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05/06/23

Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3

Balance Sheet

As of April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
101 · Centennial Checking -7575	27,883.62
Reserves	
105 · Centennial MM - 87591	193,666.35
109 · CD -Cadence 9704	12,390.28
Total Reserves	206,056.63
Total Checking/Savings	233,940.25
Accounts Receivable	
108 · Accounts Receivable	34,439.09
Total Accounts Receivable	34,439.09
Total Current Assets	268,379.34
Fixed Assets	
300 · Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	268,579.34
LIABILITIES & EQUITY	
Equity	
301 · Owners Equity	8,174.69
Reserve Equity	
301a · Fence (Pool)	160.00
302 · Ramada	1,955.02
303 · Walkways/Driveways	65,829.55
304 · Refurbishing	54,106.52
305 · Pool / Deck	13,293.32
306 · Paving-Resealing	7,425.82
308 · Road	42,943.68
309 · Irrigation	17,163.43
310 · Reserve Interest	3,179.29
Total Reserve Equity	206,056.63
Net Income	54,348.02
Total Equity	268,579.34
TOTAL LIABILITIES & EQUITY	268,579.34

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Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 · Maintenance Fees	13,191.65	13,191.82	-0.17	52,766.60	52,767.28	-0.68	158,301.84
402 · Interest	2.84	0.00	2.84	7.83	0.00	7.83	0.00
403 · Misc / Late Fees	0.00	0.00	0.00	166.45	0.00	166.45	0.00
403A · Storm Assessment	0.00	0.00	0.00	17,640.00	0.00	17,640.00	0.00
403B · Insurance Assessment	0.00	0.00	0.00	63,000.00	0.00	63,000.00	0.00
404 · Reserves	2,390.35	2,390.35	0.00	9,561.40	9,561.40	0.00	28,684.20
Total Income	15,584.84	15,582.17	2.67	143,142.28	62,328.68	80,813.60	186,986.04
Total Income	15,584.84	15,582.17	2.67	143,142.28	62,328.68	80,813.60	186,986.04
Gross Profit	15,584.84	15,582.17	2.67	143,142.28	62,328.68	80,813.60	186,986.04
Expense							
Administrative Expense							
604 · Property Insurance	9,961.82	4,394.90	5,566.92	34,125.75	17,579.60	16,546.15	52,738.80
606 · Corp Fee	0.00	14.00	-14.00	229.25	56.00	173.25	168.00
607 · State Filing Fee	0.00	5.08	-5.08	0.00	20.36	-20.36	61.00
608 · Licenses	0.00	18.75	-18.75	0.00	75.00	-75.00	225.00
609 · Contingencies	83.00	122.92	-39.92	83.00	491.64	-408.64	1,475.00
610 · Legal Fees	0.00	41.67	-41.67	255.50	166.64	88.86	500.00
612 · Accounting Fees	0.00	22.92	-22.92	275.00	91.64	183.36	275.00
613 · Professional Fees	0.00	16.67	-16.67	0.00	66.64	-66.64	200.00
616 · Postage & Printing	66.70	70.83	-4.13	250.53	283.36	-32.83	850.00
618 · Mgmt Contract	550.00	421.00	129.00	2,200.00	1,684.00	516.00	5,052.00
Total Administrative Expense	10,661.52	5,128.74	5,532.78	37,419.03	20,514.88	16,904.15	61,544.80
Utilities Expense							
620 · Cable	2,840.31	2,801.08	39.23	11,361.96	11,204.36	157.60	33,613.00
622 · Electric	298.74	233.33	65.41	876.10	933.36	-57.26	2,800.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	78.55	79.17	-0.62	268.75	316.64	-47.89	950.00
Total Utilities Expense	3,217.60	3,113.58	104.02	12,506.81	12,454.36	52.45	37,363.00
Building Expense							
630 · Bldg Repair/Maint	0.00	400.00	-400.00	534.09	1,600.00	-1,065.91	4,800.00
632 · Pest Control	70.00	20.00	50.00	190.00	80.00	110.00	240.00
633 · Concrete Repairs	0.00	208.33	-208.33	0.00	833.36	-833.36	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	250.00	-250.00	750.00
635 · Mail Boxes	1,810.00	500.00	1,310.00	7,964.02	2,000.00	5,964.02	6,000.00
639 · Hurricane Ian Expenses	4,250.00	0.00	4,250.00	4,250.00	0.00	4,250.00	0.00
Total Building Expense	6,130.00	1,190.83	4,939.17	12,938.11	4,763.36	8,174.75	14,290.00
Grounds Expense							
642 · Lawn Service Contract	2,021.00	1,979.50	41.50	8,084.00	7,918.00	166.00	23,754.00

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

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
644 - Annual Planting & Repl	0.00	166.67	-166.67	0.00	666.64	-666.64	2,000.00
644A - Turf/Pest/Fert	1,300.00			1,300.00			
646 - Irrigation Contract	175.00	175.00	0.00	700.00	700.00	0.00	2,100.00
648 - Irrigation Parts	105.00	333.33	-228.33	1,644.91	1,333.36	311.55	4,000.00
649 - Tree Trimming	2,900.00	437.50	2,462.50	2,900.00	1,750.00	1,150.00	5,250.00
Total Grounds Expense	6,501.00	3,092.00	3,409.00	14,528.91	12,368.00	2,260.91	37,104.00
Pool Expense							
650 - Pool Contract	300.00	250.00	50.00	1,050.00	1,000.00	50.00	3,000.00
652 - Pool Equipment & Repair	0.00	208.33	-208.33	230.00	833.36	-603.36	2,500.00
653 - Pool Area Cleaning	115.00	83.33	31.67	460.00	333.36	126.64	1,000.00
654 - Ramada Cleaning	0.00	125.00	-125.00	0.00	500.00	-500.00	1,500.00
Total Pool Expense	415.00	666.66	-251.66	1,740.00	2,666.72	-926.72	8,000.00
Reserve Expense							
664 - Reserves Exp	2,390.35	2,390.35	0.00	9,561.40	9,561.40	0.00	28,684.20
Total Reserve Expense	2,390.35	2,390.35	0.00	9,561.40	9,561.40	0.00	28,684.20
Total Expense	29,315.47	15,582.16	13,733.31	88,794.26	62,328.72	26,465.54	186,986.00
Net Income	-13,730.63	0.01	-13,730.64	54,348.02	-0.04	54,348.06	0.04