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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3
Balance Sheet
 As of September 30, 2022

	Sep 30, 22
ASSETS	
Current Assets	
Checking/Savings	
101 · Centennial Checking -7575	27,405.33
Reserves	
105 · Centennial MM - 87591	170,983.02
109 · CD -Cadence 9704	12,376.24
Total Reserves	183,359.26
Total Checking/Savings	210,764.59
Accounts Receivable	
108 · Accounts Receivable	-3,592.82
Total Accounts Receivable	-3,592.82
Other Current Assets	
110 · Prepaid Insurance	3,057.36
Total Other Current Assets	3,057.36
Total Current Assets	210,229.13
Fixed Assets	
300 · Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	210,429.13
LIABILITIES & EQUITY	
Equity	
Reserve Equity	
302 · Ramada	1,250.13
303 · Walkways/Driveways	60,402.38
304 · Refurbishing	49,391.17
305 · Pool / Deck	11,880.13
306 · Paving-Resealing	7,371.70
308 · Road	39,408.25
309 · Irrigation	18,109.71
310 · Reserve Interest	1,363.97
Total Reserve Equity	189,177.44
30000 · Opening Balance Equity	18,694.23
Net Income	2,557.46
Total Equity	210,429.13
TOTAL LIABILITIES & EQUITY	210,429.13

Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Income							
Income							
401 · Maintenance Fees	11,642.51	11,642.42	0.09	104,782.59	104,781.78	0.81	139,709.04
402 · Interest	2.31	0.00	2.31	10.98	0.00	10.98	0.00
403 · Misc / Late Fees	3.09	0.00	3.09	1,251.05	0.00	1,251.05	0.00
404 · Reserves	2,217.49	2,217.49	0.00	19,957.41	19,957.41	0.00	26,609.88
Total Income	13,865.40	13,859.91	5.49	126,002.03	124,739.19	1,262.84	166,318.92
Total Income	13,865.40	13,859.91	5.49	126,002.03	124,739.19	1,262.84	166,318.92
Expense							
Administrative Expense							
604 · Property Insurance	3,675.29	3,515.92	159.37	32,459.68	31,643.28	816.40	42,191.04
606 · Corp Fee	0.00	14.00	-14.00	61.25	126.00	-64.75	168.00
607 · State Filing Fee	0.00	5.08	-5.08	0.00	45.72	-45.72	60.96
608 · Licenses	0.00	18.75	-18.75	200.00	168.75	31.25	225.00
609 · Contingencies	20.00	313.92	-293.92	196.26	2,825.24	-2,628.98	3,767.00
610 · Legal Fees	0.00	41.67	-41.67	334.89	374.99	-40.10	500.00
612 · Accounting Fees	0.00	20.83	-20.83	250.00	187.51	62.49	250.00
613 · Professional Fees	0.00	16.67	-16.67	0.00	149.73	-149.73	199.74
616 · Postage & Printing	7.70	70.83	-63.13	344.60	637.51	-292.91	850.00
618 · Mgmt Contract	550.00	421.00	129.00	4,950.00	3,789.00	1,161.00	5,052.00
Total Administrative Expense	4,252.99	4,438.67	-185.68	38,796.68	39,947.73	-1,151.05	53,263.74
Utilities Expense							
620 · Cable	2,667.71	2,591.67	76.04	24,009.39	23,324.99	684.40	31,100.00
622 · Electric	191.79	216.67	-24.88	2,007.19	1,949.99	57.20	2,600.00
623 · Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 · Water / Sewer	71.58	78.33	-6.75	851.55	705.01	146.54	940.00
Total Utilities Expense	2,931.08	2,886.67	44.41	26,868.13	25,979.99	888.14	34,640.00
Building Expense							
630 · Bldg Repair/Maint	1,300.00	400.00	900.00	2,425.00	3,600.00	-1,175.00	4,800.00
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	1,875.01	-275.01	2,500.00
634 · Pressure Washing	0.00	62.50	-62.50	0.00	562.50	-562.50	750.00
Total Building Expense	1,300.00	670.83	629.17	4,315.00	6,037.51	-1,722.51	8,050.00
Grounds Expense							
642 · Lawn Service Contract	1,910.00	1,533.75	376.25	17,010.00	13,803.75	3,206.25	18,405.00
644 · Annual Planting & Repl	0.00	166.67	-166.67	509.97	1,499.99	-990.02	2,000.00
644A · Turf/Pest/Fert	0.00	475.00	-475.00	2,600.00	4,275.00	-1,675.00	5,700.00
646 · Irrigation Contract	175.00	175.00	0.00	1,575.00	1,575.00	0.00	2,100.00
648 · Irrigation Parts	196.50	175.00	21.50	1,734.65	1,575.00	159.65	2,100.00
649 · Tree Trimming	0.00	412.50	-412.50	5,250.00	3,712.50	1,537.50	4,950.00

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Center Gate Estates Village Condominium Assoc. Section 3
Profit & Loss Budget Performance
September 2022

	Sep 22	Budget	\$ Over Budget	Jan - Sep 22	YTD Budget	\$ Over Budget	Annual Budget
Total Grounds Expense	2,281.50	2,937.92	-656.42	28,679.62	26,441.24	2,238.38	35,255.00
Pool Expense							
650 · Pool Contract	250.00	250.00	0.00	2,450.00	2,250.00	200.00	3,000.00
652 · Pool Equipment & Repair	0.00	166.67	-166.67	2,351.50	1,499.99	851.51	2,000.00
653 · Pool Area Cleaning	0.00	83.33	-83.33	26.23	750.01	-723.78	1,000.00
654 · Ramada Cleaning	0.00	208.33	-208.33	0.00	1,875.01	-1,875.01	2,500.00
Total Pool Expense	250.00	708.33	-458.33	4,827.73	6,375.01	-1,547.28	8,500.00
Reserve Expense							
664 · Reserves Exp	2,217.49	2,217.49	0.00	19,957.41	19,957.41	0.00	26,609.88
Total Reserve Expense	2,217.49	2,217.49	0.00	19,957.41	19,957.41	0.00	26,609.88
Total Expense	13,233.06	13,859.91	-626.85	123,444.57	124,738.89	-1,294.32	166,318.62
Net Income	632.34	0.00	632.34	2,557.46	0.30	2,557.16	0.30

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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3
Transactions by Account
As of September 30, 2022

Type	Date	Num	Name	Split	Amount	Balance
Reserve Equity						
302 · Ramada						186,872.86
General Journal	09/01/2022	08		664 · Reserves...	83.35	1,166.78
						1,250.13
Total 302 · Ramada					83.35	1,250.13
303 · Walkways/Driveways						59,627.07
General Journal	09/01/2022	08		664 · Reserves...	775.31	60,402.38
Total 303 · Walkways/Driveways					775.31	60,402.38
304 · Refurbishing						48,717.56
General Journal	09/01/2022	08		664 · Reserves...	673.61	49,391.17
Total 304 · Refurbishing					673.61	49,391.17
305 · Pool / Deck						11,717.96
General Journal	09/01/2022	08		664 · Reserves...	162.17	11,880.13
Total 305 · Pool / Deck					162.17	11,880.13
306 · Paving-Resealing						7,353.70
General Journal	09/01/2022	08		664 · Reserves...	18.00	7,371.70
Total 306 · Paving-Resealing					18.00	7,371.70
308 · Road						38,903.20
General Journal	09/01/2022	08		664 · Reserves...	505.05	39,408.25
Total 308 · Road					505.05	39,408.25
309 · Irrigation						18,109.71
Total 309 · Irrigation						18,109.71
310 · Reserve Interest						1,276.88
Deposit	09/30/2022			105 · Centenni...	87.09	1,363.97
Total 310 · Reserve Interest					87.09	1,363.97
Total Reserve Equity					2,304.58	189,177.44
TOTAL					2,304.58	189,177.44