



Celebration Residential Owners Association (CROA)

July 18, 2022

Dear Celebration Residential Owners Association, Inc.,

The June 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
Tel:407-566-1200 x216
GM.Accounting@CiraMail.com

GrandManors
Tel: 855-947-2636
Fax: 866-919-5696

www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

June 2022 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

June 2022

Prepared on July 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:

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
	06/30/2022	06/30/2022	06/30/2022
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	5,811	0	5,811
Cash - Replacement Fund	0	41,250	41,250
Accounts Receivable	2,159	0	2,159
Due from Operating Fund	0	4,150	4,150
Prepaid Expenses	719	0	719
Total Current Assets	<u>8,689</u>	<u>45,400</u>	<u>54,089</u>
TOTAL ASSETS	<u>8,689</u>	<u>45,400</u>	<u>54,089</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(20)	0	(20)
Prepaid Assessments	2,824	0	2,824
Other Current Liabilities	207	0	207
Due to Reserve Fund	4,150	0	4,150
Total Current Liabilities	<u>7,161</u>	<u>0</u>	<u>7,161</u>
TOTAL LIABILITIES	<u>7,161</u>	<u>0</u>	<u>7,161</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	(177)	32,768	32,591
YTD Net Surplus (Deficit)	1,705	12,632	14,337
TOTAL FUND BALANCES	<u>1,528</u>	<u>45,400</u>	<u>46,928</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>8,689</u>	<u>45,400</u>	<u>54,089</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 06/30/2022				YTD 06/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,507	4,507	0	0%	27,040	27,041	0	0%	54,081	27,041	50%
TOTAL Regular Assessments	4,507	4,507	0	0%	27,040	27,041	0	0%	54,081	27,041	50%
Assessment Allocation											
Assessment Allocation	(2,150)	(2,150)	0	0%	(12,900)	(12,900)	0	0%	(25,800)	(12,900)	50%
TOTAL Assessment Allocation	(2,150)	(2,150)	0	0%	(12,900)	(12,900)	0	0%	(25,800)	(12,900)	50%
Other Income											
Late Payment Charges	25	0	25	100%	50	0	50	100%	0	(50)	0%
Other Operating Transfer	0	(445)	445	(100%)	0	(2,669)	2,669	(100%)	(5,338)	(5,338)	100%
Interest Income	11	0	11	100%	39	0	39	100%	0	(39)	0%
Miscellaneous Income	20	0	20	100%	20	0	20	100%	0	(20)	0%
TOTAL Other Income	56	(445)	501	(113%)	109	(2,669)	2,778	(104%)	(5,338)	(5,447)	102%
TOTAL Revenues	2,413	1,912	501	26%	14,249	11,472	2,778	24%	22,943	8,694	38%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	75	38	(36)	(94%)	373	230	(143)	(62%)	460	87	19%
TOTAL Electricity	75	38	(36)	(94%)	373	230	(143)	(62%)	460	87	19%
Landscape Maintenance											
Landscape - General	600	0	(600)	(100%)	1,050	0	(1,050)	(100%)	0	(1,050)	0%
Landscape Service Contract	949	950	0	0%	5,695	5,698	3	0%	11,396	5,701	50%
TOTAL Landscape Maintenance	1,549	950	(600)	(63%)	6,745	5,698	(1,047)	(18%)	11,396	4,651	41%
Repairs and Maint											
General Repairs	0	58	58	100%	1,290	350	(940)	(269%)	700	(590)	(84%)
Gutter Cleaning	0	45	45	100%	400	267	(133)	(50%)	535	135	25%
Power Washing	0	198	198	100%	800	1,188	388	33%	2,375	1,575	66%
TOTAL Repairs and Maint	0	301	301	100%	2,490	1,805	(685)	(38%)	3,610	1,120	31%
Repairs/Maint - Irrigation											
Irrigation Repairs	0	135	135	100%	0	810	810	100%	1,620	1,620	100%
TOTAL Repairs/Maint - Irrigation	0	135	135	100%	0	810	810	100%	1,620	1,620	100%
Irrigation											
Exterminating											

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 06/30/2022				YTD 06/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Termite Bond	120	120	0	0%	719	719	0	0%	1,438	719	50%
TOTAL Exterminating	120	120	0	0%	719	719	0	0%	1,438	719	50%
Water and Wastewater											
Water and Wastewater	32	66	34	52%	144	396	253	64%	793	649	82%
TOTAL Water and Wastewater	32	66	34	52%	144	396	253	64%	793	649	82%
TOTAL Direct Operating Expenses	1,776	1,610	(166)	(10%)	10,471	9,658	(813)	(8%)	19,317	8,846	46%
Admin Expenses											
Professional Fees											
Consulting	0	0	0	0%	175	0	(175)	(100%)	0	(175)	0%
TOTAL Professional Fees	0	0	0	0%	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%	1,800	1,800	0	0%	3,600	1,800	50%
Miscellaneous	0	2	2	100%	98	13	(85)	(653%)	26	(72)	(277%)
TOTAL Administration Expenses	300	302	2	1%	1,898	1,813	(85)	(5%)	3,626	1,728	48%
TOTAL Admin Expenses	300	302	2	1%	2,074	1,813	(261)	(14%)	3,626	1,552	43%
TOTAL Operating Expenses	2,076	1,912	(164)	(9%)	12,545	11,471	(1,073)	(9%)	22,943	10,398	45%
TOTAL Expenses	2,076	1,912	(164)	(9%)	12,545	11,471	(1,073)	(9%)	22,943	10,398	45%
NET SURPLUS (DEFICIT)	337	0	337	>999%	1,705	0	1,705	>999%	0	(1,705)	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 06/30/2022				YTD 06/30/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,150	2,150	0	0%	12,900	12,900	0	0%	25,800	12,900	50%
TOTAL Assessment Allocation	2,150	2,150	0	0%	12,900	12,900	0	0%	25,800	12,900	50%
Other Income											
Interest Income	5	0	5	100%	10	0	10	100%	0	(10)	0%
TOTAL Other Income	5	0	5	100%	10	0	10	100%	0	(10)	0%
TOTAL Revenues	2,155	2,150	5	0%	12,910	12,900	10	0%	25,800	12,890	50%
Expenses											
Capital Expenditures (Non-capitalized)											
Other Capital Expenses											
Reserve Study	278	0	(278)	(100%)	278	0	(278)	(100%)	0	(278)	0%
TOTAL Other Capital Expenses	278	0	(278)	(100%)	278	0	(278)	(100%)	0	(278)	0%
TOTAL Capital Expenditures (Non-capitalized)	278	0	(278)	(100%)	278	0	(278)	(100%)	0	(278)	0%
TOTAL Expenses	278	0	(278)	(100%)	278	0	(278)	(100%)	0	(278)	0%
NET SURPLUS (DEFICIT)	1,877	2,150	(273)	(13%)	12,632	12,900	(268)	(2%)	25,800	13,168	51%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 06/01/2022 - 06/30/2022

Vendors

Vendor: Duke Energy

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
06/06/2022	910088938929-0522	April 2022 - Electric	74.54		74.54
06/07/2022	5036	Payment - Check #5036		74.54	0.00
Total:			74.54	74.54	0.00

Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
06/07/2022	8003123406-0622	8003123406-0622	31.90		31.90
06/08/2022	5037	Payment - Check #5037		31.90	0.00
Total:			31.90	31.90	0.00

Vendor: GrandManors

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
06/30/2022	VAR-2022M6-BLUESAGE	VAR-2022M6-BLUESAGE	(20.00)		(20.00)
Total:			(20.00)	0.00	(20.00)

Vendor: Nu-Leaf Property Services

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
06/01/2022	134986	June 2022 - Landscape Contract	949.23		949.23
06/01/2022	5035	Payment - Check #5035		949.23	0.00
06/14/2022	135051	June 2022 - 901 and 903 Blue Sage Tree Trimming	600.00		600.00
06/16/2022	5038	Payment - Check #5038		600.00	0.00
Total:			1,549.23	1,549.23	0.00

Vendors Total

	1,635.67	1,655.67	(20.00)
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Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(1,061.60)

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

Owner: Guimaraes, Renato (Account #: R0743526L0590865) Property: 902 Blue Sage St				Beginning Balance:	2,093.12	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	05/31/2022	LFC-2022M5-4039562	Late Payment Charges for May 2022	25.00		2,118.12
Finance Charges	06/01/2022	FCC-2022M5-4042996	Finance Charges for May 2022	11.27		2,129.39
Regular Assessment	06/01/2022	RAS-2022M6-3951661-6	Assessment for June 2022	375.56		2,504.95
Payment	06/06/2022	1671546			800.00	1,704.95
Total:				411.83	800.00	1,704.95
Owner: Hoy, John (Account #: R0743525L0590864) Property: 901 Blue Sage St				Beginning Balance:	(297.04)	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951661-5	Assessment for June 2022	375.56		78.52
Total:				375.56	0.00	78.52
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	06/01/2022	RAS-2022M6-3951661-12	Assessment for June 2022	375.56		375.56
Total:				375.56	0.00	375.56
Accounts Receivable Total				1,162.95	800.00	2,159.03

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

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	06/01/2022	RAS-2022M6-3951661-10	Assessment for June 2022	375.56		146.80
Payment	06/07/2022	74108357			341.82	(195.02)
Payment	06/07/2022	74108358			375.56	(570.58)
Total:				375.56	717.38	(570.58)
Owner: McGlynn, Donald (Account #: R0743531L0590870) Property: 907 Blue Sage St				Beginning Balance:	(2,628.92)	
Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951661-11	Assessment for June 2022	375.56		(2,253.36)
Total:				375.56	0.00	(2,253.36)
Prepaid Assessments Total				751.12	717.38	(2,823.94)

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
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Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 06/01/2022 - 06/30/2022

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	06/01/2022	RAS-2022M6-3951661-2	Assessment for June 2022	375.56		375.56
Payment	06/02/2022	73967493			375.56	0.00
Total:				375.56	375.56	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	06/01/2022	RAS-2022M6-3951661-3	Assessment for June 2022	375.56		375.56
Payment	06/02/2022	73967524			375.56	0.00
Total:				375.56	375.56	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	06/01/2022	RAS-2022M6-3951661-1	Assessment for June 2022	375.56		375.56
Payment	06/16/2022	463			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	06/01/2022	RAS-2022M6-3951661-9	Assessment for June 2022	375.56		375.56
Payment	06/02/2022	73967528			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	06/01/2022	RAS-2022M6-3951661-8	Assessment for June 2022	375.56		375.56
Payment	06/02/2022	73967527			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	06/01/2022	RAS-2022M6-3951661-7	Assessment for June 2022	375.56		375.56
Payment	06/02/2022	73967526			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	06/01/2022	RAS-2022M6-3951661-4	Assessment for June 2022	375.56		375.56
Payment	06/02/2022	73967525			375.56	0.00
Total:				375.56	375.56	0.00

Paid in Full Total

2,628.92 2,628.92 0.00

Ending of Period Accounts Receivable and Prepaid Assessment Balance

\$4,542.99 4,146.30 (664.91)