

9:42 AM

07/12/25

Accrual Basis

CENTER GATE ESTATES VILLAGE CONDO SECTION VII**Balance Sheet**

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Centennial Bank	
Operating account 6349	22,798.33
Reserve Account 6356	39,999.31
Total Centennial Bank	62,797.64
Total Checking/Savings	62,797.64
Accounts Receivable	
Accounts Receivable	10,667.00
Total Accounts Receivable	10,667.00
Other Current Assets	
Prepays	3,598.00
Undeposited Funds	13,262.00
Total Other Current Assets	16,860.00
Total Current Assets	90,324.64
TOTAL ASSETS	90,324.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Remote Deposits	27,042.00
Reserve Balance	
Deferred Maintenance	7,500.00
Interest earned	718.49
Irrigation	2,297.52
Painting units	21,555.03
Pool Deck & Equipment	3,079.01
Pool Resurfacing	1,663.41
Pressure Washing	5,000.00
Roads	-1,814.15
Total Reserve Balance	39,999.31
Total Other Current Liabilities	67,041.31
Total Current Liabilities	67,041.31
Total Liabilities	67,041.31
Equity	
Opening Balance Equity	22,994.85
Net Income	288.48
Total Equity	23,283.33
TOTAL LIABILITIES & EQUITY	90,324.64

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07/12/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Summary

Operating account 6349, Period Ending 06/30/2025

	<u>Jun 30, 25</u>
Beginning Balance	22,186.57
Cleared Transactions	
Checks and Payments - 15 items	-15,814.07
Deposits and Credits - 9 items	10,394.83
Total Cleared Transactions	<u>-5,419.24</u>
Cleared Balance	<u>16,767.33</u>
Uncleared Transactions	
Checks and Payments - 5 items	-1,620.00
Deposits and Credits - 8 items	7,651.00
Total Uncleared Transactions	<u>6,031.00</u>
Register Balance as of 06/30/2025	<u>22,798.33</u>
Ending Balance	<u>22,798.33</u>

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CENTER GATE ESTATES VILLAGE CONDO SECTION VII

07/12/25

Reconciliation Detail

Operating account 6349, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						22,186.57
Cleared Transactions						
Checks and Payments - 15 items						
Check	05/03/2025	42025...	Prokop	X	-576.00	-576.00
General Journal	05/10/2025	22		X	-1,129.53	-1,705.53
Check	05/29/2025	52025...	Garcia Irrigation	X	-220.98	-1,926.51
Check	06/02/2025	62025...	Dye Barker Fire Saf...	X	-240.75	-2,167.26
Check	06/03/2025	62025...	Greenway Lawn	X	-3,375.00	-5,542.26
Check	06/03/2025	52025...	Prokop	X	-576.00	-6,118.26
Check	06/04/2025	52025...	Atlas Insurance	X	-4,785.53	-10,903.79
General Journal	06/10/2025	25		X	-1,129.53	-12,033.32
Check	06/13/2025	52025...	Comcast	X	-2,557.54	-14,590.86
Check	06/18/2025	62025...	Chapman PA	X	-300.00	-14,890.86
Check	06/18/2025	62025...	Garcia Irrigation	X	-249.05	-15,139.91
Check	06/25/2025	62025...	FPL	X	-238.60	-15,378.51
Check	06/25/2025	62025...	Sarasota Departme...	X	-200.00	-15,578.51
Check	06/25/2025	52025...	Southwets Cleaning ...	X	-140.00	-15,718.51
Check	06/25/2025	62025...	Sarasota County Util...	X	-95.56	-15,814.07
Total Checks and Payments					-15,814.07	-15,814.07
Deposits and Credits - 9 items						
Deposit	06/02/2025			X	3,360.00	3,360.00
Deposit	06/03/2025			X	365.00	3,725.00
Deposit	06/03/2025			X	1,095.00	4,820.00
Deposit	06/03/2025			X	2,480.00	7,300.00
Deposit	06/09/2025			X	365.00	7,665.00
Deposit	06/24/2025			X	452.00	8,117.00
Deposit	06/30/2025			X	0.83	8,117.83
Deposit	06/30/2025			X	817.00	8,934.83
General Journal	06/30/2025	29		X	1,460.00	10,394.83
Total Deposits and Credits					10,394.83	10,394.83
Total Cleared Transactions					-5,419.24	-5,419.24
Cleared Balance					-5,419.24	16,767.33
Uncleared Transactions						
Checks and Payments - 5 items						
Check	03/14/2025	32025...	Performance Driven ...		-300.00	-300.00
Check	04/28/2025	42025...	09 Abbey Shire		-75.00	-375.00
Check	05/29/2025	52025...	Greenway Lawn		-725.00	-1,100.00
Check	06/03/2025	62025...	Garcia Irrigation		-220.00	-1,320.00
Check	06/14/2025	52025...	Performance Driven ...		-300.00	-1,620.00
Total Checks and Payments					-1,620.00	-1,620.00
Deposits and Credits - 8 items						
Deposit	02/03/2025				85.00	85.00
Deposit	03/20/2025				1,182.00	1,267.00
Deposit	03/24/2025				1,170.00	2,437.00
Deposit	03/25/2025				365.00	2,802.00
General Journal	03/31/2025	21			750.00	3,552.00
Deposit	04/01/2025				365.00	3,917.00
Deposit	04/03/2025				2,960.00	6,877.00
General Journal	05/27/2025	26			774.00	7,651.00
Total Deposits and Credits					7,651.00	7,651.00
Total Uncleared Transactions					6,031.00	6,031.00
Register Balance as of 06/30/2025					611.76	22,798.33
Ending Balance					611.76	22,798.33



CENTER GATE ESTATES VILLAGE SECT VII
 CONDO ASSN SEC VII INC
 C/O CHARLES L PAPPAS
 4567 LAKE VISTA DR
 SARASOTA FL 34233

06/30/25
 *****6349
 IMAGES 16
 2ND COPY

*** CHECKING *** 1492 ASSOC NOW

ACCOUNT NUMBER ~~0000000000~~

PREVIOUS STATEMENT BALANCE AS OF 05/31/25	22,186.57
PLUS 10 DEPOSITS AND OTHER CREDITS	10,394.83
LESS 14 CHECKS AND OTHER DEBITS	15,814.07
CURRENT STATEMENT BALANCE AS OF 06/30/25	16,767.33
NUMBER OF DAYS IN THIS STATEMENT PERIOD 30	

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
2694	06/18	300.00	2699	06/03	220.98	2702	06/18	140.00
2697*	06/02	240.75	2700	06/23	249.05			
2698	06/03	3,375.00	2701	06/25	200.00			

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
06/02	Lockbox Deposit		3,360.00
06/03	REMOTE DEPOSIT		730.00
06/03	REMOTE DEPOSIT		730.00
06/03	Lockbox Deposit		2,480.00
06/03	AC-FIRST INSURANCE -INSURANCE9 00-102975653 Center Gate Estat	4,785.53	
06/04	Lockbox Deposit		365.00
06/05	Lockbox Deposit		1,095.00
06/05	AC-HE OP PROK 8736 -Mgmt Fee Center Gate Est Sec7	576.00	
06/09	Lockbox Deposit		365.00
06/13	AC-COMCAST-XFINITY -CABLE SVCS 5572176 CENTERGA *EST VILLAGE	2,557.54	
06/24	Lockbox Deposit		452.00
06/25	AC-FPL DIRECT DEBIT-ELEC PYMT0 194549770 PPDA CENTER GATE EST	238.60	
06/25	AC-HE OP PROK 8736 -Mgmt Fee Center Gate Est Sec7	576.00	
06/26	AC-SARASOTACOUNTY -UT BILL000 078070598902 CENTER GATE ESTAT	95.56	
06/30	Lockbox Deposit		817.00
06/30	INTEREST PAYMENT		.83
06/30	XFER TO ACCT CK-XXXXXXXX6356	2,259.06	

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
05/31	22,186.57	06/02	25,305.82	06/03	20,864.31	06/04	21,229.31
06/05	21,748.31	06/09	22,113.31	06/13	19,555.77	06/18	19,115.77
06/23	18,866.72	06/24	19,318.72	06/25	18,304.12	06/26	18,208.56
06/30	16,767.33						

CENTENNIAL BANK
CONWAY, AR

Remote Deposit

This Deposit Ticket Has Been Generated Electronically

Amount

082902757 6100036349 0000073000

06/03/2025 \$730.00

CENTENNIAL BANK
CONWAY, AR

Remote Deposit

This Deposit Ticket Has Been Generated Electronically

Amount

082902757 6100036349 0000073000

06/03/2025 \$730.00

CENTER GATE ESTATES VILLAGE
CONDO ASSN. SECT. VII
OPERATING ACCOUNT
2011 BISHAM RD
SARASOTA, FL 34231

CENTENNIAL BANK

2700

5/12/2025

PAY TO THE ORDER OF: Garcia Irrigation LLC \$ 249.00

TWO HUNDRED FORTY NINE AND 5/100 DOLLARS

Garcia Irrigation LLC
2509 24th Avenue East
Palmetto FL 34221

MEMO: 5058 - 646 - Irrigation Control 5195 and 647- Ir

06/23/2025 2700 \$249.05

CENTER GATE ESTATES VILLAGE
CONDO ASSN. SECT. VII
OPERATING ACCOUNT
2011 BISHAM RD
SARASOTA, FL 34231

CENTENNIAL BANK

2701

5/12/2025

PAY TO THE ORDER OF: Florida Department of Health in Sarasota County \$ 200.00

TWO HUNDRED DOLLARS

Florida Department of Health in Sarasota County
1000 South Tamiara Trail
Room 121
Venice FL 34293

MEMO: 58-65-03892 - 608 pool permit

06/25/2025 2701 \$200.00

CENTER GATE ESTATES VILLAGE
CONDO ASSN. SECT. VII
OPERATING ACCOUNT
2011 BISHAM RD
SARASOTA, FL 34231

CENTENNIAL BANK

2694

5/14/2025

PAY TO THE ORDER OF: Joseph M Chapman CPA PA \$ 300.00

THREE HUNDRED DOLLARS

Joseph M Chapman CPA PA
1355 Deer Hollow Boulevard
Sarasota FL 34232

MEMO: Prep of 2024 Tax Return

06/18/2025 2694 \$300.00

CENTER GATE ESTATES VILLAGE
CONDO ASSN. SECT. VII
OPERATING ACCOUNT
2011 BISHAM RD
SARASOTA, FL 34231

CENTENNIAL BANK

2702

5/12/2025

PAY TO THE ORDER OF: Southwest Cleaning and Maintenance LLC \$ 140.00

ONE HUNDRED FORTY DOLLARS

Southwest Cleaning and Maintenance LLC
18081 Southeast County Club Drive
Apt 445
Tampa FL 33669

MEMO: 2613 - 656C

06/18/2025 2702 \$140.00

CENTER GATE ESTATES VILLAGE
CONDO ASSN. SECT. VII
OPERATING ACCOUNT
2011 BISHAM RD
SARASOTA, FL 34231

CENTENNIAL BANK

2697

5/21/2025

PAY TO THE ORDER OF: Pyro-Barker Fire & Safety LLC \$ 240.75

TWO HUNDRED FORTY AND 75/100 DOLLARS

Pyro-Barker Fire & Safety LLC
PO Box 720358
Dallas TX 75373

MEMO: IV00842709 - 627 Fire Alarm

06/02/2025 2697 \$240.75

CENTER GATE ESTATES VILLAGE
CONDO ASSN. SECT. VII
OPERATING ACCOUNT
2011 BISHAM RD
SARASOTA, FL 34231

CENTENNIAL BANK

2698

5/25/2025

PAY TO THE ORDER OF: Greenway Lawn Service Inc \$ 3,375.00

THREE THOUSAND THREE HUNDRED SEVENTY FIVE DOLLARS

Greenway Lawn Service Inc
6318 Century Street
Sarasota FL 34231

MEMO: Multiple bills

06/03/2025 2698 \$3,375.00

CENTER GATE ESTATES VILLAGE
CONDO ASSN. SECT. VII
OPERATING ACCOUNT
2011 BISHAM RD
SARASOTA, FL 34231

CENTENNIAL BANK

2699

5/25/2025

PAY TO THE ORDER OF: Garcia Irrigation LLC \$ 220.98

TWO HUNDRED TWENTY AND 98/100 DOLLARS

Garcia Irrigation LLC
2509 24th Avenue East
Palmetto FL 34221

MEMO: 4806 - 646 - Irrigation Control 5300 and 547- Ir

06/03/2025 2699 \$220.98

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07/12/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Summary

Reserve Account 6356, Period Ending 06/30/2025

	<u>Jun 30, 25</u>
Beginning Balance	39,207.75
Cleared Transactions	
Checks and Payments - 1 item	-143.56
Deposits and Credits - 5 items	<u>2,459.12</u>
Total Cleared Transactions	<u>2,315.56</u>
Cleared Balance	<u><u>41,523.31</u></u>
Uncleared Transactions	
Checks and Payments - 2 items	<u>-1,524.00</u>
Total Uncleared Transactions	<u>-1,524.00</u>
Register Balance as of 06/30/2025	<u><u>39,999.31</u></u>
Ending Balance	39,999.31

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07/12/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Detail

Reserve Account 6356, Period Ending 06/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						39,207.75
Cleared Transactions						
Checks and Payments - 1 item						
General Journal	06/30/2025	28		X	-143.56	-143.56
Total Checks and Payments					-143.56	-143.56
Deposits and Credits - 5 items						
General Journal	05/10/2025	22		X	1,129.53	1,129.53
Deposit	05/31/2025			X	58.19	1,187.72
Deposit	05/31/2025			X	85.37	1,273.09
General Journal	06/10/2025	25		X	1,129.53	2,402.62
Deposit	07/31/2025			X	56.50	2,459.12
Total Deposits and Credits					2,459.12	2,459.12
Total Cleared Transactions					2,315.56	2,315.56
Cleared Balance					2,315.56	41,523.31
Uncleared Transactions						
Checks and Payments - 2 items						
General Journal	03/31/2025	21			-750.00	-750.00
General Journal	05/27/2025	26			-774.00	-1,524.00
Total Checks and Payments					-1,524.00	-1,524.00
Total Uncleared Transactions					-1,524.00	-1,524.00
Register Balance as of 06/30/2025					791.56	39,999.31
Ending Balance					791.56	39,999.31



CENTER GATE ESTATES VILLAGE SECT VII
CONDO ASSN SEC VII INC
MONEY MARKET
2011 BISPHAM RD
SARASOTA FL 34231

06/30/25
*****6356

CYCLE-031

*** CHECKING *** 1491 ASSOC BKG MMA
ACCOUNT NUMBER [REDACTED]
PREVIOUS STATEMENT BALANCE AS OF 05/31/25 39,207.75
PLUS 2 DEPOSITS AND OTHER CREDITS 2,315.56
LESS 0 CHECKS AND OTHER DEBITS00
CURRENT STATEMENT BALANCE AS OF 06/30/25 41,523.31
NUMBER OF DAYS IN THIS STATEMENT PERIOD 30

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
06/30	XFER FROM ACCT CK-XXXXXXXX6349		2,259.06
06/30	INTEREST PAYMENT		56.50

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE
05/31	39,207.75	06/30	41,523.31

PAYER FEDERAL ID NUMBER..... 71-0009885
INTEREST PAID YEAR TO DATE..... 718.49

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CENTER GATE ESTATES VILLAGE CONDO SECTION VII

07/12/25

Profit & Loss

Accrual Basis

June 2025

	Jun 25
Ordinary Income/Expense	
Income	
Association Dues	
Condo dues	13,007.11
Reserves	862.89
Total Association Dues	13,870.00
Interest Earned	0.83
Total Income	13,870.83
Expense	
Fees	
Licenses	200.00
Total Fees	200.00
Grounds	
Irrigation Repairs	249.05
Irrigation contract	220.00
Tree Maintenance	3,375.00
Total Grounds	3,844.05
Insurance Expense	
Liability	974.20
Property Insurance	3,811.33
Total Insurance Expense	4,785.53
Management	576.00
Pool	
Contract	300.00
Recreational area cleaning	140.00
Repairs and Maintenance	240.75
Total Pool	680.75
Professional Fees	
Accounting	300.00
Total Professional Fees	300.00
Reserves	1,129.53
Utilities	
Cable	2,557.54
Electric	238.60
Water/sewer	95.56
Total Utilities	2,891.70
Total Expense	14,407.56
Net Ordinary Income	-536.73
Net Income	-536.73

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07/12/25

Accrual Basis

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Profit & Loss Budget vs. Actual

January through June 2025

	Jan - Jun 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fees	85.00		
Association Dues			
Condo dues	76,976.10	76,443.84	532.26
Reserves	6,243.90	6,777.12	-533.22
Total Association Dues	83,220.00	83,220.96	-0.96
Interest Earned	6.32		
Total Income	83,311.32	83,220.96	90.36
Expense			
Bank Charges	70.00		
Building			
Pressure Wash	0.00	300.00	-300.00
Repair & Maintenance	730.72	2,500.04	-1,769.32
Total Building	730.72	2,800.04	-2,069.32
Fees			
Annual Fee	61.25	61.25	0.00
Filing Fees	152.00	152.00	0.00
Licenses	200.00	200.00	0.00
Total Fees	413.25	413.25	0.00
Grounds			
Irrigation Repairs	540.55	1,500.00	-959.45
Irrigation contract	1,267.44	1,170.00	97.44
Lawn Contract	12,850.00	17,520.00	-4,670.00
Supplies	189.35	1,000.00	-810.65
Tree Maintenance	6,300.00	2,000.00	4,300.00
Turf	0.00	1,500.00	-1,500.00
Total Grounds	21,147.34	24,690.00	-3,542.66
Insurance Expense			
Liability	5,164.12	4,823.54	340.58
Property Insurance	22,988.71	22,868.02	120.69
Insurance Expense - Other	564.35		
Total Insurance Expense	28,717.18	27,691.56	1,025.62
Management	3,456.00	3,456.00	0.00
Office Supplies			
Printing and Postage	100.72	400.00	-299.28
Total Office Supplies	100.72	400.00	-299.28
Pool			
Contract	1,865.00	1,920.00	-55.00
Equipment Repairs	589.40	500.02	89.38
Recreational area cleaning	700.00	540.00	160.00
Repairs and Maintenance	450.75	750.00	-299.25
Total Pool	3,605.15	3,710.02	-104.87
Professional Fees			
Accounting	653.00		
Legal	0.00	200.00	-200.00
Total Professional Fees	653.00	200.00	453.00
Reserves	6,777.18	6,777.12	0.06
Utilities			
Cable	15,345.29	15,350.02	-4.73
Electric	1,496.86	2,000.02	-503.16
Water/sewer	510.15	1,212.22	-702.07
Total Utilities	17,352.30	18,562.26	-1,209.96
Total Expense	83,022.84	88,700.25	-5,677.41
Net Ordinary Income	288.48	-5,479.29	5,767.77
Net Income	288.48	-5,479.29	5,767.77