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12/08/23

Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3

Balance Sheet

As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
101 · Centennial Checking -7575	32,522.58
Reserves	
103 · Cadence CD-2303-6/30/24-5.25%	150,000.00
105 · Centennial MM - 87591	65,207.21
109 · CD -Cadence 9282-05/17/24	12,440.32
Total Reserves	227,647.53
Total Checking/Savings	260,170.11
Accounts Receivable	
108 · Accounts Receivable	-2,798.90
Total Accounts Receivable	-2,798.90
Total Current Assets	257,371.21
Fixed Assets	
300 · Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	257,571.21
LIABILITIES & EQUITY	
Equity	
301 · Owners Equity	8,174.69
Reserve Equity	
301a · Fence (Pool)	440.00
302 · Ramada	2,750.99
303 · Walkways/Driveways	71,256.72
304 · Refurbishing	58,821.93
305 · Pool / Deck	14,915.01
306 · Paving-Resealing	7,426.03
308 · Road	46,479.17
309 · Irrigation	17,519.94
310 · Reserve Interest	5,647.39
Total Reserve Equity	225,257.18
Net Income	24,139.34
Total Equity	257,571.21
TOTAL LIABILITIES & EQUITY	257,571.21

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

November 2023

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Accrual Basis

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 · Maintenance Fees	13,191.65	13,191.82	-0.17	144,948.15	145,110.02	-161.87	158,301.84
402 · Interest	5.05	0.00	5.05	61.17	0.00	61.17	0.00
403 · Misc / Late Fees	0.00	0.00	0.00	683.96	0.00	683.96	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	26,293.85	26,293.85	0.00	28,684.20
Total Income	15,587.05	15,582.17	4.88	252,627.13	171,403.87	81,223.26	186,986.04
Total Income	15,587.05	15,582.17	4.88	252,627.13	171,403.87	81,223.26	186,986.04
Gross Profit	15,587.05	15,582.17	4.88	252,627.13	171,403.87	81,223.26	186,986.04
Expense							
Administrative Expense							
604 · Property Insurance	9,961.82	4,394.90	5,566.92	103,810.35	48,343.90	55,466.45	52,738.80
606 · Corp Fee	0.00	14.00	-14.00	168.00	154.00	14.00	168.00
607 · State Filing Fee	0.00	5.08	-5.08	61.25	55.92	5.33	61.00
608 · Licenses	0.00	18.75	-18.75	200.00	206.25	-6.25	225.00
609 · Contingencies	0.00	122.92	-122.92	133.00	1,352.08	-1,219.08	1,475.00
610 · Legal Fees	73.00	41.67	31.33	328.50	456.33	-129.83	500.00
612 · Accounting Fees	0.00	22.92	-22.92	275.00	252.08	22.92	275.00
613 · Professional Fees	600.00	16.67	583.33	600.00	183.33	416.67	200.00
616 · Postage & Printing	8.24	70.83	-62.59	507.88	779.17	-271.29	850.00
618 · Mgmt Contract	421.00	421.00	0.00	4,760.00	4,631.00	129.00	5,052.00
Total Administrative Expense	11,064.06	5,128.74	5,935.32	110,843.98	56,416.06	54,427.92	61,544.80
Utilities Expense							
620 · Cable	2,840.31	2,801.08	39.23	31,244.13	30,811.92	432.21	33,613.00
622 · Electric	373.05	233.33	139.72	3,217.47	2,566.67	650.80	2,800.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	34.38	79.17	-44.79	981.13	870.83	110.30	950.00
Total Utilities Expense	3,247.74	3,113.58	134.16	35,442.73	34,249.42	1,193.31	37,363.00
Building Expense							
630 · Bldg Repair/Maint	0.00	400.00	-400.00	1,261.87	4,400.00	-3,138.13	4,800.00
632 · Pest Control	150.00	20.00	130.00	340.00	220.00	120.00	240.00
633 · Concrete Repairs	0.00	208.33	-208.33	300.00	2,291.67	-1,991.67	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	687.50	-687.50	750.00
635 · Mail Boxes	0.00	500.00	-500.00	8,307.23	5,500.00	2,807.23	6,000.00
639 · Hurricane Ian Expenses	0.00	0.00	0.00	4,250.00	0.00	4,250.00	0.00
Total Building Expense	150.00	1,190.83	-1,040.83	14,459.10	13,099.17	1,359.93	14,290.00
Grounds Expense							
642 · Lawn Service Contract	2,021.00	1,979.50	41.50	22,231.00	21,774.50	456.50	23,754.00
644 · Annual Planting & Repl	0.00	166.67	-166.67	1,237.50	1,833.33	-595.83	2,000.00
644A · Turf/Pest/Fert	0.00	0.00	0.00	3,900.00	0.00	3,900.00	0.00
646 · Irrigation Contract	175.00	175.00	0.00	1,750.00	1,925.00	-175.00	2,100.00
648 · Irrigation Parts	65.65	333.33	-267.68	3,433.83	3,666.67	-232.84	4,000.00
649 · Tree Trimming	0.00	437.50	-437.50	3,700.00	4,812.50	-1,112.50	5,250.00
Total Grounds Expense	2,261.65	3,092.00	-830.35	36,252.33	34,012.00	2,240.33	37,104.00

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

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Pool Expense							
650 - Pool Contract	280.00	250.00	30.00	2,810.00	2,750.00	60.00	3,000.00
652 - Pool Equipment & Repair	0.00	208.33	-208.33	1,120.80	2,291.67	-1,170.87	2,500.00
653 - Pool Area Cleaning	115.00	83.33	31.67	1,265.00	916.67	348.33	1,000.00
654 - Ramada Cleaning	0.00	125.00	-125.00	0.00	1,375.00	-1,375.00	1,500.00
Total Pool Expense	395.00	666.66	-271.66	5,195.80	7,333.34	-2,137.54	8,000.00
Reserve Expense							
664 - Reserves Exp	2,390.35	2,390.35	0.00	26,293.85	26,293.85	0.00	28,684.20
Total Reserve Expense	2,390.35	2,390.35	0.00	26,293.85	26,293.85	0.00	28,684.20
Total Expense	19,508.80	15,582.16	3,926.64	228,487.79	171,403.84	57,083.95	186,986.00
Net Income	-3,921.75	0.01	-3,921.76	24,139.34	0.03	24,139.31	0.04

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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3
Transactions by Account
As of November 30, 2023

Type	Date	Num	Name	Split	Amount	Balance
Reserve Equity						222,759.82
301a · Fence (Pool)						400.00
General Journal	11/01/2023	26		664 · Reserves Exp	40.00	440.00
Total 301a · Fence (Pool)					40.00	440.00
302 · Ramada						2,637.28
General Journal	11/01/2023	26		664 · Reserves Exp	113.71	2,750.99
Total 302 · Ramada					113.71	2,750.99
303 · Walkways/Driveways						70,481.41
General Journal	11/01/2023	26		664 · Reserves Exp	775.31	71,256.72
Total 303 · Walkways/Driveways					775.31	71,256.72
304 · Refurbishing						58,148.30
General Journal	11/01/2023	26		664 · Reserves Exp	673.63	58,821.93
Total 304 · Refurbishing					673.63	58,821.93
305 · Pool / Deck						14,683.34
General Journal	11/01/2023	26		664 · Reserves Exp	231.67	14,915.01
Total 305 · Pool / Deck					231.67	14,915.01
306 · Paving-Resealing						7,426.00
General Journal	11/01/2023	26		664 · Reserves Exp	0.03	7,426.03
Total 306 · Paving-Resealing					0.03	7,426.03
308 · Road						45,974.10
General Journal	11/01/2023	26		664 · Reserves Exp	505.07	46,479.17
Total 308 · Road					505.07	46,479.17
309 · Irrigation						17,469.01
General Journal	11/01/2023	26		664 · Reserves Exp	50.93	17,519.94
Total 309 · Irrigation					50.93	17,519.94
310 · Reserve Interest						5,540.38
Deposit	11/30/2023			105 · Centennial M...	107.01	5,647.39
Total 310 · Reserve Interest					107.01	5,647.39
Total Reserve Equity					2,497.36	225,257.18
TOTAL					2,497.36	225,257.18