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07/11/23

Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3

Balance Sheet

As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
101 - Centennial Checking -7575	49,727.06
Reserves	
105 - Centennial MM - 87591	194,384.64
109 - CD -Cadence 9704	12,390.28
Total Reserves	206,774.92
Total Checking/Savings	256,501.98
Accounts Receivable	
108 - Accounts Receivable	8,570.09
Total Accounts Receivable	8,570.09
Total Current Assets	265,072.07
Fixed Assets	
300 - Petty Cash	200.00
Total Fixed Assets	200.00
TOTAL ASSETS	265,272.07
LIABILITIES & EQUITY	
Equity	
301 - Owners Equity	8,174.69
Reserve Equity	
301a - Fence (Pool)	240.00
302 - Ramada	2,182.44
303 - Walkways/Driveways	67,380.17
304 - Refurbishing	55,453.78
305 - Pool / Deck	13,756.66
306 - Paving-Resealing	7,425.88
308 - Road	43,953.82
309 - Irrigation	17,265.29
310 - Reserve Interest	3,897.58
Total Reserve Equity	211,555.62
Net Income	45,541.76
Total Equity	265,272.07
TOTAL LIABILITIES & EQUITY	265,272.07

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

June 2023

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07/11/23

Accrual Basis

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Income							
401 - Maintenance Fees	13,191.65	13,191.82	-0.17	78,989.90	79,150.92	-161.02	158,301.84
402 - Interest	6.05	0.00	6.05	18.42	0.00	18.42	0.00
403 - Misc / Late Fees	150.00	0.00	150.00	466.45	0.00	466.45	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	14,342.10	14,342.10	0.00	28,684.20
Total Income	15,738.05	15,582.17	155.88	174,456.87	93,493.02	80,963.85	186,986.04
Total Income	15,738.05	15,582.17	155.88	174,456.87	93,493.02	80,963.85	186,986.04
Gross Profit	15,738.05	15,582.17	155.88	174,456.87	93,493.02	80,963.85	186,986.04
Expense							
Administrative Expense							
604 - Property Insurance	9,961.82	4,394.90	5,566.92	54,049.39	26,369.40	27,679.99	52,738.80
606 - Corp Fee	0.00	14.00	-14.00	229.25	84.00	145.25	168.00
607 - State Filing Fee	0.00	5.08	-5.08	0.00	30.52	-30.52	61.00
608 - Licenses	0.00	18.75	-18.75	200.00	112.50	87.50	225.00
609 - Contingencies	0.00	122.92	-122.92	133.00	737.48	-604.48	1,475.00
610 - Legal Fees	0.00	41.67	-41.67	255.50	249.98	5.52	500.00
612 - Accounting Fees	0.00	22.92	-22.92	275.00	137.48	137.52	275.00
613 - Professional Fees	0.00	16.67	-16.67	0.00	99.98	-99.98	200.00
616 - Postage & Printing	6.20	70.83	-64.63	271.87	425.02	-153.15	850.00
618 - Mgmt Contract	550.00	421.00	129.00	3,300.00	2,526.00	774.00	5,052.00
Total Administrative Expense	10,518.02	5,128.74	5,389.28	58,714.01	30,772.36	27,941.65	61,544.80
Utilities Expense							
620 - Cable	2,840.31	2,801.08	39.23	17,042.58	16,806.52	236.06	33,613.00
622 - Electric	312.45	233.33	79.12	1,514.74	1,400.02	114.72	2,800.00
623 - Trash Removal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
624 - Water / Sewer	94.67	79.17	15.50	465.04	474.98	-9.94	950.00
Total Utilities Expense	3,247.43	3,113.58	133.85	19,022.36	18,681.52	340.84	37,363.00
Building Expense							
630 - Bldg Repair/Maint	0.00	400.00	-400.00	534.09	2,400.00	-1,865.91	4,800.00
632 - Pest Control	0.00	20.00	-20.00	190.00	120.00	70.00	240.00
633 - Concrete Repairs	0.00	208.33	-208.33	0.00	1,250.02	-1,250.02	2,500.00
634 - Pressure Washing	0.00	62.50	-62.50	0.00	375.00	-375.00	750.00
635 - Mail Boxes	542.15	500.00	42.15	8,701.17	3,000.00	5,701.17	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	542.15	1,190.83	-648.68	13,675.26	7,145.02	6,530.24	14,290.00
Grounds Expense							
642 - Lawn Service Contract	2,021.00	1,979.50	41.50	12,126.00	11,877.00	249.00	23,754.00
644 - Annual Planting & Repl	0.00	166.67	-166.67	750.00	999.98	-249.98	2,000.00
644A - Turf/Pest/Fert	0.00	175.00	-175.00	1,300.00	1,050.00	0.00	2,100.00
646 - Irrigation Parts	350.00	333.33	315.95	1,050.00	2,000.02	294.17	4,000.00
648 - Irrigation Parts	649.28	437.50	-437.50	2,294.19	2,625.00	275.00	5,250.00
649 - Tree Trimming	0.00	0.00	0.00	2,900.00	0.00	0.00	0.00

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Accrual Basis

Center Gate Estates Village Condominium Assoc. Section 3

Profit & Loss Budget Performance

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Total Grounds Expense	3,020.28	3,092.00	-71.72	20,420.19	18,552.00	1,868.19	37,104.00
Pool Expense							
650 · Pool Contract	300.00	250.00	50.00	1,650.00	1,500.00	150.00	3,000.00
652 · Pool Equipment & Repair	0.00	208.33	-208.33	401.19	1,250.02	-848.83	2,500.00
653 · Pool Area Cleaning	115.00	83.33	31.67	690.00	500.02	189.98	1,000.00
654 · Ramada Cleaning	0.00	125.00	-125.00	0.00	750.00	-750.00	1,500.00
Total Pool Expense	415.00	666.66	-251.66	2,741.19	4,000.04	-1,258.85	8,000.00
Reserve Expense							
664 · Reserves Exp	2,390.35	2,390.35	0.00	14,342.10	14,342.10	0.00	28,684.20
Total Reserve Expense	2,390.35	2,390.35	0.00	14,342.10	14,342.10	0.00	28,684.20
Total Expense	20,133.23	15,582.16	4,551.07	128,915.11	93,493.04	35,422.07	186,986.00
Net Income	-4,395.18	0.01	-4,395.19	45,541.76	-0.02	45,541.78	0.04

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Center Gate Estates Village Condominium Assoc. Section 3

07/11/23

Transactions by Account

Accrual Basis

As of June 30, 2023

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Type	Date	Num	Name	Split	Amount	Balance
Reserve Equity						208,806.46
301a - Fence (Pool)						200.00
General Journal	06/01/2023	19		664 - Reserves Exp	40.00	240.00
Total 301a - Fence (Pool)					40.00	240.00
302 - Ramada						2,068.73
General Journal	06/01/2023	19		664 - Reserves Exp	113.71	2,182.44
Total 302 - Ramada					113.71	2,182.44
303 - Walkways/Driveways						66,604.86
General Journal	06/01/2023	19		664 - Reserves Exp	775.31	67,380.17
Total 303 - Walkways/Driveways					775.31	67,380.17
304 - Refurbishing						54,780.15
General Journal	06/01/2023	19		664 - Reserves Exp	673.63	55,453.78
Total 304 - Refurbishing					673.63	55,453.78
305 - Pool / Deck						13,524.99
General Journal	06/01/2023	19		664 - Reserves Exp	231.67	13,756.66
Total 305 - Pool / Deck					231.67	13,756.66
306 - Paving-Resealing						7,425.85
General Journal	06/01/2023	19		664 - Reserves Exp	0.03	7,425.88
Total 306 - Paving-Resealing					0.03	7,425.88
308 - Road						43,448.75
General Journal	06/01/2023	19		664 - Reserves Exp	505.07	43,953.82
Total 308 - Road					505.07	43,953.82
309 - Irrigation						17,214.36
General Journal	06/01/2023	19		664 - Reserves Exp	50.93	17,265.29
Total 309 - Irrigation					50.93	17,265.29
310 - Reserve Interest						3,538.77
Deposit	06/30/2023			105 - Centennial M...	358.81	3,897.58
Total 310 - Reserve Interest					358.81	3,897.58
Total Reserve Equity					2,749.16	211,555.62
TOTAL					2,749.16	211,555.62