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02/08/24

Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3

Balance Sheet

As of January 31, 2024

	<u>Jan 31, 24</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101 · Centennial Checking -7575	16,837.33
<b>Reserves</b>	
103 · Cadence CD-2303-6/30/24-5.25%	150,000.00
105 · Centennial MM - 87591	65,428.61
109 · CD -Cadence 9704-05/17/24	12,440.32
<b>Total Reserves</b>	<u>227,868.93</u>
<b>Total Checking/Savings</b>	244,706.26
<b>Accounts Receivable</b>	
108 · Accounts Receivable	-2,654.41
<b>Total Accounts Receivable</b>	<u>-2,654.41</u>
<b>Total Current Assets</b>	242,051.85
<b>Fixed Assets</b>	
300 · Petty Cash	200.00
<b>Total Fixed Assets</b>	<u>200.00</u>
<b>TOTAL ASSETS</b>	<u><u>242,251.85</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
301 · Owners Equity	25,816.67
<b>Reserve Equity</b>	
301a · Fence (Pool)	579.00
302 · Ramada	2,978.16
303 · Walkways/Driveways	72,920.65
304 · Refurbishing	60,137.60
305 · Pool / Deck	15,391.62
306 · Paving-Resealing	7,426.06
308 · Road	47,621.88
309 · Irrigation	17,570.87
310 · Reserve Interest	5,868.79
<b>Total Reserve Equity</b>	<u>230,494.63</u>
<b>Net Income</b>	-14,059.45
<b>Total Equity</b>	<u>242,251.85</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>242,251.85</u></u>

## Center Gate Estates Village Condominium Assoc. Section 3 Profit & Loss Budget Performance January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Income</b>							
401 · Maintenance Fees	16,274.30	16,274.50	-0.20	16,274.30	16,274.50	-0.20	195,294.00
402 · Interest	3.62	0.00	3.62	3.62	0.00	3.62	0.00
403 · Misc / Late Fees	150.00	0.00	150.00	150.00	0.00	150.00	0.00
403A · Storm Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
403B · Insurance Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
404 · Reserves	2,625.70	2,625.70	0.00	2,625.70	2,625.70	0.00	31,508.40
<b>Total Income</b>	<b>19,053.62</b>	<b>18,900.20</b>	<b>153.42</b>	<b>19,053.62</b>	<b>18,900.20</b>	<b>153.42</b>	<b>226,802.40</b>
<b>Total Income</b>	<b>19,053.62</b>	<b>18,900.20</b>	<b>153.42</b>	<b>19,053.62</b>	<b>18,900.20</b>	<b>153.42</b>	<b>226,802.40</b>
<b>Gross Profit</b>	<b>19,053.62</b>	<b>18,900.20</b>	<b>153.42</b>	<b>19,053.62</b>	<b>18,900.20</b>	<b>153.42</b>	<b>226,802.40</b>
<b>Expense</b>							
<b>Administrative Expense</b>							
604 · Property Insurance	20,886.17	7,333.37	13,552.80	20,886.17	7,333.37	13,552.80	88,000.00
606 · Corp Fee	168.00	14.00	154.00	168.00	14.00	154.00	168.00
607 · State Filing Fee	0.00	5.08	-5.08	0.00	5.08	-5.08	60.96
608 · Licenses	0.00	16.63	-16.63	0.00	16.63	-16.63	200.00
609 · Contingencies	0.00	15.50	-15.50	0.00	15.50	-15.50	186.00
610 · Legal Fees	2,226.50	41.63	2,184.87	2,226.50	41.63	2,184.87	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	101.33	70.87	30.46	101.33	70.87	30.46	850.00
618 · Mgmt Contract	433.63	433.63	0.00	433.63	433.63	0.00	5,204.00
<b>Total Administrative Expense</b>	<b>23,815.63</b>	<b>7,970.22</b>	<b>15,845.41</b>	<b>23,815.63</b>	<b>7,970.22</b>	<b>15,845.41</b>	<b>95,643.96</b>
<b>Utilities Expense</b>							
620 · Cable	3,031.02	3,000.00	31.02	3,031.02	3,000.00	31.02	36,000.00
622 · Electric	349.57	300.00	49.57	349.57	300.00	49.57	3,600.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	75.34	79.13	-3.79	75.34	79.13	-3.79	950.00
<b>Total Utilities Expense</b>	<b>3,455.93</b>	<b>3,379.13</b>	<b>76.80</b>	<b>3,455.93</b>	<b>3,379.13</b>	<b>76.80</b>	<b>40,550.00</b>
<b>Building Expense</b>							
630 · Bldg Repair/Maint	63.28	416.63	-353.35	63.28	416.63	-353.35	5,000.00
632 · Pest Control	75.00	21.63	53.37	75.00	21.63	53.37	260.00
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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
639 · Hurricane Ian Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Building Expense</b>	<b>138.28</b>	<b>709.13</b>	<b>-570.85</b>	<b>138.28</b>	<b>709.13</b>	<b>-570.85</b>	<b>8,510.00</b>
<b>Grounds Expense</b>							
642 · Lawn Service Contract	2,081.63	2,083.37	-1.74	2,081.63	2,083.37	-1.74	25,000.00
644 · Annual Planting & Repl	0.00	166.63	-166.63	0.00	166.63	-166.63	2,000.00
644A · Turf/Pest/Fert	0.00	325.00	-325.00	0.00	325.00	-325.00	3,900.00
646 · Irrigation Contract	175.00	225.00	-50.00	175.00	225.00	-50.00	2,700.00
648 · Irrigation Parts	150.90	333.37	-182.47	150.90	333.37	-182.47	4,000.00
649 · Tree Trimming	0.00	437.50	-437.50	0.00	437.50	-437.50	5,250.00
<b>Total Grounds Expense</b>	<b>2,407.53</b>	<b>3,570.87</b>	<b>-1,163.34</b>	<b>2,407.53</b>	<b>3,570.87</b>	<b>-1,163.34</b>	<b>42,850.00</b>

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**Center Gate Estates Village Condominium Assoc. Section 3**  
**Profit & Loss Budget Performance**  
January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
<b>Pool Expense</b>							
650 · Pool Contract	280.00	320.00	-40.00	280.00	320.00	-40.00	3,840.00
652 · Pool Equipment & Repair	270.00	208.37	61.63	270.00	208.37	61.63	2,500.00
653 · Pool Area Cleaning	0.00	0.00	0.00	0.00	0.00	0.00	0.00
654 · Ramada Cleaning	120.00	116.63	3.37	120.00	116.63	3.37	1,400.00
<b>Total Pool Expense</b>	<b>670.00</b>	<b>645.00</b>	<b>25.00</b>	<b>670.00</b>	<b>645.00</b>	<b>25.00</b>	<b>7,740.00</b>
<b>Reserve Expense</b>							
664 · Reserves Exp	2,625.70	2,625.70	0.00	2,625.70	2,625.70	0.00	31,508.40
<b>Total Reserve Expense</b>	<b>2,625.70</b>	<b>2,625.70</b>	<b>0.00</b>	<b>2,625.70</b>	<b>2,625.70</b>	<b>0.00</b>	<b>31,508.40</b>
<b>Total Expense</b>	<b>33,113.07</b>	<b>18,900.05</b>	<b>14,213.02</b>	<b>33,113.07</b>	<b>18,900.05</b>	<b>14,213.02</b>	<b>228,802.36</b>
<b>Net Income</b>	<b>-14,059.45</b>	<b>0.15</b>	<b>-14,059.60</b>	<b>-14,059.45</b>	<b>0.15</b>	<b>-14,059.60</b>	<b>0.04</b>

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## Center Gate Estates Village Condominium Assoc. Section 3 Transactions by Account As of January 31, 2024

Type	Date	Num	Name	Split	Amount	Balance
<b>Reserve Equity</b>						227,758.28
<b>301a · Fence (Pool)</b>						480.00
General Journal	01/01/2024	24		664 · Reserves Exp	99.00	579.00
Total 301a · Fence (Pool)					99.00	579.00
<b>302 · Ramada</b>						2,864.70
General Journal	01/01/2024	24		664 · Reserves Exp	113.46	2,978.16
Total 302 · Ramada					113.46	2,978.16
<b>303 · Walkways/Driveways</b>						72,032.03
General Journal	01/01/2024	24		664 · Reserves Exp	888.62	72,920.65
Total 303 · Walkways/Driveways					888.62	72,920.65
<b>304 · Refurbishing</b>						59,495.56
General Journal	01/01/2024	24		664 · Reserves Exp	642.04	60,137.60
Total 304 · Refurbishing					642.04	60,137.60
<b>305 · Pool / Deck</b>						15,146.68
General Journal	01/01/2024	24		664 · Reserves Exp	244.94	15,391.62
Total 305 · Pool / Deck					244.94	15,391.62
<b>306 · Paving-Resealing</b>						7,426.06
General Journal	01/01/2024	24		664 · Reserves Exp	0.00	7,426.06
Total 306 · Paving-Resealing					0.00	7,426.06
<b>308 · Road</b>						46,984.24
General Journal	01/01/2024	24		664 · Reserves Exp	637.64	47,621.88
Total 308 · Road					637.64	47,621.88
<b>309 · Irrigation</b>						17,570.87
General Journal	01/01/2024	24		664 · Reserves Exp	0.00	17,570.87
Total 309 · Irrigation					0.00	17,570.87
<b>310 · Reserve Interest</b>						5,758.14
Deposit	01/31/2024			105 · Centennial M...	110.65	5,868.79
Total 310 · Reserve Interest					110.65	5,868.79
Total Reserve Equity					2,736.35	230,494.63
<b>TOTAL</b>					<u>2,736.35</u>	<u>230,494.63</u>