



Celebration Residential Owners Association (CROA)

May 07, 2023

Dear Celebration Residential Owners Association, Inc.,

The April 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

April 2023 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

April 2023

Prepared on May 07, 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	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 As of 04/30/2023 <hr style="border-top: 1px solid black;"/> Actual	(2) Reserve Fund As of 04/30/2023 <hr style="border-top: 1px solid black;"/> Actual	All Funds As of 04/30/2023 <hr style="border-top: 1px solid black;"/> Actual
ASSETS			
Current Assets			
Cash - Operating Fund -0221	22,395	0	22,395
Cash - Replacement Fund -0239	0	41,460	41,460
Due from Operating Fund	0	11,000	11,000
Prepaid Expenses	1,017	0	1,017
Total Current Assets	<hr style="border-top: 1px solid black;"/> 23,412	<hr style="border-top: 1px solid black;"/> 52,460	<hr style="border-top: 1px solid black;"/> 75,872
TOTAL ASSETS	<hr style="border-top: 3px double black;"/>23,412	<hr style="border-top: 3px double black;"/>52,460	<hr style="border-top: 3px double black;"/>75,872
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	589	0	589
Prepaid Assessments	2,992	0	2,992
Payable to Management Company	(35)	0	(35)
Due to Reserve Fund	11,000	0	11,000
Total Current Liabilities	<hr style="border-top: 1px solid black;"/> 14,546	<hr style="border-top: 1px solid black;"/> 0	<hr style="border-top: 1px solid black;"/> 14,546
TOTAL LIABILITIES	<hr style="border-top: 1px solid black;"/>14,546	<hr style="border-top: 1px solid black;"/>0	<hr style="border-top: 1px solid black;"/>14,546
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(936)	11,115	10,180
TOTAL FUND BALANCES	<hr style="border-top: 1px solid black;"/> 8,866	<hr style="border-top: 1px solid black;"/> 52,460	<hr style="border-top: 1px solid black;"/> 61,327
TOTAL LIABILITIES AND FUND BALANCES	<hr style="border-top: 3px double black;"/>23,412	<hr style="border-top: 3px double black;"/>52,460	<hr style="border-top: 3px double black;"/>75,872

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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,582	4,582	0	0%	18,330	18,328	2	0%	54,989	36,659	67%
TOTAL Regular Assessments	4,582	4,582	0	0%	18,330	18,328	2	0%	54,989	36,659	67%
Assessment Allocation											
Assessment Allocation	(2,750)	(2,750)	0	0%	(11,000)	(11,000)	0	0%	(33,000)	(22,000)	67%
TOTAL Assessment Allocation	(2,750)	(2,750)	0	0%	(11,000)	(11,000)	0	0%	(33,000)	(22,000)	67%
Other Income											
Late Payment Charges	0	0	0	0%	50	0	50	100%	0	(50)	0%
Interest Income	10	0	10	100%	62	0	62	100%	0	(62)	0%
TOTAL Other Income	10	0	10	100%	112	0	112	100%	0	(112)	0%
TOTAL Revenues	1,843	1,832	11	1%	7,441	7,328	113	2%	21,989	14,548	66%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	35	86	51	59%	344	344	0	0%	1,035	691	67%
Landscape Maintenance											
Landscape Service Contract	984	949	(35)	(4%)	3,934	3,796	(138)	(4%)	11,391	7,457	65%
Repairs and Maint											
General Repairs	0	58	58	100%	0	232	232	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	0	132	132	100%	400	400	100%
Hurricane	0	0	0	0%	675	0	(675)	(100%)	0	(675)	0%
Power Washing	624	99	(525)	(530%)	624	396	(228)	(58%)	1,188	564	47%
Roof Repairs	0	15	15	100%	0	60	60	100%	175	175	100%
TOTAL Repairs and Maint	624	205	(419)	(204%)	1,299	820	(479)	(58%)	2,463	1,164	47%
Repairs/Maint - Irrigation											
Irrigation Repairs	179	67	(112)	(168%)	694	268	(426)	(159%)	800	106	13%
Exterminating											
Termite Bond	127	120	(7)	(6%)	509	480	(29)	(6%)	1,438	929	65%
Water and Wastewater											
Water and Wastewater	17	72	55	76%	93	288	195	68%	860	768	89%
TOTAL Direct Operating Expenses	1,967	1,499	(468)	(31%)	6,872	5,996	(876)	(15%)	17,987	11,115	62%
Admin 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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Administration Expenses											
Administration Fee	325	325	0	0%	1,300	1,300	0	0%	3,906	2,606	67%
Coupons	0	8	8	100%	170	104	(66)	(63%)	152	(18)	(12%)
Miscellaneous	0	0	0	0%	35	0	(35)	(100%)	0	(35)	0%
TOTAL Administration Expenses	325	333	8	2%	1,505	1,404	(101)	(7%)	4,058	2,553	63%
TOTAL Admin Expenses	325	333	8	2%	1,505	1,404	(101)	(7%)	4,058	2,553	63%
TOTAL Operating Expenses	2,292	1,832	(460)	(25%)	8,377	7,400	(977)	(13%)	22,045	13,668	62%
TOTAL Expenses	2,292	1,832	(460)	(25%)	8,377	7,400	(977)	(13%)	22,045	13,668	62%
NET SURPLUS (DEFICIT)	(449)	0	(449)	(100%)	(936)	(72)	(864)	>999%	(56)	880	(>999%)

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 04/30/2023				YTD 04/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,750	2,750	0	0%	11,000	11,000	0	0%	33,000	22,000	67%
TOTAL Assessment Allocation	2,750	2,750	0	0%	11,000	11,000	0	0%	33,000	22,000	67%
Other Income											
Interest Income	34	0	34	100%	115	0	115	100%	0	(115)	0%
TOTAL Other Income	34	0	34	100%	115	0	115	100%	0	(115)	0%
TOTAL Revenues	2,784	2,750	34	1%	11,115	11,000	115	1%	33,000	21,885	66%
Expenses											
TOTAL Expenses	0	0	0	0%	0	0	0	0%	0	0	0%
NET SURPLUS (DEFICIT)	2,784	2,750	34	1%	11,115	11,000	115	1%	33,000	21,885	66%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 04/01/2023 - 04/30/2023

Vendors

Vendor: Duke Energy

			Beginning Balance:		(35.20)
Date	Document Number	Description	Charges	Payments	Balance
04/18/2023	910088938929-0423	March 2023 - Electric	35.20		0.00
04/18/2023	5088	Payment - Check #5088		35.20	(35.20)
Total:			35.20	35.20	(35.20)

Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/05/2023	8003123406-0423	8003123406-0423	17.40		17.40
04/05/2023	5085	Payment - Check #5085		17.40	0.00
Total:			17.40	17.40	0.00

Vendor: GrandManors

			Beginning Balance:		35.00
Date	Document Number	Description	Charges	Payments	Balance
04/11/2023	EFT	Payment - EFT		35.00	0.00
Total:			0.00	35.00	0.00

Vendor: Portugal Parners LLC dba Celebration Garden and Cleaning

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/27/2023	202367	April 2023 - Pressure Washing	624.00		624.00
Total:			624.00	0.00	624.00

Vendor: Prince & Sons Inc.

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
04/10/2023	8453	April 2023 - Landscape Contract	983.50		983.50
04/11/2023	5086	Payment - Check #5086		983.50	0.00
04/12/2023	8560	April 2023 - Irrigation Repairs	179.31		179.31
04/13/2023	5087	Payment - Check #5087		179.31	0.00
Total:			1,162.81	1,162.81	0.00

Vendors Total

1,839.41 1,250.41 588.80

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 04/01/2023 - 04/30/2023

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(4,137.42)

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

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

Accounts Receivable Total

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

Owner: Hoy, John (Account #: R0743525L0590864) Property: 901 Blue Sage St **Beginning Balance: (738.09)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2023	RAS-2023M4-4606459-5	Assessment for April 2023	381.87		(356.22)
Total:				381.87	0.00	(356.22)

Owner: Maia Company, LLC (Account #: R0912234L0590865) Property: 902 Blue Sage St **Beginning Balance: (2,987.70)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2023	RAS-2023M4-4606459-6	Assessment for April 2023	381.87		(2,605.83)
Total:				381.87	0.00	(2,605.83)

Owner: Michael S Messieh Revocable Trust (Account #: R0743532L0590871) Property: 908 Blue Sage St **Beginning Balance: (411.63)**

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2023	RAS-2023M4-4606459-12	Assessment for April 2023	381.87		(29.76)
Total:				381.87	0.00	(29.76)

Prepaid Assessments Total **1,145.61** **0.00** **(2,991.81)**

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	04/01/2023	RAS-2023M4-4606459-2	Assessment for April 2023	381.87		381.87
Payment	04/04/2023	79223008			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	04/01/2023	RAS-2023M4-4606459-10	Assessment for April 2023	381.87		381.87
Payment	04/28/2023	2003			381.87	0.00
Total:				381.87	381.87	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 04/01/2023 - 04/30/2023

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	04/01/2023	RAS-2023M4-4606459-3	Assessment for April 2023	381.87		381.87
Payment	04/04/2023	79223006			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	04/01/2023	RAS-2023M4-4606459-1	Assessment for April 2023	381.87		381.87
Payment	04/21/2023	21070435			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	04/01/2023	RAS-2023M4-4606459-9	Assessment for April 2023	381.87		381.87
Payment	04/04/2023	79223002			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	04/01/2023	RAS-2023M4-4606459-11	Assessment for April 2023	381.87		381.87
Payment	04/04/2023	79223003			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	04/01/2023	RAS-2023M4-4606459-8	Assessment for April 2023	381.87		381.87
Payment	04/04/2023	79223005			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	04/01/2023	RAS-2023M4-4606459-7	Assessment for April 2023	381.87		381.87
Payment	04/04/2023	79223004			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
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	04/01/2023	RAS-2023M4-4606459-4	Assessment for April 2023	381.87		381.87
Payment	04/04/2023	79223007			381.87	0.00
Total:				381.87	381.87	0.00

Paid in Full Total	3,436.83	3,436.83	0.00
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Ending of Period Accounts Receivable and Prepaid Assessment Balance	\$4,582.44	3,436.83	(2,991.81)
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