

8:58 AM

Center Gate Estates Village Condominium Assoc. Section 3

Balance Sheet

As of May 31, 2023

06/08/23

Accrual Basis

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
101 - Centennial Checking -7575	48,276.89
Reserves	
105 - Centennial MM - 87591	194,025.83
109 - CD -Cadence 9704	12,390.28
Total Reserves	206,416.11
Total Checking/Savings	254,693.00
Accounts Receivable	
108 - Accounts Receivable	12,025.09
Total Accounts Receivable	12,025.09
Total Current Assets	266,718.09
Fixed Assets	
300 - Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	266,918.09
LIABILITIES & EQUITY	
Equity	
301 - Owners Equity	8,174.69
Reserve Equity	
301a - Fence (Pool)	200.00
302 - Ramada	2,068.73
303 - Walkways/Driveways	66,604.86
304 - Refurbishing	54,780.15
305 - Pool / Deck	13,524.99
306 - Paving-Resealing	7,425.85
308 - Road	43,448.75
309 - Irrigation	17,214.36
310 - Reserve Interest	3,538.77
Total Reserve Equity	208,806.46
Net Income	49,936.94
Total Equity	266,918.09
TOTAL LIABILITIES & EQUITY	266,918.09

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Accrual Basis

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

May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 - Maintenance Fees	13,031.65	13,191.82	-160.17	65,798.25	65,959.10	-160.85	158,301.84
402 - Interest	4.54	0.00	4.54	12.37	0.00	12.37	0.00
403 - Misc / Late Fees	150.00	0.00	150.00	316.45	0.00	316.45	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	11,951.75	11,951.75	0.00	28,684.20
Total Income	15,576.54	15,582.17	-5.63	158,718.82	77,910.85	80,807.97	186,986.04
Total Income	15,576.54	15,582.17	-5.63	158,718.82	77,910.85	80,807.97	186,986.04
Gross Profit	15,576.54	15,582.17	-5.63	158,718.82	77,910.85	80,807.97	186,986.04
Expense							
Administrative Expense							
604 - Property Insurance	9,961.82	4,394.90	5,566.92	44,087.57	21,974.50	22,113.07	52,738.80
606 - Corp Fee	0.00	14.00	-14.00	229.25	70.00	159.25	168.00
607 - State Filing Fee	0.00	5.08	-5.08	0.00	25.44	-25.44	61.00
608 - Licenses	200.00	18.75	181.25	200.00	93.75	106.25	225.00
609 - Contingencies	50.00	122.92	-72.92	133.00	614.56	-481.56	1,475.00
610 - Legal Fees	0.00	41.67	-41.67	255.50	208.31	47.19	500.00
612 - Accounting Fees	0.00	22.92	-22.92	275.00	114.56	160.44	275.00
613 - Professional Fees	0.00	16.67	-16.67	0.00	83.31	-83.31	200.00
616 - Postage & Printing	15.14	70.83	-55.69	265.67	354.19	-88.52	850.00
618 - Mgmt Contract	550.00	421.00	129.00	2,750.00	2,105.00	645.00	5,052.00
Total Administrative Expense	10,776.96	5,128.74	5,648.22	48,195.99	25,643.62	22,552.37	61,544.80
Utilities Expense							
620 - Cable	2,840.31	2,801.08	39.23	14,202.27	14,005.44	196.83	33,613.00
622 - Electric	326.19	233.33	92.86	1,202.29	1,166.69	35.60	2,800.00
623 - Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 - Water / Sewer	101.62	79.17	22.45	370.37	395.81	-25.44	950.00
Total Utilities Expense	3,268.12	3,113.58	154.54	15,774.93	15,567.94	206.99	37,363.00
Building Expense							
630 - Bldg Repair/Maint	0.00	400.00	-400.00	534.09	2,000.00	-1,465.91	4,800.00
632 - Pest Control	0.00	20.00	-20.00	190.00	100.00	90.00	240.00
633 - Concrete Repairs	0.00	208.33	-208.33	0.00	1,041.69	-1,041.69	2,500.00
634 - Pressure Washing	0.00	62.50	-62.50	0.00	312.50	-312.50	750.00
635 - Mail Boxes	195.00	500.00	-305.00	8,159.02	2,500.00	5,659.02	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	195.00	1,190.83	-995.83	13,133.11	5,954.19	7,178.92	14,290.00
Grounds Expense							
642 - Lawn Service Contract	2,021.00	1,979.50	41.50	10,105.00	9,897.50	207.50	23,754.00
644 - Annual Planting & Repl	750.00	166.67	583.33	750.00	833.31	-83.31	2,000.00
644A - Turf/Pest/Fert	0.00	175.00	-175.00	1,300.00	875.00	-175.00	2,100.00
646 - Irrigation Contract	0.00	333.33	-333.33	700.00	1,666.69	-21.78	4,000.00
648 - Irrigation Parts	0.00	437.50	-437.50	1,644.91	2,187.50	712.50	5,250.00
649 - Tree Trimming	0.00			2,900.00			

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Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budget
Total Grounds Expense	2,771.00	3,092.00	-321.00	17,399.91	15,460.00	1,939.91	37,104.00
Pool Expense	300.00	250.00	50.00	1,350.00	1,250.00	100.00	3,000.00
650 - Pool Contract	171.19	208.33	-37.14	401.19	1,041.69	-640.50	2,500.00
652 - Pool Equipment & Repair	115.00	83.33	31.67	575.00	416.69	158.31	1,000.00
653 - Pool Area Cleaning	0.00	125.00	-125.00	0.00	625.00	-625.00	1,500.00
654 - Ramada Cleaning							
Total Pool Expense	586.19	666.66	-80.47	2,326.19	3,333.38	-1,007.19	8,000.00
Reserve Expense							
664 - Reserves Exp	2,390.35	2,390.35	0.00	11,951.75	11,951.75	0.00	28,684.20
Total Reserve Expense	2,390.35	2,390.35	0.00	11,951.75	11,951.75	0.00	28,684.20
Total Expense	19,987.62	15,582.16	4,405.46	108,781.88	77,910.88	30,871.00	186,986.00
Net Income	-4,411.08	0.01	-4,411.09	49,936.94	-0.03	49,935.97	0.04