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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3**Balance Sheet****As of October 31, 2022**

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
101 · Centennial Checking -7575	14,306.90
Reserves	
105 · Centennial MM - 87591	179,204.34
109 · CD -Cadence 9704	12,376.24
Total Reserves	191,580.58
Total Checking/Savings	205,887.48
Accounts Receivable	
108 · Accounts Receivable	-3,591.84
Total Accounts Receivable	-3,591.84
Other Current Assets	
110 · Prepaid Insurance	3,057.36
Total Other Current Assets	3,057.36
Total Current Assets	205,353.00
Fixed Assets	
300 · Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	205,553.00
LIABILITIES & EQUITY	
Equity	
Reserve Equity	
302 · Ramada	1,333.48
303 · Walkways/Driveways	61,177.69
304 · Refurbishing	50,064.78
305 · Pool / Deck	12,042.30
306 · Paving-Resealing	7,389.70
308 · Road	39,913.30
309 · Irrigation	18,109.71
310 · Reserve Interest	1,549.62
Total Reserve Equity	191,580.58
30000 · Opening Balance Equity	18,694.23
Net Income	-4,721.81
Total Equity	205,553.00
TOTAL LIABILITIES & EQUITY	205,553.00

Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 · Maintenance Fees	11,642.51	11,642.42	0.09	116,425.10	116,424.20	0.90	139,709.04
402 · Interest	2.40	0.00	2.40	13.38	0.00	13.38	0.00
403 · Misc / Late Fees	4.07	0.00	4.07	1,255.12	0.00	1,255.12	0.00
404 · Reserves	2,217.49	2,217.49	0.00	22,174.90	22,174.90	0.00	26,609.88
Total Income	13,866.47	13,859.91	6.56	139,868.50	138,599.10	1,269.40	166,318.92
Total Income	13,866.47	13,859.91	6.56	139,868.50	138,599.10	1,269.40	166,318.92
Expense							
Administrative Expense							
604 · Property Insurance	3,675.29	3,515.92	159.37	36,134.97	35,159.20	975.77	42,191.04
606 · Corp Fee	0.00	14.00	-14.00	61.25	140.00	-78.75	168.00
607 · State Filing Fee	0.00	5.08	-5.08	0.00	50.80	-50.80	60.96
608 · Licenses	0.00	18.75	-18.75	200.00	187.50	12.50	225.00
609 · Contingencies	442.85	313.92	128.93	639.11	3,139.16	-2,500.05	3,767.00
610 · Legal Fees	0.00	41.67	-41.67	334.89	416.66	-81.77	500.00
612 · Accounting Fees	0.00	20.83	-20.83	250.00	208.34	41.66	250.00
613 · Professional Fees	0.00	16.67	-16.67	0.00	166.40	-166.40	199.74
616 · Postage & Printing	5.42	70.83	-65.41	350.02	708.34	-358.32	850.00
618 · Mgmt Contract	550.00	421.00	129.00	5,500.00	4,210.00	1,290.00	5,052.00
Total Administrative Expense	4,673.56	4,438.67	234.89	43,470.24	44,386.40	-916.16	53,263.74
Utilities Expense							
620 · Cable	2,667.71	2,591.67	76.04	26,677.10	25,916.66	760.44	31,100.00
622 · Electric	153.87	216.67	-62.80	2,161.06	2,166.66	-5.60	2,600.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	112.05	78.33	33.72	963.60	783.34	180.26	940.00
Total Utilities Expense	2,933.63	2,866.67	46.96	29,801.76	28,866.66	935.10	34,640.00
Building Expense							
639 · Hurricane Ian Expenses	8,285.81	400.00	-400.00	8,285.81	4,000.00	-1,575.00	4,800.00
630 · Bldg Repair/Maint	0.00	0.00	0.00	2,425.00	0.00	290.00	0.00
632 · Pest Control	0.00	0.00	0.00	290.00	0.00	290.00	0.00
633 · Concrete Repairs	0.00	208.33	-208.33	1,600.00	2,083.34	-483.34	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	625.00	-625.00	750.00
Total Building Expense	8,285.81	670.83	7,614.98	12,600.81	6,708.34	5,892.47	8,050.00
Grounds Expense							
642 · Lawn Service Contract	1,910.00	1,533.75	376.25	18,920.00	15,337.50	3,582.50	18,405.00
644 · Annual Planting & Repl	0.00	166.67	-166.67	509.97	1,666.66	-1,156.69	2,000.00
644A · Turf/Pest/Fert	0.00	475.00	-475.00	2,600.00	4,750.00	-2,150.00	5,700.00
646 · Irrigation Contract	175.00	175.00	0.00	1,750.00	1,750.00	0.00	2,100.00
648 · Irrigation Parts	135.25	175.00	-39.75	1,869.90	1,750.00	119.90	2,100.00

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Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
649 · Tree Trimming	0.00	412.50	-412.50	5,250.00	4,125.00	1,125.00	4,950.00
Total Grounds Expense	2,220.25	2,937.92	-717.67	30,899.87	29,379.16	1,520.71	35,255.00
Pool Expense							
650 · Pool Contract	250.00	250.00	0.00	2,700.00	2,500.00	200.00	3,000.00
652 · Pool Equipment & Repair	450.00	166.67	283.33	2,801.50	1,666.66	1,134.84	2,000.00
653 · Pool Area Cleaning	115.00	83.33	31.67	141.23	833.34	-692.11	1,000.00
654 · Ramada Cleaning	0.00	208.33	-208.33	0.00	2,083.34	-2,083.34	2,500.00
Total Pool Expense	815.00	708.33	106.67	5,642.73	7,083.34	-1,440.61	8,500.00
Reserve Expense							
664 · Reserves Exp	2,217.49	2,217.49	0.00	22,174.90	22,174.90	0.00	26,609.88
Total Reserve Expense	2,217.49	2,217.49	0.00	22,174.90	22,174.90	0.00	26,609.88
Total Expense	21,145.74	13,859.91	7,285.83	144,590.31	138,598.80	5,991.51	166,318.62
Net Income	-7,279.27	0.00	-7,279.27	-4,721.81	0.30	-4,722.11	0.30