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03/08/22

Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3
Balance Sheet
As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
101 · Centennial Checking -7575	8,590.84
102 · Sabal Palm Checking	6,204.79
107 · Sabal Palm MM	162,885.08
109 · CD -Cadence	12,360.79
Total Checking/Savings	190,041.50
Accounts Receivable	
108 · Accounts Receivable	3,196.47
Total Accounts Receivable	3,196.47
Other Current Assets	
110 · Prepaid Insurance	3,057.36
12000 · Undeposited Funds	130.00
Total Other Current Assets	3,187.36
Total Current Assets	196,425.33
TOTAL ASSETS	196,425.33
LIABILITIES & EQUITY	
Equity	
Reserve Equity	
302 · Ramada	666.68
303 · Walkways/Driveways	54,975.21
304 · Refurbishing	44,675.90
305 · Pool / Deck	10,744.94
306 · Paving-Resealing	7,245.70
308 · Road	35,872.90
309 · Irrigation	24,444.00
310 · Reserve Interest	1,055.98
Total Reserve Equity	179,681.31
30000 · Opening Balance Equity	33,153.75
32000 · Retained Earnings	-14,459.52
Net Income	-1,950.21
Total Equity	196,425.33
TOTAL LIABILITIES & EQUITY	196,425.33

Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

February 2022

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 · Maintenance Fees	11,642.51	11,642.42	0.09	23,285.02	23,284.84	0.18	139,709.04
402 · Interest	0.44			0.68			
403 · Misc / Late Fees	0.00	0.00	0.00	638.47	0.00	638.47	0.00
404 · Reserves	2,217.49	2,217.49	0.00	4,434.98	4,434.98	0.00	26,609.88
Total Income	13,860.44	13,859.91	0.53	28,359.15	27,719.82	639.33	166,318.92
Total Income	13,860.44	13,859.91	0.53	28,359.15	27,719.82	639.33	166,318.92
Expense							
Administrative Expense							
604 · Property Insurance	3,675.29	3,515.92	159.37	6,732.65	7,031.84	-299.19	42,191.04
606 · Corp Fee	0.00	14.00	-14.00	61.25	28.00	33.25	168.00
607 · State Filing Fee	0.00	5.08	-5.08	0.00	10.16	-10.16	60.96
608 · Licenses	0.00	18.75	-18.75	0.00	37.50	-37.50	225.00
609 · Contingencies	95.38	313.92	-218.54	295.38	627.80	-332.42	3,767.00
610 · Legal Fees	0.00	41.67	-41.67	0.00	83.30	-83.30	500.00
612 · Accounting Fees	250.00	20.83	229.17	250.00	41.70	208.30	250.00
613 · Professional Fees	0.00	16.67	-16.67	0.00	33.04	-33.04	199.74
616 · Postage & Printing	100.84	70.83	30.01	286.06	141.70	144.36	850.00
618 · Mgmt Contract	550.00	421.00	129.00	1,100.00	842.00	258.00	5,052.00
Total Administrative Expense	4,671.51	4,438.67	232.84	8,725.34	8,877.04	-151.70	53,263.74
Utilities Expense							
620 · Cable	2,667.71	2,591.67	76.04	5,335.42	5,183.30	152.12	31,100.00
622 · Electric	0.00	216.67	-216.67	253.70	433.30	-179.60	2,600.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	78.32	78.33	-0.01	218.06	156.70	61.36	940.00
Total Utilities Expense	2,746.03	2,886.67	-140.64	5,807.18	5,773.30	33.88	34,640.00
Building Expense							
630 · Bldg Repair/Maint	0.00	400.00	-400.00	0.00	800.00	-800.00	4,800.00
632 · Pest Control	170.00	475.00	-305.00	170.00	950.00	-780.00	5,700.00
633 · Concrete Repairs	0.00	208.33	-208.33	1,600.00	416.70	1,183.30	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	125.00	-125.00	750.00
Total Building Expense	170.00	1,145.83	-975.83	1,770.00	2,291.70	-521.70	13,750.00
Grounds Expense							
642 · Lawn Service Contract	1,850.00	1,533.75	316.25	3,700.00	3,067.50	632.50	18,405.00
644 · Annual Planting & Repl	9.97	166.67	-156.70	9.97	333.30	-323.33	2,000.00
646 · Irrigation Contract	175.00	350.00	-175.00	350.00	700.00	-350.00	4,200.00
648 · Irrigation Parts	88.05	0.00	88.05	274.25	0.00	274.25	0.00
649 · Tree Trimming	4,250.00	412.50	3,837.50	4,250.00	825.00	3,425.00	4,950.00

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Center Gate Estates Village Condominium Assoc. Section 3
Profit & Loss Budget Performance
February 2022

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Total Grounds Expense	6,373.02	2,462.92	3,910.10	8,584.22	4,925.80	3,658.42	29,555.00
Pool Expense							
650 · Pool Contract	500.00	250.00	250.00	700.00	500.00	200.00	3,000.00
652 · Pool Equipment & Repair	261.41	166.67	94.74	261.41	333.30	-71.89	2,000.00
653 · Pool Area Cleaning	26.23	83.33	-57.10	26.23	166.70	-140.47	1,000.00
654 · Ramada Cleaning	0.00	208.33	-208.33	0.00	416.70	-416.70	2,500.00
Total Pool Expense	787.64	708.33	79.31	987.64	1,416.70	-429.06	8,500.00
Reserve Expense							
664 · Reserves Exp	2,217.49	2,217.49	0.00	4,434.98	4,434.98	0.00	26,609.88
Total Reserve Expense	2,217.49	2,217.49	0.00	4,434.98	4,434.98	0.00	26,609.88
Total Expense	16,965.69	13,859.91	3,105.78	30,309.36	27,719.52	2,589.84	166,318.62
Net Income	-3,105.25	0.00	-3,105.25	-1,950.21	0.30	-1,950.51	0.30

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Center Gate Estates Village Condominium Assoc. Section 3
Transactions by Account
As of February 28, 2022

03/08/22

Accrual Basis

Type	Date	Num	Name	Split	Amount	Balance
Reserve Equity						177,424.60
302 · Ramada						583.33
General Journal	02/01/2022	5		664 · Reserves...	83.35	666.68
Total 302 · Ramada					83.35	666.68
303 · Walkways/Driveways						54,199.90
General Journal	02/01/2022	5		664 · Reserves...	775.31	54,975.21
Total 303 · Walkways/Driveways					775.31	54,975.21
304 · Refurbishing						44,002.29
General Journal	02/01/2022	5		664 · Reserves...	673.61	44,675.90
Total 304 · Refurbishing					673.61	44,675.90
305 · Pool / Deck						10,582.77
General Journal	02/01/2022	5		664 · Reserves...	162.17	10,744.94
Total 305 · Pool / Deck					162.17	10,744.94
306 · Paving-Resealing						7,227.70
General Journal	02/01/2022	5		664 · Reserves...	18.00	7,245.70
Total 306 · Paving-Resealing					18.00	7,245.70
308 · Road						35,367.85
General Journal	02/01/2022	5		664 · Reserves...	505.05	35,872.90
Total 308 · Road					505.05	35,872.90
309 · Irrigation						24,444.00
Total 309 · Irrigation						24,444.00
310 · Reserve Interest						1,016.76
Deposit	02/28/2022			107 · Sabal P...	20.61	1,037.37
Deposit	02/28/2022			107 · Sabal P...	18.61	1,055.98
Total 310 · Reserve Interest					39.22	1,055.98
Total Reserve Equity					2,256.71	179,681.31
TOTAL					2,256.71	179,681.31