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02/08/23

Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3
Balance Sheet
 As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
101 - Centennial Checking -7575	19,747.47
Reserves	
105 - Centennial MM - 87591	179,968.39
109 - CD -Cadence 9704	12,390.28
Total Reserves	192,358.67
Total Checking/Savings	212,106.14
Accounts Receivable	
108 - Accounts Receivable	-4,620.91
Total Accounts Receivable	-4,620.91
Total Current Assets	207,485.23
Fixed Assets	
300 - Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	207,685.23
LIABILITIES & EQUITY	
Equity	
301 - Owners Equity	8,174.69
Reserve Equity	
301a - Fence (Pool)	40.00
302 - Ramada	1,613.89
303 - Walkways/Driveways	63,503.62
304 - Refurbishing	52,085.63
305 - Pool / Deck	12,598.31
306 - Paving-Resealing	7,425.73
308 - Road	41,428.47
309 - Irrigation	18,160.64
310 - Reserve Interest	2,327.71
Total Reserve Equity	199,184.00
Net Income	326.54
Total Equity	207,685.23
TOTAL LIABILITIES & EQUITY	207,685.23

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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 · Maintenance Fees	13,191.65	13,191.82	-0.17	13,191.65	13,191.82	-0.17	158,301.84
402 · Interest	1.80	0.00	1.80	1.80	0.00	1.80	0.00
403 · Misc / Late Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404 · Reserves	2,390.35	2,390.35	0.00	2,390.35	2,390.35	0.00	28,664.20
Total Income	15,583.80	15,582.17	1.63	15,583.80	15,582.17	1.63	186,986.04
Expense							
Administrative Expense							
604 · Property Insurance	3,675.29	4,394.90	-719.61	3,675.29	4,394.90	-719.61	52,738.80
606 · Corp Fee	168.00	14.00	154.00	168.00	14.00	154.00	168.00
607 · State Filing Fee	0.00	5.12	-5.12	0.00	5.12	-5.12	61.00
608 · Licenses	0.00	18.75	-18.75	0.00	18.75	-18.75	225.00
609 · Contingencies	0.00	122.88	-122.88	0.00	122.88	-122.88	1,475.00
610 · Legal Fees	0.00	41.63	-41.63	0.00	41.63	-41.63	500.00
612 · Accounting Fees	0.00	22.88	-22.88	0.00	22.88	-22.88	275.00
613 · Professional Fees	0.00	16.63	-16.63	0.00	16.63	-16.63	200.00
616 · Postage & Printing	95.87	70.87	25.00	95.87	70.87	25.00	850.00
618 · Mgmt Contract	550.00	421.00	129.00	550.00	421.00	129.00	5,052.00
Total Administrative Expense	4,489.16	5,128.66	-639.50	4,489.16	5,128.66	-639.50	61,544.80
Utilities Expense							
620 · Cable	2,839.58	2,801.12	38.46	2,839.58	2,801.12	38.46	33,613.00
622 · Electric	162.31	233.37	-71.06	162.31	233.37	-71.06	2,800.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	91.19	79.13	12.06	91.19	79.13	12.06	950.00
Total Utilities Expense	3,093.08	3,113.62	-20.54	3,093.08	3,113.62	-20.54	37,363.00
Building Expense							
630 · Bldg Repair/Maint	345.00	400.00	-55.00	345.00	400.00	-55.00	4,800.00
632 · Pest Control	120.00	20.00	100.00	120.00	20.00	100.00	240.00
633 · Concrete Repairs	0.00	208.37	-208.37	0.00	208.37	-208.37	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	62.50	-62.50	750.00
635 · Mail Boxes	1,584.02	500.00	1,084.02	1,584.02	500.00	1,084.02	6,000.00
639 · Hurricane Ian Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Building Expense	2,049.02	1,190.87	858.15	2,049.02	1,190.87	858.15	14,290.00
Grounds Expense							
642 · Lawn Service Contract	2,021.00	1,979.50	41.50	2,021.00	1,979.50	41.50	23,754.00
644 · Annual Planting & Repl	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000.00
646 · Irrigation Contract	175.00	175.00	0.00	175.00	175.00	0.00	2,100.00
648 · Irrigation Parts	674.65	333.37	341.28	674.65	333.37	341.28	4,000.00

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Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
649 · Tree Trimming	0.00	437.50	-437.50	0.00	437.50	-437.50	5,250.00
Total Grounds Expense	2,870.65	3,092.00	-221.35	2,870.65	3,092.00	-221.35	37,104.00
Pool Expense							
650 · Pool Contract	250.00	250.00	0.00	250.00	250.00	0.00	3,000.00
652 · Pool Equipment & Repair	0.00	208.37	-208.37	0.00	208.37	-208.37	2,500.00
653 · Pool Area Cleaning	115.00	83.37	31.63	115.00	83.37	31.63	1,000.00
654 · Ramada Cleaning	0.00	125.00	-125.00	0.00	125.00	-125.00	1,500.00
Total Pool Expense	365.00	666.74	-301.74	365.00	666.74	-301.74	8,000.00
Reserve Expense							
664 · Reserves Exp	2,390.35	2,390.35	0.00	2,390.35	2,390.35	0.00	28,684.20
Total Reserve Expense	2,390.35	2,390.35	0.00	2,390.35	2,390.35	0.00	28,684.20
Total Expense	15,257.26	15,582.24	-324.98	15,257.26	15,582.24	-324.98	186,986.00
Net Income	326.54	-0.07	326.61	326.54	-0.07	326.61	0.04

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Center Gate Estates Village Condominium Assoc. Section 3

02/08/23

Transactions by Account

Accrual Basis

As of January 31, 2023

Type	Date	Num	Name	Split	Amount	Balance
Reserve Equity						196,526.56
301a - Fence (Pool)						0.00
General Journal	01/01/2023	15		664 - Reserves...	40.00	40.00
Total 301a - Fence (Pool)					40.00	40.00
302 - Ramada						1,500.18
General Journal	01/01/2023	15		664 - Reserves...	113.71	1,613.89
Total 302 - Ramada					113.71	1,613.89
303 - Walkways/Driveways						62,728.31
General Journal	01/01/2023	15		664 - Reserves...	775.31	63,503.62
Total 303 - Walkways/Driveways					775.31	63,503.62
304 - Refurbishing						51,412.00
General Journal	01/01/2023	15		664 - Reserves...	673.63	52,085.63
Total 304 - Refurbishing					673.63	52,085.63
305 - Pool / Deck						12,366.64
General Journal	01/01/2023	15		664 - Reserves...	231.67	12,598.31
Total 305 - Pool / Deck					231.67	12,598.31
306 - Paving-Resealing						7,425.70
General Journal	01/01/2023	15		664 - Reserves...	0.03	7,425.73
Total 306 - Paving-Resealing					0.03	7,425.73
308 - Road						40,923.40
General Journal	01/01/2023	15		664 - Reserves...	505.07	41,428.47
Total 308 - Road					505.07	41,428.47
309 - Irrigation						18,109.71
General Journal	01/01/2023	15		664 - Reserves...	50.93	18,160.64
Total 309 - Irrigation					50.93	18,160.64
310 - Reserve Interest						2,060.62
Deposit	01/31/2023			105 - Centenni...	267.09	2,327.71
Total 310 - Reserve Interest					267.09	2,327.71
Total Reserve Equity					2,657.44	199,184.00
TOTAL					2,657.44	199,184.00