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09/13/23
Accrual Basis

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

	<u>Aug 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
101 · Centennial Checking -7575	55,280.06
Reserves	
105 · Centennial MM - 87591	195,176.30
109 · CD -Cadence 9704-9/11/23	12,390.28
Total Reserves	<u>207,566.58</u>
Total Checking/Savings	262,846.64
Accounts Receivable	
108 · Accounts Receivable	-1,804.41
Total Accounts Receivable	<u>-1,804.41</u>
Total Current Assets	261,042.23
Fixed Assets	
300 · Petty Cash	200.00
Total Fixed Assets	<u>200.00</u>
TOTAL ASSETS	<u><u>261,242.23</u></u>
LIABILITIES & EQUITY	
Equity	
301 · Owners Equity	8,174.69
Reserve Equity	
301a · Fence (Pool)	320.00
302 · Ramada	2,409.86
303 · Walkways/Driveways	68,930.79
304 · Refurbishing	56,801.04
305 · Pool / Deck	14,220.00
306 · Paving-Resealing	7,425.94
308 · Road	44,963.96
309 · Irrigation	17,367.15
310 · Reserve Interest	4,689.24
Total Reserve Equity	<u>217,127.98</u>
Net Income	35,939.56
Total Equity	<u>261,242.23</u>
TOTAL LIABILITIES & EQUITY	<u><u>261,242.23</u></u>

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

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income	13,191.85	13,191.82	-0.17	105,373.20	105,534.56	-161.36	158,301.84
401 · Maintenance Fees	9.80	0.00	9.80	37.31	0.00	37.31	0.00
402 · Interest	1,209.00	0.00	1,209.00	1,675.45	0.00	1,675.45	0.00
403 · Misc / Late Fees	0.00	0.00	0.00	17,640.00	0.00	17,640.00	0.00
403A · Storm Assessment	0.00	0.00	0.00	63,000.00	0.00	63,000.00	0.00
403B · Insurance Assessment	2,390.35	2,390.35	0.00	19,122.80	19,122.80	0.00	28,684.20
404 · Reserves							
Total Income	16,800.80	15,582.17	1,218.63	206,848.76	124,657.36	82,191.40	186,986.04
Total Income	16,800.80	15,582.17	1,218.63	206,848.76	124,657.36	82,191.40	186,986.04
Gross Profit	16,800.80	15,582.17	1,218.63	206,848.76	124,657.36	82,191.40	186,986.04
Expense							
Administrative Expense							
604 · Property Insurance	9,961.82	4,394.90	5,566.92	73,973.03	35,159.20	38,813.83	52,738.80
606 · Corp Fee	0.00	14.00	-14.00	168.00	112.00	56.00	168.00
607 · State Filing Fee	0.00	5.08	-5.08	61.25	40.68	20.57	61.00
608 · Licenses	0.00	18.75	-18.75	200.00	150.00	50.00	225.00
609 · Contingencies	0.00	122.92	-122.92	133.00	983.32	-850.32	1,475.00
610 · Legal Fees	0.00	41.67	-41.67	255.50	333.32	-77.82	500.00
612 · Accounting Fees	0.00	22.92	-22.92	275.00	183.32	91.68	275.00
613 · Professional Fees	0.00	16.67	-16.67	0.00	133.32	-133.32	200.00
616 · Postage & Printing	32.61	70.83	-38.22	363.08	566.68	-203.60	850.00
618 · Mgmt Contract	550.00	421.00	129.00	4,400.00	3,368.00	1,032.00	5,052.00
Total Administrative Expense	10,544.43	5,128.74	5,415.69	79,828.86	41,029.84	38,799.02	61,544.80
Utilities Expense							
620 · Cable	2,840.31	2,801.08	39.23	22,723.20	22,408.68	314.52	33,613.00
622 · Electric	323.44	233.33	90.11	2,133.76	1,866.68	267.08	2,800.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	93.03	79.17	13.86	684.03	633.32	50.71	950.00
Total Utilities Expense	3,256.78	3,113.58	143.20	25,540.99	24,908.68	632.31	37,363.00
Building Expense							
630 · Bldg Repair/Maint	0.00	400.00	-400.00	1,031.09	3,200.00	-2,168.91	4,800.00
632 · Pest Control	0.00	20.00	-20.00	190.00	160.00	30.00	240.00
633 · Concrete Repairs	0.00	208.33	-208.33	300.00	1,666.68	-1,366.68	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	500.00	-500.00	750.00
635 · Mail Boxes	0.00	500.00	-500.00	8,307.23	4,000.00	4,307.23	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	0.00	1,190.83	-1,190.83	14,078.32	9,526.68	4,551.64	14,290.00
Grounds Expense							
642 · Lawn Service Contract	2,021.00	1,979.50	41.50	16,168.00	15,836.00	332.00	23,754.00
644 · Annual Planting & Repl	1,237.50	166.67	1,070.83	1,987.50	1,333.32	654.18	2,000.00
644A · Turf/Pest/Fert	0.00	325.00	-325.00	2,600.00	2,600.00	0.00	3,900.00
646 · Irrigation Contract	0.00	175.00	-175.00	1,400.00	1,400.00	-175.00	2,100.00
648 · Irrigation Parts	520.00	333.33	186.67	2,906.54	2,666.68	239.86	4,000.00
649 · Tree Trimming	0.00	437.50	-437.50	3,700.00	3,500.00	200.00	5,250.00
Total Grounds Expense	3,778.50	3,417.00	361.50	28,587.04	27,336.00	1,251.04	41,004.00

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

August 2023

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Pool Expense							
650 - Pool Contract	300.00	250.00	50.00	2,250.00	2,000.00	250.00	3,000.00
652 - Pool Equipment & Repair	0.00	208.33	-208.33	581.19	1,666.68	-1,085.49	2,500.00
653 - Pool Area Cleaning	115.00	83.33	31.67	920.00	666.68	253.32	1,000.00
654 - Ramada Cleaning	0.00	125.00	-125.00	0.00	1,000.00	-1,000.00	1,500.00
Total Pool Expense	415.00	666.66	-251.66	3,751.19	5,333.36	-1,582.17	8,000.00
Reserve Expense							
664 - Reserves Exp	2,390.35	2,390.35	0.00	19,122.80	19,122.80	0.00	28,684.20
Total Reserve Expense	2,390.35	2,390.35	0.00	19,122.80	19,122.80	0.00	28,684.20
Total Expense	20,385.06	15,907.16	4,477.90	170,909.20	127,257.36	43,651.84	190,886.00
Net Income	-3,584.26	-324.99	-3,259.27	35,939.56	-2,600.00	38,539.56	-3,899.96

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Accrual Basis

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

Type	Date	Num	Name	Split	Amount	Balance
						214,324.09
Reserve Equity						280.00
301a · Fence (Pool)						320.00
General Journal	08/01/2023	20		664 · Reserves Exp	40.00	320.00
Total 301a · Fence (Pool)					40.00	320.00
						2,296.15
302 · Ramada						2,409.86
General Journal	08/01/2023	20		664 · Reserves Exp	113.71	2,409.86
Total 302 · Ramada					113.71	2,409.86
						68,155.48
303 · Walkways/Driveways						68,930.79
General Journal	08/01/2023	20		664 · Reserves Exp	775.31	68,930.79
Total 303 · Walkways/Driveways					775.31	68,930.79
						56,127.41
304 · Refurbishing						56,801.04
General Journal	08/01/2023	20		664 · Reserves Exp	673.63	56,801.04
Total 304 · Refurbishing					673.63	56,801.04
						13,988.33
305 · Pool / Deck						14,220.00
General Journal	08/01/2023	20		664 · Reserves Exp	231.67	14,220.00
Total 305 · Pool / Deck					231.67	14,220.00
						7,425.91
306 · Paving-Resealing						7,425.94
General Journal	08/01/2023	20		664 · Reserves Exp	0.03	7,425.94
Total 306 · Paving-Resealing					0.03	7,425.94
						44,458.89
308 · Road						44,963.96
General Journal	08/01/2023	20		664 · Reserves Exp	505.07	44,963.96
Total 308 · Road					505.07	44,963.96
						17,316.22
309 · Irrigation						17,367.15
General Journal	08/01/2023	20		664 · Reserves Exp	50.93	17,367.15
Total 309 · Irrigation					50.93	17,367.15
						4,275.70
310 · Reserve Interest						4,689.24
Deposit	08/31/2023			105 · Centennial M...	413.54	4,689.24
Total 310 · Reserve Interest					413.54	4,689.24
Total Reserve Equity					2,803.89	217,127.98
TOTAL					2,803.89	217,127.98