0.00
02/08/2023	7975	February 2023 - Landscape Contract	983.50		983.50
02/09/2023	5078	Payment - Check #5078		983.50	0.00
<b>Total:</b>			<b>983.50</b>	<b>1,339.80</b>	<b>0.00</b>

### Vendors Total

**1,813.66      1,644.96      650.47**

# Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 02/01/2023 - 02/28/2023

## Beginning of Period Accounts Receivable and Prepaid Assessment Balance

**\$2,827.11**

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

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

**Beginning Balance: 412.50**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	02/01/2023	FCC-2023M1-4555894	Finance Charges for January 2023	5.65		418.15
Regular Assessment	02/01/2023	RAS-2023M2-4452501-12	Assessment for February 2023	381.87		800.02
<b>Total:</b>				<b>387.52</b>	<b>0.00</b>	<b>800.02</b>

## Accounts Receivable Total

**387.52      0.00      800.02**

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

**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	02/01/2023	RAS-2023M2-4452501-4	Assessment for February 2023	381.87		381.87
Payment	02/01/2023	78043376 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		381.87	0.00
Payment	02/23/2023	655 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		1,111.41	(1,111.41)
Payment	02/23/2023	77447596 (Transfer)	Transferred from R0743525L0590864, Celebration Residential Owners Association		8.55	(1,119.96)
<b>Total:</b>				<b>381.87</b>	<b>1,501.83</b>	<b>(1,119.96)</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	02/10/2023	RAS-2023M2-4589493-1	Prorated Assessment Month-2 (From 2/10)	259.13		259.13
Other Charges	02/17/2023	ARDM-LOT2LOT-4589496	Adjustment For Conveyance On 02/10/2023	2,559.98		2,819.11
Payment	02/20/2023	1283			3,560.22	(741.11)
Payment	02/20/2023	1284			2,628.46	(3,369.57)
<b>Total:</b>				<b>2,819.11</b>	<b>6,188.68</b>	<b>(3,369.57)</b>

## Prepaid Assessments Total

**3,200.98      7,690.51      (4,489.53)**

## 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	02/01/2023	RAS-2023M2-4452501-2	Assessment for February 2023	381.87		381.87
Payment	02/02/2023	78167055			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**

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

*A/R Ledger for the Period 02/01/2023 - 02/28/2023*

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	02/01/2023	RAS-2023M2-4452501-9	Assessment for February 2023	381.87		381.87
Payment	02/24/2023	2000			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	02/01/2023	RAS-2023M2-4452501-11	Assessment for February 2023	381.87		381.87
Payment	02/02/2023	78167053			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</b>	<b>0.00</b>

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

**Beginning Balance: 2,414.61**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Finance Charges	02/01/2023	FCC-2023M1-4555893	Finance Charges for January 2023	22.63		2,437.24
Regular Assessment	02/01/2023	RAS-2023M2-4452501-5	Assessment for February 2023	381.87		2,819.11
Adjustment	02/10/2023	ARCM-PRORATE-CM-4589492	Prorated Credit Memo As Of Closing On 02/10/2023	(259.13)		2,559.98
Adjustment	02/17/2023	ARCM-LOT2LOT-4589495	Adjustment For Conveyance On 02/10/2023	(2,559.98)		0.00
<b>Total:</b>				<b>(2,414.61)</b>	<b>0.00</b>	<b>0.00</b>

**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	02/01/2023	RAS-2023M2-4452501-1	Assessment for February 2023	381.87		381.87
Payment	02/21/2023	20745801			381.87	0.00
<b>Total:</b>				<b>381.87</b>	<b>381.87</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	02/01/2023	RAS-2023M2-4452501-8	Assessment for February 2023	381.87		381.87
Payment	02/02/2023	78167049			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	02/01/2023	RAS-2023M2-4452501-10	Assessment for February 2023	381.87		381.87
Payment	02/02/2023	78167050			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	02/01/2023	RAS-2023M2-4452501-7	Assessment for February 2023	381.87		381.87
Payment	02/02/2023	78167052			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	02/01/2023	RAS-2023M2-4452501-6	Assessment for February 2023	381.87		381.87

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

*A/R Ledger for the Period 02/01/2023 - 02/28/2023*

Payment	02/02/2023	78167051				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**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	02/01/2023	RAS-2023M2-4452501-3	Assessment for February 2023	381.87		381.87
Payment	02/02/2023	78167054			381.87	0.00
				<b>Total:</b>	<b>381.87</b>	<b>381.87</b>

**Beginning Balance: 0.00**

**Paid in Full Total**

**1,022.22      3,436.83      0.00**

**Ending of Period Accounts Receivable and Prepaid Assessment Balance**

**\$4,610.72      11,127.34      (3,689.51)**