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Center Gate Estates Village Condominium Assoc. Section 3

08/04/23

Balance Sheet

Accrual Basis

As of July 31, 2023

	<u>Jul 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101 · Centennial Checking -7575	56,887.97
<b>Reserves</b>	
105 · Centennial MM - 87591	194,762.76
109 · CD -Cadence 9704	12,390.28
<b>Total Reserves</b>	<u>207,153.04</u>
<b>Total Checking/Savings</b>	264,041.01
<b>Accounts Receivable</b>	
108 · Accounts Receivable	-2,218.41
<b>Total Accounts Receivable</b>	<u>-2,218.41</u>
<b>Total Current Assets</b>	261,822.60
<b>Fixed Assets</b>	
300 · Petty Cash	200.00
<b>Total Fixed Assets</b>	<u>200.00</u>
<b>TOTAL ASSETS</b>	<u><u>262,022.60</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
301 · Owners Equity	8,174.69
<b>Reserve Equity</b>	
301a · Fence (Pool)	280.00
302 · Ramada	2,296.15
303 · Walkways/Driveways	68,155.48
304 · Refurbishing	56,127.41
305 · Pool / Deck	13,988.33
306 · Paving-Resealing	7,425.91
308 · Road	44,458.89
309 · Irrigation	17,316.22
310 · Reserve Interest	4,275.70
<b>Total Reserve Equity</b>	<u>214,324.09</u>
<b>Net Income</b>	39,523.82
<b>Total Equity</b>	<u>262,022.60</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>262,022.60</u></u>

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

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 08/04/23  
 Accrual Basis

	Jul 23	Budget	\$ Over Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fees	13,191.85	13,191.82	-0.17	92,181.55	92,342.74	-161.19	158,301.84
402 · Interest	9.09	0.00	9.09	27.51	0.00	27.51	0.00
403 · Misc / Late Fees	0.00	0.00	0.00	466.45	0.00	466.45	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	16,732.45	16,732.45	0.00	28,684.20
<b>Total Income</b>	<b>15,591.09</b>	<b>15,582.17</b>	<b>8.92</b>	<b>190,047.96</b>	<b>109,075.19</b>	<b>80,972.77</b>	<b>186,986.04</b>
<b>Total Income</b>	<b>15,591.09</b>	<b>15,582.17</b>	<b>8.92</b>	<b>190,047.96</b>	<b>109,075.19</b>	<b>80,972.77</b>	<b>186,986.04</b>
<b>Gross Profit</b>	<b>15,591.09</b>	<b>15,582.17</b>	<b>8.92</b>	<b>190,047.96</b>	<b>109,075.19</b>	<b>80,972.77</b>	<b>186,986.04</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	9,961.82	4,394.90	5,566.92	64,011.21	30,764.30	33,246.91	52,738.80
606 · Corp Fee	0.00	14.00	-14.00	229.25	98.00	131.25	168.00
607 · State Filing Fee	0.00	5.08	-5.08	0.00	35.60	-35.60	61.00
608 · Licenses	0.00	18.75	-18.75	200.00	131.25	68.75	225.00
609 · Contingencies	0.00	122.92	-122.92	133.00	860.40	-727.40	1,475.00
610 · Legal Fees	0.00	41.67	-41.67	255.50	291.65	-36.15	500.00
612 · Accounting Fees	0.00	22.92	-22.92	275.00	160.40	114.60	275.00
613 · Professional Fees	0.00	16.67	-16.67	0.00	116.65	-116.65	200.00
616 · Postage & Printing	58.60	70.83	-12.23	330.47	495.85	-165.38	850.00
618 · Mgmt Contract	550.00	421.00	129.00	3,850.00	2,947.00	903.00	5,052.00
<b>Total Administrative Expense</b>	<b>10,570.42</b>	<b>5,128.74</b>	<b>5,441.68</b>	<b>69,284.43</b>	<b>35,901.10</b>	<b>33,383.33</b>	<b>61,544.80</b>
<b>Utilities Expense</b>							
620 · Cable	2,840.31	2,801.08	39.23	19,882.89	19,607.60	275.29	33,613.00
622 · Electric	295.58	233.33	62.25	1,810.32	1,633.35	176.97	2,800.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	125.96	79.17	46.79	591.00	554.15	36.85	950.00
<b>Total Utilities Expense</b>	<b>3,261.85</b>	<b>3,113.58</b>	<b>148.27</b>	<b>22,284.21</b>	<b>21,795.10</b>	<b>489.11</b>	<b>37,363.00</b>
<b>Building Expense</b>							
630 · Bldg Repair/Maint	497.00	400.00	97.00	1,031.09	2,800.00	-1,768.91	4,800.00
632 · Pest Control	0.00	20.00	-20.00	190.00	140.00	50.00	240.00
633 · Concrete Repairs	300.00	208.33	91.67	300.00	1,458.35	-1,158.35	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	437.50	-437.50	750.00
635 · Mail Boxes	-393.94	500.00	-893.94	8,307.23	3,500.00	4,807.23	6,000.00
639 · Hurricane Ian Expenses	0.00	0.00	0.00	4,250.00	0.00	4,250.00	0.00
<b>Total Building Expense</b>	<b>403.06</b>	<b>1,190.83</b>	<b>-787.77</b>	<b>14,078.32</b>	<b>8,335.85</b>	<b>5,742.47</b>	<b>14,290.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	2,021.00	1,979.50	41.50	14,147.00	13,856.50	290.50	23,754.00
644 · Annual Planting & Repl	0.00	166.67	-166.67	750.00	1,166.65	-416.65	2,000.00
644A · Turf/Pest/Fert	1,300.00			2,600.00			
646 · Irrigation Contract	175.00	175.00	0.00	1,225.00	1,225.00	0.00	2,100.00
648 · Irrigation Parts	92.35	333.33	-240.98	2,386.54	2,333.35	53.19	4,000.00
649 · Tree Trimming	800.00	437.50	362.50	3,700.00	3,062.50	637.50	5,250.00

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

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	Jul 23	Budget	\$ Over Budget	Jan - Jul 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Total Grounds Expense</b>	4,388.35	3,092.00	1,296.35	24,808.54	21,644.00	3,164.54	37,104.00
<b>Pool Expense</b>							
650 · Pool Contract	300.00	250.00	50.00	1,950.00	1,750.00	200.00	3,000.00
652 · Pool Equipment & Repair	180.00	208.33	-28.33	581.19	1,458.35	-877.16	2,500.00
653 · Pool Area Cleaning	115.00	83.33	31.67	805.00	583.35	221.65	1,000.00
654 · Ramada Cleaning	0.00	125.00	-125.00	0.00	875.00	-875.00	1,500.00
<b>Total Pool Expense</b>	595.00	666.66	-71.66	3,336.19	4,666.70	-1,330.51	8,000.00
<b>Reserve Expense</b>							
664 · Reserves Exp	2,390.35	2,390.35	0.00	16,732.45	16,732.45	0.00	28,684.20
<b>Total Reserve Expense</b>	2,390.35	2,390.35	0.00	16,732.45	16,732.45	0.00	28,684.20
<b>Total Expense</b>	21,609.03	15,582.16	6,026.87	150,524.14	109,075.20	41,448.94	186,986.00
<b>Net Income</b>	<b>-6,017.94</b>	<b>0.01</b>	<b>-6,017.95</b>	<b>39,523.82</b>	<b>-0.01</b>	<b>39,523.83</b>	<b>0.04</b>

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**Center Gate Estates Village Condominium Assoc. Section 3**  
**Transactions by Account**  
**As of July 31, 2023**

08/04/23

Accrual Basis

Type	Date	Num	Name	Split	Amount	Balance
<b>Reserve Equity</b>						211,555.62
<b>301a · Fence (Pool)</b>						240.00
General Journal	07/01/2023	20		664 · Reserves Exp	40.00	280.00
Total 301a · Fence (Pool)					40.00	280.00
<b>302 · Ramada</b>						2,182.44
General Journal	07/01/2023	20		664 · Reserves Exp	113.71	2,296.15
Total 302 · Ramada					113.71	2,296.15
<b>303 · Walkways/Driveways</b>						67,380.17
General Journal	07/01/2023	20		664 · Reserves Exp	775.31	68,155.48
Total 303 · Walkways/Driveways					775.31	68,155.48
<b>304 · Refurbishing</b>						55,453.78
General Journal	07/01/2023	20		664 · Reserves Exp	673.63	56,127.41
Total 304 · Refurbishing					673.63	56,127.41
<b>305 · Pool / Deck</b>						13,756.66
General Journal	07/01/2023	20		664 · Reserves Exp	231.67	13,988.33
Total 305 · Pool / Deck					231.67	13,988.33
<b>306 · Paving-Resealing</b>						7,425.88
General Journal	07/01/2023	20		664 · Reserves Exp	0.03	7,425.91
Total 306 · Paving-Resealing					0.03	7,425.91
<b>308 · Road</b>						43,953.82
General Journal	07/01/2023	20		664 · Reserves Exp	505.07	44,458.89
Total 308 · Road					505.07	44,458.89
<b>309 · Irrigation</b>						17,265.29
General Journal	07/01/2023	20		664 · Reserves Exp	50.93	17,316.22
Total 309 · Irrigation					50.93	17,316.22
<b>310 · Reserve Interest</b>						3,897.58
Deposit	07/31/2023			105 · Centennial M...	378.12	4,275.70
Total 310 · Reserve Interest					378.12	4,275.70
Total Reserve Equity					2,768.47	214,324.09
<b>TOTAL</b>					<b>2,768.47</b>	<b>214,324.09</b>