



Celebration Residential Owners Association (CROA)

September 16, 2022

Dear Celebration Residential Owners Association, Inc.,

The August 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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www.grandmanors.com

Exceptional Lifestyle Management of Onsite Communities

August 2022 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

August 2022

Prepared on September 16, 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
	08/31/2022	08/31/2022	08/31/2022
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund	10,709	0	10,709
Cash - Replacement Fund	0	41,270	41,270
Accounts Receivable	1,665	0	1,665
Due from Operating Fund	0	4,150	4,150
Prepaid Expenses	479	0	479
Total Current Assets	12,854	45,420	58,274
TOTAL ASSETS	12,854	45,420	58,274
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(20)	0	(20)
Prepaid Assessments	1,731	0	1,731
Other Current Liabilities	207	0	207
Other Accrued Expenses	93	0	93
Due to Reserve Fund	4,150	0	4,150
Total Current Liabilities	6,161	0	6,161
TOTAL LIABILITIES	6,161	0	6,161
FUND BALANCES			
Prior Years Surplus (Deficit)	(177)	32,768	32,591
YTD Net Surplus (Deficit)	6,870	12,652	19,522
TOTAL FUND BALANCES	6,694	45,420	52,113
TOTAL LIABILITIES AND FUND BALANCES	12,854	45,420	58,274

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 08/31/2022				YTD 08/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,507	4,507	0	0%	36,054	36,054	0	0%	54,081	18,027	33%
TOTAL Regular Assessments	4,507	4,507	0	0%	36,054	36,054	0	0%	54,081	18,027	33%
Assessment Allocation											
Assessment Allocation	0	(2,150)	2,150	(100%)	(12,900)	(17,200)	4,300	(25%)	(25,800)	(12,900)	50%
TOTAL Assessment Allocation	0	(2,150)	2,150	(100%)	(12,900)	(17,200)	4,300	(25%)	(25,800)	(12,900)	50%
Other Income											
Late Payment Charges	0	0	0	0%	50	0	50	100%	0	(50)	0%
Other Operating Transfer	0	(445)	445	(100%)	0	(3,559)	3,559	(100%)	(5,338)	(5,338)	100%
Interest Income	0	0	0	0%	45	0	45	100%	0	(45)	0%
Miscellaneous Income	0	0	0	0%	20	0	20	100%	0	(20)	0%
TOTAL Other Income	0	(445)	445	(100%)	115	(3,559)	3,673	(103%)	(5,338)	(5,453)	102%
TOTAL Revenues	4,507	1,912	2,595	136%	23,269	15,295	7,973	52%	22,943	(326)	(1%)
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	80	38	(41)	(108%)	521	307	(214)	(70%)	460	(61)	(13%)
TOTAL Electricity	80	38	(41)	(108%)	521	307	(214)	(70%)	460	(61)	(13%)
Landscape Maintenance											
Landscape - General	0	0	0	0%	1,050	0	(1,050)	(100%)	0	(1,050)	0%
Landscape Service Contract	949	950	0	0%	7,594	7,597	4	0%	11,396	3,802	33%
TOTAL Landscape Maintenance	949	950	0	0%	8,644	7,597	(1,046)	(14%)	11,396	2,752	24%
Repairs and Maint											
General Repairs	0	58	58	100%	1,890	467	(1,423)	(305%)	700	(1,190)	(170%)
Gutter Cleaning	0	45	45	100%	400	357	(43)	(12%)	535	135	25%
Power Washing	0	198	198	100%	800	1,583	783	49%	2,375	1,575	66%
TOTAL Repairs and Maint	0	301	301	100%	3,090	2,407	(683)	(28%)	3,610	520	14%
Landscape Color Beds											
Irrigation Repairs	143	135	(8)	(6%)	143	1,080	937	87%	1,620	1,477	91%
TOTAL Landscape Color Beds	143	135	(8)	(6%)	143	1,080	937	87%	1,620	1,477	91%
Exterminating											
Termite Bond	120	120	0	0%	959	959	0	0%	1,438	479	33%

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 08/31/2022				YTD 08/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Exterminating	120	120	0	0%	959	959	0	0%	1,438	479	33%
Water and Wastewater											
Water and Wastewater	93	66	(27)	(40%)	368	529	160	30%	793	425	54%
TOTAL Water and Wastewater	93	66	(27)	(40%)	368	529	160	30%	793	425	54%
TOTAL Direct Operating Expenses	1,384	1,610	225	14%	13,725	12,878	(847)	(7%)	19,317	5,592	29%
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%	2,400	2,400	0	0%	3,600	1,200	33%
Miscellaneous	0	2	2	100%	98	17	(81)	(465%)	26	(72)	(277%)
TOTAL Administration Expenses	300	302	2	1%	2,498	2,417	(81)	(3%)	3,626	1,128	31%
TOTAL Admin Expenses	300	302	2	1%	2,674	2,417	(256)	(11%)	3,626	952	26%
TOTAL Operating Expenses	1,684	1,912	228	12%	16,398	15,295	(1,103)	(7%)	22,943	6,545	29%
TOTAL Expenses	1,684	1,912	228	12%	16,398	15,295	(1,103)	(7%)	22,943	6,545	29%
NET SURPLUS (DEFICIT)	2,822	0	2,822	>999%	6,870	0	6,870	>999%	0	(6,870)	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 08/31/2022				YTD 08/31/2022				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	0	2,150	(2,150)	(100%)	12,900	17,200	(4,300)	(25%)	25,800	12,900	50%
TOTAL Assessment Allocation	0	2,150	(2,150)	(100%)	12,900	17,200	(4,300)	(25%)	25,800	12,900	50%
Other Income											
Interest Income	12	0	12	100%	30	0	30	100%	0	(30)	0%
TOTAL Other Income	12	0	12	100%	30	0	30	100%	0	(30)	0%
TOTAL Revenues	12	2,150	(2,138)	(99%)	12,930	17,200	(4,270)	(25%)	25,800	12,870	50%
Expenses											
Capital Expenses											
Reserve Expenses											
Reserve Study	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
TOTAL Reserve Expenses	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
TOTAL Capital Expenses	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
TOTAL Expenses	0	0	0	0%	278	0	(278)	(100%)	0	(278)	0%
NET SURPLUS (DEFICIT)	12	2,150	(2,138)	(99%)	12,652	17,200	(4,548)	(26%)	25,800	13,148	51%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 08/01/2022 - 08/31/2022

Vendors

Vendor: Benchmark Landscaping LLC			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
08/08/2022	8044	July 2022 - Irrigation Repair	71.50		71.50
08/08/2022	8075	July 2022 - Irrigation Repair	71.50		143.00
08/09/2022	5044	Payment - Check #5044		71.50	71.50
08/09/2022	5045	Payment - Check #5045		71.50	0.00
08/17/2022	8811	August 2022 - Landscape Contract	949.23		949.23
08/18/2022	5047	Payment - Check #5047		949.23	0.00
Total:			1,092.23	1,092.23	0.00
Vendor: Duke Energy			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
08/24/2022	910088952448-0822	910088952448-0822	79.55		79.55
08/25/2022	5048	Payment - Check #5048		79.55	0.00
Total:			79.55	79.55	0.00
Vendor: Enterprise Community Development District			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
08/16/2022	81622	81622	92.80		92.80
08/17/2022	5046	Payment - Check #5046		92.80	0.00
Total:			92.80	92.80	0.00
Vendor: GrandManors			Beginning Balance:		(20.00)
Date	Document Number	Description	Charges	Payments	Balance
Total:					(20.00)
Vendors Total			1,264.58	1,264.58	(20.00)

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$(1,152.94)

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

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

Beginning Balance: 880.51

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087294-5	Assessment for August 2022	375.56		1,256.07
Total:				375.56	0.00	1,256.07

Owner: Hoy, John (Account #: R0743525L0590864) Property: 901 Blue Sage St

Beginning Balance: (341.82)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087294-4	Assessment for August 2022	375.56		33.74
Total:				375.56	0.00	33.74

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

Beginning Balance: 756.75

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087294-12	Assessment for August 2022	375.56		1,132.31
Payment	08/02/2022	1914 (Transfer)	Transferred from R0743532L0590871, Celebration Residential Owners Association		756.75	375.56
Total:				375.56	756.75	375.56

Accounts Receivable Total

1,126.68 756.75 1,665.37

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

Owner: Batzer, Bernard (Account #: R0743530L0590869) Property: 906 Blue Sage St

Beginning Balance: (570.58)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087294-9	Assessment for August 2022	375.56		(195.02)
Payment	08/05/2022	75137524			375.56	(570.58)
Payment	08/15/2022	74108357	Payment Transfer (re: 74108357) to R0743530L0590869		(341.82)	(228.76)
Total:				375.56	33.74	(228.76)

Owner: McGlynn, Donald (Account #: R0743531L0590870) Property: 907 Blue Sage St

Beginning Balance: (1,877.80)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	08/01/2022	RAS-2022M8-4087294-10	Assessment for August 2022	375.56		(1,502.24)
Total:				375.56	0.00	(1,502.24)

Prepaid Assessments Total

751.12 33.74 (1,731.00)

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
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Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 08/01/2022 - 08/31/2022

Regular Assessment	08/01/2022	RAS-2022M8-4087294-2	Assessment for August 2022	375.56		375.56
Payment	08/02/2022	75081128			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	08/01/2022	RAS-2022M8-4087294-11	Assessment for August 2022	375.56		375.56
Payment	08/02/2022	75081129			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	08/01/2022	RAS-2022M8-4087294-1	Assessment for August 2022	375.56		375.56
Payment	08/19/2022	466			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	08/01/2022	RAS-2022M8-4087294-8	Assessment for August 2022	375.56		375.56
Payment	08/02/2022	75081124			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	08/01/2022	RAS-2022M8-4087294-7	Assessment for August 2022	375.56		375.56
Payment	08/02/2022	75081127			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	08/01/2022	RAS-2022M8-4087294-6	Assessment for August 2022	375.56		375.56
Payment	08/02/2022	75081126			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	08/01/2022	RAS-2022M8-4087294-3	Assessment for August 2022	375.56		375.56
Payment	08/02/2022	75081125			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

\$4,506.72 3,419.41 (65.63)