



Celebration Residential Owners Association (CROA)

October 05, 2023

Dear Celebration Residential Owners Association, Inc.,

The September 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
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

September 2023 Financial Report

Celebration Residential Owners Association, Inc. - Blue Sage

September 2023

Prepared on October 05, 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	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

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
	09/30/2023	09/30/2023	09/30/2023
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - Operating Fund -0221	15,954	0	15,954
Cash - Replacement Fund -0239	0	40,448	40,448
Accounts Receivable	819	0	819
Due from Operating Fund	0	16,500	16,500
Prepaid Expenses	381	0	381
Total Current Assets	17,155	56,948	74,104
TOTAL ASSETS	17,155	56,948	74,104
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	25	0	25
Payable to Management Company	(35)	0	(35)
Due to Reserve Fund	16,500	0	16,500
Client Payables NSF	25	0	25
Total Current Liabilities	16,515	0	16,515
TOTAL LIABILITIES	16,515	0	16,515
FUND BALANCES			
Prior Years Surplus (Deficit)	9,802	41,345	51,147
YTD Net Surplus (Deficit)	(9,162)	15,603	6,442
TOTAL FUND BALANCES	640	56,948	57,589
TOTAL LIABILITIES AND FUND BALANCES	17,155	56,948	74,104

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 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Regular Assessments											
Full Rate	4,582	4,582	0	0%	41,242	41,238	4	0%	54,989	13,747	25%
TOTAL Regular Assessments	4,582	4,582	0	0%	41,242	41,238	4	0%	54,989	13,747	25%
Assessment Allocation											
Assessment Allocation	(2,750)	(2,750)	0	0%	(24,750)	(24,750)	0	0%	(33,000)	(8,250)	25%
TOTAL Assessment Allocation	(2,750)	(2,750)	0	0%	(24,750)	(24,750)	0	0%	(33,000)	(8,250)	25%
Other Income											
Late Payment Charges	25	0	25	100%	175	0	175	100%	0	(175)	0%
Interest Income	10	0	10	100%	130	0	130	100%	0	(130)	0%
TOTAL Other Income	35	0	35	100%	305	0	305	100%	0	(305)	0%
TOTAL Revenues	1,868	1,832	36	2%	16,797	16,488	309	2%	21,989	5,192	24%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Electricity											
Electricity - General	70	86	16	18%	696	774	78	10%	1,035	339	33%
Landscape Maintenance											
Landscape - General	0	0	0	0%	3,730	0	(3,730)	(100%)	0	(3,730)	0%
Landscape Service Contract	984	949	(35)	(4%)	8,852	8,541	(311)	(4%)	11,391	2,539	22%
Repairs and Maint											
General Repairs	0	58	58	100%	0	522	522	100%	700	700	100%
Gutter Cleaning	0	33	33	100%	1,140	297	(843)	(284%)	400	(740)	(185%)
Hurricane	0	0	0	0%	675	0	(675)	(100%)	0	(675)	0%
Power Washing	2,620	99	(2,521)	(>999%)	3,244	891	(2,353)	(264%)	1,188	(2,057)	(173%)
Roof Repairs	0	15	15	100%	800	135	(665)	(493%)	175	(625)	(357%)
TOTAL Repairs and Maint	2,620	205	(2,415)	(>999%)	5,859	1,845	(4,014)	(218%)	2,463	(3,397)	(138%)
Repairs/Maint - Irrigation											
Irrigation Repairs	0	67	67	100%	2,025	603	(1,422)	(236%)	800	(1,225)	(153%)
Exterminating											
Termite Bond	127	120	(7)	(6%)	1,145	1,080	(65)	(6%)	1,438	293	20%
Water and Wastewater											
Water and Wastewater	87	72	(15)	(21%)	397	648	251	39%	860	463	54%
TOTAL Direct Operating Expenses	3,888	1,499	(2,389)	(159%)	22,704	13,491	(9,213)	(68%)	17,987	(4,717)	(26%)

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 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Admin Expenses											
Administration Expenses											
Administration Fee	325	325	0	0%	2,925	2,925	0	0%	3,906	981	25%
Coupons	0	8	8	100%	170	136	(34)	(25%)	152	(18)	(12%)
Miscellaneous	25	0	(25)	(100%)	160	0	(160)	(100%)	0	(160)	0%
TOTAL Administration Expenses	350	333	(17)	(5%)	3,255	3,061	(194)	(6%)	4,058	803	20%
TOTAL Admin Expenses	350	333	(17)	(5%)	3,255	3,061	(194)	(6%)	4,058	803	20%
TOTAL Operating Expenses	4,238	1,832	(2,406)	(131%)	25,959	16,552	(9,407)	(57%)	22,045	(3,914)	(18%)
TOTAL Expenses	4,238	1,832	(2,406)	(131%)	25,959	16,552	(9,407)	(57%)	22,045	(3,914)	(18%)
NET SURPLUS (DEFICIT)	(2,370)	0	(2,370)	(100%)	(9,162)	(64)	(9,098)	>999%	(56)	9,106	(>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 09/30/2023				YTD 09/30/2023				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessment Allocation											
Assessment Allocation	2,750	2,750	0	0%	24,750	24,750	0	0%	33,000	8,250	25%
TOTAL Assessment Allocation	2,750	2,750	0	0%	24,750	24,750	0	0%	33,000	8,250	25%
Other Income											
Interest Income	27	0	27	100%	253	0	253	100%	0	(253)	0%
TOTAL Other Income	27	0	27	100%	253	0	253	100%	0	(253)	0%
TOTAL Revenues	2,777	2,750	27	1%	25,003	24,750	253	1%	33,000	7,997	24%
Expenses											
Capital Expenses											
Reserve Expenses											
General Reserve Expense	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Reserve Expenses	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Capital Expenses	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
TOTAL Expenses	0	0	0	0%	9,400	0	(9,400)	(100%)	0	(9,400)	0%
NET SURPLUS (DEFICIT)	2,777	2,750	27	1%	15,603	24,750	(9,147)	(37%)	33,000	17,397	53%

Unaudited

Celebration Residential Owners Association, Inc. - Blue Sage

A/P Ledger for the Period 09/01/2023 - 09/30/2023

Vendors

Vendor: Duke Energy

			Beginning Balance:		(35.20)
Date	Document Number	Description	Charges	Payments	Balance
09/19/2023	910088938929-0923	August 2023 - Electric	35.21		0.01
09/20/2023	910088952448-0923	August 2023 - Electric	35.20		35.21
09/20/2023	5105	Payment - Check #5105		35.21	0.00
Total:			70.41	35.21	0.00

Vendor: Enterprise Community Development District

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
09/07/2023	8003123406-0923	8003123406-0923	87.00		87.00
09/08/2023	5103	Payment - Check #5103		87.00	0.00
Total:			87.00	87.00	0.00

Vendor: GrandManors

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
09/30/2023	VAR-2023M9-BLUESAGE	Monthly Variable Invoice: 08/26/2023 - 09/25/2023	25.00		25.00
Total:			25.00	0.00	25.00

Vendor: Portugal Parners LLC dba Celebration Garden and Cleaning

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
09/06/2023	202380	September 2023 - Pressure Washing	2,620.00		2,620.00
09/09/2023	5104	Payment - Check #5104		2,620.00	0.00
Total:			2,620.00	2,620.00	0.00

Vendor: Prince & Sons Inc.

			Beginning Balance:		0.00
Date	Document Number	Description	Charges	Payments	Balance
09/06/2023	9917	September 2023 - Landscape Contract	983.50		983.50
09/07/2023	EFT	Payment - EFT		983.50	0.00
Total:			983.50	983.50	0.00

Vendors Total

3,785.91 3,725.71 25.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 09/01/2023 - 09/30/2023

Beginning of Period Accounts Receivable and Prepaid Assessment Balance

\$381.87

Accounts Receivable – Owners with Debit Balances (end of 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	09/01/2023	RAS-2023M9-5057872-1	Assessment for September 2023	381.87		381.87
Payment	09/26/2023	21774888			381.87	0.00
Insufficient Funds Charges	09/29/2023	NSF-5259013-1	Returned Payment Charge - No Account/Unable to Locate Account	25.00		25.00
Other Charges	09/29/2023	REVERSED-21774888	Payment Reversal (re: 21774888). No Account/Unable to Locate Account		(381.87)	406.87
Total:				406.87	0.00	406.87

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

Beginning Balance: 381.87

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Late Fee Charges	08/31/2023	LFC-2023M8-5173400	Late Payment Charges for August 2023	25.00		406.87
Finance Charges	09/01/2023	FCC-2023M8-5177324	Finance Charges for August 2023	5.73		412.60
Regular Assessment	09/01/2023	RAS-2023M9-5057872-12	Assessment for September 2023	381.87		794.47
Payment	09/06/2023	1863			381.87	412.60
Total:				412.60	381.87	412.60

Accounts Receivable Total

819.47 381.87 819.47

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

Beginning Balance:

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Total:						

Prepaid Assessments Total

0.00 0.00 0.00

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
Regular Assessment	09/01/2023	RAS-2023M9-5057872-2	Assessment for September 2023	381.87		381.87
Payment	09/05/2023	81829779			381.87	0.00
Total:				381.87	381.87	0.00

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

Beginning Balance: 381.87

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 09/01/2023 - 09/30/2023

Regular Assessment	09/01/2023	RAS-2023M9-5057872-8	Assessment for September 2023	381.87		763.74
Payment	09/01/2023	2008			381.87	381.87
Payment	09/27/2023	2011			381.87	0.00
Total:				381.87	763.74	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	09/01/2023	RAS-2023M9-5057872-11	Assessment for September 2023	381.87		381.87
Payment	09/05/2023	81829780			381.87	0.00
Total:				381.87	381.87	0.00

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	09/01/2023	RAS-2023M9-5057872-4	Assessment for September 2023	381.87		381.87
Payment	09/06/2023	986984			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	09/01/2023	RAS-2023M9-5057872-7	Assessment for September 2023	381.87		381.87
Payment	09/05/2023	81829964			381.87	0.00
Total:				381.87	381.87	0.00

Owner: Maia Company, LLC (Account #: R0912234L0590865) Property: 902 Blue Sage St

Beginning Balance: (381.87)

Type	Document Date	Document Number	Description	Charges	Payments	Balance
Regular Assessment	09/01/2023	RAS-2023M9-5057872-10	Assessment for September 2023	381.87		0.00
Total:				381.87	0.00	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	09/01/2023	RAS-2023M9-5057872-9	Assessment for September 2023	381.87		381.87
Payment	09/05/2023	81829965			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	09/01/2023	RAS-2023M9-5057872-6	Assessment for September 2023	381.87		381.87
Payment	09/05/2023	81829963			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	09/01/2023	RAS-2023M9-5057872-5	Assessment for September 2023	381.87		381.87
Payment	09/05/2023	81829962			381.87	0.00
Total:				381.87	381.87	0.00

Celebration Residential Owners Association, Inc. - Blue Sage

A/R Ledger for the Period 09/01/2023 - 09/30/2023

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	09/01/2023	RAS-2023M9-5057872-3	Assessment for September 2023	381.87		381.87
Payment	09/05/2023	81829781			381.87	0.00
Total:				381.87	381.87	0.00
Paid in Full Total				3,818.70	3,818.70	0.00
Ending of Period Accounts Receivable and Prepaid Assessment Balance				\$4,638.17	4,200.57	819.47