



Celebration Residential Owners Association (CROA)

May 12, 2022

Dear Celebration Residential Owners Association, Inc.,

The April 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,

Ariel Lovera
Financial Manager
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GM.Accounting@CiraMail.com

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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

April 2022 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

April 2022

Prepared on May 12, 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	2 Pages / 10 to 11	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
	04/30/2022	04/30/2022	04/30/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	9,877	0	9,877
Cash - Replacement Fund	0	34,920	34,920
Accounts Receivable	2,087	0	2,087
Due from Operating Fund	0	6,450	6,450
Prepaid Expenses	1,079	0	1,079
Total Current Assets	13,043	41,370	54,413
TOTAL ASSETS	13,043	41,370	54,413
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	20	0	20
Prepaid Assessments	4,334	0	4,334
Other Current Liabilities	207	0	207
Other Accrued Expenses	75	0	75
Due to Reserve Fund	6,450	0	6,450
Total Current Liabilities	11,087	0	11,087
TOTAL LIABILITIES	11,087	0	11,087
FUND BALANCES			
Prior Years Surplus (Deficit)	(177)	32,768	32,591
YTD Net Surplus (Deficit)	2,133	8,602	10,735
TOTAL FUND BALANCES	1,956	41,370	43,326
TOTAL LIABILITIES AND FUND BALANCES	13,043	41,370	54,413

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 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,507	4,507	0	0%	18,027	18,027	0	0%	54,081	36,054	67%
TOTAL Regular Assessments	4,507	4,507	0	0%	18,027	18,027	0	0%	54,081	36,054	67%
Assessment Allocation											
Assessment Allocation	(2,150)	(2,150)	0	0%	(8,600)	(8,600)	0	0%	(25,800)	(17,200)	67%
TOTAL Assessment Allocation	(2,150)	(2,150)	0	0%	(8,600)	(8,600)	0	0%	(25,800)	(17,200)	67%
Other Income											
Late Payment Charges	0	0	0	0%	25	0	25	100%	0	(25)	0%
Other Operating Transfer	0	(445)	445	(100%)	0	(1,779)	1,779	(100%)	(5,338)	(5,338)	100%
Interest Income	0	0	0	0%	17	0	17	100%	0	(17)	0%
TOTAL Other Income	0	(445)	445	(100%)	42	(1,779)	1,821	(102%)	(5,338)	(5,380)	101%
TOTAL Revenues	2,357	1,912	445	23%	9,468	7,648	1,821	24%	22,943	13,475	59%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	81	38	(43)	(111%)	218	153	(64)	(42%)	460	242	53%
TOTAL Electricity	81	38	(43)	(111%)	218	153	(64)	(42%)	460	242	53%
Landscape Maintenance											
Landscape - General	450	0	(450)	(100%)	450	0	(450)	(100%)	0	(450)	0%
Landscape Service Contract	949	950	0	0%	3,797	3,799	2	0%	11,396	7,599	67%
TOTAL Landscape Maintenance	1,399	950	(450)	(47%)	4,247	3,799	(448)	(12%)	11,396	7,149	63%
Repairs and Maint											
General Repairs	0	58	58	100%	90	233	143	61%	700	610	87%
Gutter Cleaning	0	45	45	100%	0	178	178	100%	535	535	100%
Power Washing	0	198	198	100%	800	792	(8)	(1%)	2,375	1,575	66%
TOTAL Repairs and Maint	0	301	301	100%	890	1,203	313	26%	3,610	2,720	75%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	135	135	100%	0	540	540	100%	1,620	1,620	100%
TOTAL Repairs/Maint - Irrigation	0	135	135	100%	0	540	540	100%	1,620	1,620	100%
Irrigation											
Exterminating											
Termite Bond	0	120	120	100%	359	479	120	25%	1,438	1,079	75%
TOTAL Exterminating	0	120	120	100%	359	479	120	25%	1,438	1,079	75%

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 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Operating Expenses	0	120	120	100%	333	413	120	29%	1,430	1,073	75%
Water and Wastewater											
Water and Wastewater	75	66	(9)	(14%)	148	264	116	44%	793	645	81%
TOTAL Water and Wastewater	75	66	(9)	(14%)	148	264	116	44%	793	645	81%
TOTAL Direct Operating Expenses	1,555	1,610	54	3%	5,862	6,439	577	9%	19,317	13,455	70%
Admin Expenses											
Professional Fees											
Consulting	(175)	0	175	100%	175	0	(175)	(100%)	0	(175)	0%
TOTAL Professional Fees	(175)	0	175	100%	175	0	(175)	(100%)	0	(175)	0%
Bad Debts											
Bad Debts	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%	1,200	1,200	0	0%	3,600	2,400	67%
Miscellaneous	20	2	(18)	(822%)	98	9	(89)	(>999%)	26	(72)	(277%)
TOTAL Administration Expenses	320	302	(18)	(6%)	1,298	1,209	(89)	(7%)	3,626	2,328	64%
TOTAL Admin Expenses	145	302	157	52%	1,474	1,209	(265)	(22%)	3,626	2,152	59%
TOTAL Operating Expenses	1,700	1,912	211	11%	7,336	7,648	312	4%	22,943	15,607	68%
TOTAL Expenses	1,700	1,912	211	11%	7,336	7,648	312	4%	22,943	15,607	68%
NET SURPLUS (DEFICIT)	656	0	656	>999%	2,133	0	2,133	>999%	0	(2,133)	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 04/30/2022				YTD 04/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,150	2,150	0	0%	8,600	8,600	0	0%	25,800	17,200	67%
TOTAL Assessment Allocation	2,150	2,150	0	0%	8,600	8,600	0	0%	25,800	17,200	67%
Other Income											
Interest Income	1	0	1	100%	2	0	2	100%	0	(2)	0%
TOTAL Other Income	1	0	1	100%	2	0	2	100%	0	(2)	0%
TOTAL Revenues	2,151	2,150	1	0%	8,602	8,600	2	0%	25,800	17,198	67%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	2,151	2,150	1	0%	8,602	8,600	2	0%	25,800	17,198	67%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 04/01/2022 - 04/30/2022

Vendors

Vendor: Duke Energy

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/12/2022	910088938929-0322	March 2022 - Electric	34.76		34.76
04/12/2022	910088952448-0322	March 2022 - Electric	46.10		80.86
04/13/2022	5025	Payment - Check #5025		46.10	34.76
04/13/2022	5026	Payment - Check #5026		34.76	0.00
Total:			80.86	80.86	0.00

Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/04/2022	8003123406-0422	8003123406-0422	34.80		34.80
04/05/2022	5022	Payment - Check #5022		34.80	0.00
04/07/2022	21522	21522	40.60		40.60
04/08/2022	5023	Payment - Check #5023		40.60	0.00
Total:			75.40	75.40	0.00

Vendor: GrandManors

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/30/2022	VAR-2022M4-BLUESAGE	Monthly Variable Invoice: 03/26/2022 - 04/25/2022	20.00		20.00
Total:			20.00	0.00	20.00

Vendor: Karins Engineering Group, Inc.

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/01/2022	VOIDED-5016	Payment Voided (re: 5016). void, reverse WF do not pay		(175.00)	175.00
04/01/2022	REVERSED-220527	Bill Reversal (re: 220527)	(175.00)		0.00
Total:			(175.00)	(175.00)	0.00

Vendor: Nu-Leaf Property Services

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/01/2022	134668	April 2022 - Landscape Contract	949.23		949.23
04/01/2022	134727	April 2022 - Landscape Blue Sage	450.00		1,399.23
04/02/2022	5021	Payment - Check #5021		949.23	450.00
04/13/2022	5024	Payment - Check #5024		450.00	0.00
Total:			1,399.23	1,399.23	0.00

Vendors Total

1,400.49 1,380.49 20.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(3,407.01)

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

Owner: Guimaraes, Renato (Account #: R0743526L0590865) Property: 902 Blue Sage St				Beginning Balance:	1,336.37	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822099-5	Assessment for April 2022	375.56		1,711.93
Total:				375.56	0.00	1,711.93

Owner: Michael S Messieh Revocable Trust (Account #: R0743532L0590871) Property: 908 Blue Sage St				Beginning Balance:	0.00	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822099-12	Assessment for April 2022	375.56		375.56
Total:				375.56	0.00	375.56

Accounts Receivable Total

751.12 0.00 2,087.49

Prepaid Assessments – Owners with Credit Balances (end of 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	04/01/2022	RAS-2022M4-3822099-2	Assessment for April 2022	375.56		375.56
Payment	04/08/2022	1667			375.56	0.00
Payment	04/25/2022	1669			375.56	(375.56)
Total:				375.56	751.12	(375.56)

Owner: Batzer, Bernard (Account #: R0743530L0590869) Property: 906 Blue Sage St				Beginning Balance:	(228.76)	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822099-9	Assessment for April 2022	375.56		146.80
Payment	04/07/2022	73131502			375.56	(228.76)
Total:				375.56	375.56	(228.76)

Owner: Branfoot Celebration Rentals LLC (Account #: R0743523L0590862) Property: 910 Blue Sage St				Beginning Balance:	(428.54)	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822099-11	Assessment for April 2022	375.56		(52.98)
Total:				375.56	0.00	(52.98)

Owner: Hoy, John (Account #: R0743525L0590864) Property: 901 Blue Sage St				Beginning Balance:	(706.04)	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2022	RAS-2022M4-3822099-4	Assessment for April 2022	375.56		(330.48)
Payment	04/04/2022	986740			342.12	(672.60)
Total:				375.56	342.12	(672.60)

Owner: McGlynn, Donald (Account #: R0743531L0590870) Property: 907 Blue Sage St				Beginning Balance:	(3,380.04)	
Type	Document Date	Document Number	Description	Charges	Payments	Balance

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 04/01/2022 - 04/30/2022

Regular Assessment	04/01/2022	RAS-2022M4-3822099-10	Assessment for April 2022			375.56	(3,004.48)
Total:						375.56	0.00

Prepaid Assessments Total

1,877.80 1,468.80 (4,334.38)

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

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	04/01/2022	RAS-2022M4-3822099-1	Assessment for April 2022	375.56		375.56
Payment	04/22/2022	459			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	04/01/2022	RAS-2022M4-3822099-8	Assessment for April 2022	375.56		375.56
Payment	04/04/2022	72960213			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	04/01/2022	RAS-2022M4-3822099-7	Assessment for April 2022	375.56		375.56
Payment	04/04/2022	72960306			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	04/01/2022	RAS-2022M4-3822099-6	Assessment for April 2022	375.56		375.56
Payment	04/04/2022	72960305			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	04/01/2022	RAS-2022M4-3822099-3	Assessment for April 2022	375.56		375.56
Payment	04/04/2022	72960304			375.56	0.00
Total:				375.56	375.56	0.00

Paid in Full Total

1,877.80 1,877.80 0.00

Ending of Period Accounts Receivable and Prepaid Assessment Balance

\$4,506.72 3,346.60 (2,246.89)