

Center Gate Estates Village Condominium Assoc. Section 3
Balance Sheet
As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
101 · Centennial Checking -7575	19,217.65
Reserves	
105 · Centennial MM - 87591	181,267.67
109 · CD -Cadence 9704	12,390.28
Total Reserves	193,657.95
Total Checking/Savings	212,875.60
Accounts Receivable	
108 · Accounts Receivable	4,464.09
Total Accounts Receivable	4,464.09
Total Current Assets	217,339.69
Fixed Assets	
300 · Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	217,539.69
LIABILITIES & EQUITY	
Equity	
301 · Owners Equity	8,174.69
Reserve Equity	
301a · Fence (Pool)	80.00
302 · Ramada	1,727.60
303 · Walkways/Driveways	64,278.93
304 · Refurbishing	52,759.26
305 · Pool / Deck	12,829.98
306 · Paving-Resealing	7,425.76
308 · Road	41,933.54
309 · Irrigation	17,061.57
310 · Reserve Interest	2,570.96
Total Reserve Equity	200,667.60
Net Income	8,697.40
Total Equity	217,539.69
TOTAL LIABILITIES & EQUITY	217,539.69

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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 · Maintenance Fees	13,191.65	13,191.82	-0.17	26,383.30	26,383.64	-0.34	158,301.84
402 · Interest	1.22	0.00	1.22	3.02	0.00	3.02	0.00
403 · Misc / Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
403A · Storm Assessment	17,640.00	0.00	17,640.00	17,640.00	0.00	17,640.00	0.00
403B · Insurance Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404 · Reserves	2,390.35	2,390.35	0.00	4,780.70	4,780.70	0.00	28,684.20
Total Income	33,223.22	15,582.17	17,641.05	48,807.02	31,164.34	17,642.68	186,986.04
Total Income	33,223.22	15,582.17	17,641.05	48,807.02	31,164.34	17,642.68	186,986.04
Gross Profit	33,223.22	15,582.17	17,641.05	48,807.02	31,164.34	17,642.68	186,986.04
Expense							
Administrative Expense							
604 · Property Insurance	10,526.82	4,394.90	6,131.92	14,202.11	8,789.80	5,412.31	52,738.80
606 · Corp Fee	61.25	14.00	47.25	229.25	28.00	201.25	168.00
607 · State Filing Fee	0.00	5.08	-5.08	0.00	10.20	-10.20	61.00
608 · Licenses	0.00	18.75	-18.75	0.00	37.50	-37.50	225.00
609 · Contingencies	0.00	122.92	-122.92	0.00	245.80	-245.80	1,475.00
610 · Legal Fees	255.50	41.67	213.83	255.50	83.30	172.20	500.00
612 · Accounting Fees	0.00	22.92	-22.92	0.00	45.80	-45.80	275.00
613 · Professional Fees	0.00	16.67	-16.67	0.00	33.30	-33.30	200.00
616 · Postage & Printing	27.16	70.83	-43.67	123.03	141.70	-18.67	850.00
618 · Mgmt Contract	550.00	421.00	129.00	1,100.00	842.00	258.00	5,052.00
Total Administrative Expense	11,420.73	5,128.74	6,291.99	15,909.89	10,257.40	5,652.49	61,544.80
Utilities Expense							
620 · Cable	2,839.58	2,801.08	38.50	5,679.16	5,602.20	76.96	33,613.00
622 · Electric	209.99	233.33	-23.34	372.30	466.70	-94.40	2,800.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	99.01	79.17	19.84	190.20	158.30	31.90	950.00
Total Utilities Expense	3,148.58	3,113.58	35.00	6,241.66	6,227.20	14.46	37,363.00
Building Expense							
630 · Bldg Repair/Maint	130.00	400.00	-270.00	475.00	800.00	-325.00	4,800.00
632 · Pest Control	0.00	20.00	-20.00	120.00	40.00	80.00	240.00
633 · Concrete Repairs	0.00	208.33	-208.33	0.00	416.70	-416.70	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	125.00	-125.00	750.00
635 · Mail Boxes	4,570.00	500.00	4,070.00	6,154.02	1,000.00	5,154.02	6,000.00
639 · Hurricane Ian Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Building Expense	4,700.00	1,190.83	3,509.17	6,749.02	2,381.70	4,367.32	14,290.00
Grounds Expense							
642 · Lawn Service Contract	2,021.00	1,979.50	41.50	4,042.00	3,959.00	83.00	23,754.00

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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3
Profit & Loss Budget Performance
February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
644 · Annual Planting & Repl	0.00	166.67	-166.67	0.00	333.30	-333.30	2,000.00
646 · Irrigation Contract	175.00	175.00	0.00	350.00	350.00	0.00	2,100.00
648 · Irrigation Parts	401.70	333.33	68.37	1,076.35	666.70	409.65	4,000.00
649 · Tree Trimming	0.00	437.50	-437.50	0.00	875.00	-875.00	5,250.00
Total Grounds Expense	2,597.70	3,092.00	-494.30	5,468.35	6,184.00	-715.65	37,104.00
Pool Expense							
650 · Pool Contract	250.00	250.00	0.00	500.00	500.00	0.00	3,000.00
652 · Pool Equipment & Repair	230.00	208.33	21.67	230.00	416.70	-186.70	2,500.00
653 · Pool Area Cleaning	115.00	83.33	31.67	230.00	166.70	63.30	1,000.00
654 · Ramada Cleaning	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
Total Pool Expense	595.00	666.66	-71.66	960.00	1,333.40	-373.40	8,000.00
Reserve Expense							
664 · Reserves Exp	2,390.35	2,390.35	0.00	4,780.70	4,780.70	0.00	28,684.20
Total Reserve Expense	2,390.35	2,390.35	0.00	4,780.70	4,780.70	0.00	28,684.20
Total Expense	24,852.36	15,582.16	9,270.20	40,109.62	31,164.40	8,945.22	186,986.00
Net Income	8,370.86	0.01	8,370.85	8,697.40	-0.06	8,697.46	0.04

Center Gate Estates Village Condominium Assoc. Section 3

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Transactions by Account

Accrual Basis

As of February 28, 2023

Type	Date	Num	Name	Split	Amount	Balance
Reserve Equity						199,184.00
301a - Fence (Pool)						40.00
General Journal	02/01/2023	16		664 - Reserves...	40.00	80.00
Total 301a - Fence (Pool)					40.00	80.00
302 - Ramada						1,613.89
General Journal	02/01/2023	16		664 - Reserves...	113.71	1,727.60
Total 302 - Ramada					113.71	1,727.60
303 - Walkways/Driveways						63,503.62
General Journal	02/01/2023	16		664 - Reserves...	775.31	64,278.93
Total 303 - Walkways/Driveways					775.31	64,278.93
304 - Refurbishing						52,085.63
General Journal	02/01/2023	16		664 - Reserves...	673.63	52,759.26
Total 304 - Refurbishing					673.63	52,759.26
305 - Pool / Deck						12,598.31
General Journal	02/01/2023	16		664 - Reserves...	231.67	12,829.98
Total 305 - Pool / Deck					231.67	12,829.98
306 - Paving-Resealing						7,425.73
General Journal	02/01/2023	16		664 - Reserves...	0.03	7,425.76
Total 306 - Paving-Resealing					0.03	7,425.76
308 - Road						41,428.47
General Journal	02/01/2023	16		664 - Reserves...	505.07	41,933.54
Total 308 - Road					505.07	41,933.54
309 - Irrigation						18,160.64
General Journal	02/01/2023	16		664 - Reserves...	50.93	18,211.57
Check	02/03/2023	4110	A1 Well Drilling & P...	101 - Centenni...	-1,150.00	17,061.57
Total 309 - Irrigation					-1,099.07	17,061.57
310 - Reserve Interest						2,327.71
Deposit	02/28/2023			105 - Centenni...	243.25	2,570.96
Total 310 - Reserve Interest					243.25	2,570.96
Total Reserve Equity					1,483.60	200,667.60
TOTAL					1,483.60	200,667.60