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CENTER GATE ESTATES VILLAGE CONDO SECTION VII

10/06/25

Balance Sheet

Accrual Basis

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Centennial Bank	
Operating account 6349	7,276.45
Reserve Account 6356	48,150.60
Total Centennial Bank	55,427.05
Total Checking/Savings	55,427.05
Accounts Receivable	
Accounts Receivable	2,897.00
Total Accounts Receivable	2,897.00
Other Current Assets	
Prepays	3,598.00
Undeposited Funds	730.00
Total Other Current Assets	4,328.00
Total Current Assets	62,652.05
TOTAL ASSETS	62,652.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Remote Deposits	1,825.00
Reserve Balance	
Deferred Maintenance	7,500.00
Interest earned	908.69
Irrigation	2,817.78
Painting units	22,857.54
Pool Deck & Equipment	7,728.31
Pool Resurfacing	2,085.09
Pressure Washing	5,000.00
Roads	-746.81
Total Reserve Balance	48,150.60
Total Other Current Liabilities	49,975.60
Total Current Liabilities	49,975.60
Total Liabilities	49,975.60
Equity	
Opening Balance Equity	17,994.85
Unrestricted Net Assets	1,500.00
Net Income	-6,818.40
Total Equity	12,676.45
TOTAL LIABILITIES & EQUITY	62,652.05

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10/06/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Summary

Operating account 6349, Period Ending 09/30/2025

	<u>Sep 30, 25</u>
Beginning Balance	13,681.97
Cleared Transactions	
Checks and Payments - 11 items	-9,282.09
Deposits and Credits - 11 items	14,560.76
Total Cleared Transactions	<u>5,278.67</u>
Cleared Balance	<u>18,960.64</u>
Uncleared Transactions	
Checks and Payments - 10 items	-11,683.43
Deposits and Credits - 1 item	0.79
Total Uncleared Transactions	<u>-11,682.64</u>
Register Balance as of 09/30/2025	<u>7,278.00</u>
New Transactions	
Checks and Payments - 2 items	-5,345.24
Deposits and Credits - 2 items	4,015.00
Total New Transactions	<u>-1,330.24</u>
Ending Balance	<u>5,947.76</u>

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

10/06/25

Reconciliation Detail

Operating account 6349, Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						13,681.97
Cleared Transactions						
Checks and Payments - 11 items						
Check	04/28/2025	42025 ...	09 Abbey Shire	X	-75.00	-75.00
Check	08/25/2025	72025 ...	Southwets Cleaning ...	X	-140.00	-215.00
Check	08/29/2025	82025 ...	Garcia Irrigation	X	-403.06	-618.06
Check	08/29/2025	82025 ...	Garcia Irrigation	X	-195.00	-813.06
Check	08/29/2025	82025 ...	Garcia Irrigation	X	-150.00	-963.06
Check	09/04/2025	82025 ...	Atlas Insurance	X	-4,785.53	-5,748.59
Check	09/13/2025	82025 ...	Comcast	X	-2,558.44	-8,307.03
Check	09/14/2025	82025 ...	Performance Driven ...	X	-360.00	-8,667.03
Check	09/25/2025	82025 ...	Southwets Cleaning ...	X	-140.00	-8,807.03
Check	09/26/2025	92025 ...	Sarasota County Utilit...	X	-282.02	-9,089.05
Check	09/30/2025	92025 ...	FPL	X	-193.04	-9,282.09
Total Checks and Payments					-9,282.09	-9,282.09
Deposits and Credits - 11 items						
General Journal	09/02/2025	54	09 Abbey Shire	X	75.00	75.00
Deposit	09/02/2025			X	1,913.00	1,988.00
Deposit	09/02/2025			X	3,360.00	5,348.00
Deposit	09/03/2025			X	2,190.00	7,538.00
Deposit	09/04/2025			X	365.00	7,903.00
Deposit	09/08/2025			X	1,095.00	8,998.00
Deposit	09/08/2025			X	4,380.00	13,378.00
Deposit	09/24/2025			X	452.00	13,830.00
Deposit	09/25/2025			X	365.00	14,195.00
Deposit	09/29/2025			X	365.00	14,560.00
Deposit	01/31/2026			X	0.76	14,560.76
Total Deposits and Credits					14,560.76	14,560.76
Total Cleared Transactions					5,278.67	5,278.67
Cleared Balance					5,278.67	18,960.64
Uncleared Transactions						
Checks and Payments - 10 items						
Check	03/14/2025	32025 ...	Performance Driven ...		-300.00	-300.00
Check	05/29/2025	52025 ...	Greenway Lawn Serv...		-725.00	-1,025.00
Check	07/25/2025	72025 ...	Greenway Lawn Serv...		-2,650.00	-3,675.00
Check	08/25/2025	72025 ...	Greenway Lawn Serv...		-2,650.00	-6,325.00
Check	08/27/2025	82025 ...	Joe Stewart		-800.00	-7,125.00
Check	08/27/2025	82025 ...	941 Tree Services		-500.00	-7,625.00
General Journal	09/10/2025	55			-1,129.53	-8,754.53
Check	09/10/2025	82025 ...	Garcia Irrigation		-195.00	-8,949.53
Check	09/24/2025	82025 ...	Garcia Irrigation		-83.90	-9,033.43
Check	09/25/2025	82025 ...	Greenway Lawn Serv...		-2,650.00	-11,683.43
Total Checks and Payments					-11,683.43	-11,683.43
Deposits and Credits - 1 item						
General Journal	07/31/2025	48			0.79	0.79
Total Deposits and Credits					0.79	0.79
Total Uncleared Transactions					-11,682.64	-11,682.64
Register Balance as of 09/30/2025					-6,403.97	7,278.00
New Transactions						
Checks and Payments - 2 items						
General Journal	10/02/2025	58	31 Raymond & Joan ...		-730.00	-730.00
Check	10/04/2025	82025 ...	Atlas Insurance		-4,615.24	-5,345.24
Total Checks and Payments					-5,345.24	-5,345.24

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10/06/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII**Reconciliation Detail**

Operating account 6349, Period Ending 09/30/2025

Type	Date	Num	Name	Clr	Amount	Balance
Deposits and Credits - 2 items						
Deposit	10/02/2025				730.00	730.00
Deposit	10/02/2025				3,285.00	4,015.00
Total Deposits and Credits					4,015.00	4,015.00
Total New Transactions					-1,330.24	-1,330.24
Ending Balance					-7,734.21	5,947.76



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

09/30/25
*****6349
IMAGES 12
2ND COPY

*** CHECKING *** 1492 ASSOC NOW
ACCOUNT NUMBER 6100036349
PREVIOUS STATEMENT BALANCE AS OF 08/31/25 13,681.97
PLUS 10 DEPOSITS AND OTHER CREDITS 14,485.76
LESS 10 CHECKS AND OTHER DEBITS 9,207.09
CURRENT STATEMENT BALANCE AS OF 09/30/25 18,960.64
NUMBER OF DAYS IN THIS STATEMENT PERIOD 30

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
12004	09/16	360.00	12006*	09/16	140.00	12007	09/18	140.00

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
09/02	Lockbox Deposit		3,360.00
09/02	DEPOSIT		1,913.00
09/02	AC-Garcia Irrigatio-Garcia Irr ST-J8A0Z8I4B5R4 CENTER GATE ES	150.00	
09/02	AC-Garcia Irrigatio-Garcia Irr ST-B4K1T2I9M4L1 CENTER GATE ES	195.00	
09/02	AC-Garcia Irrigatio-Garcia Irr ST-N002N5T9Q7Z9 CENTER GATE ES	403.06	
09/03	Lockbox Deposit		2,190.00
09/03	AC-FIRST INSURANCE -INSURANCE9 00-102975653 Center Gate Estat	4,785.53	
09/04	Lockbox Deposit		365.00
09/05	Lockbox Deposit		1,095.00
09/08	DEPOSIT		4,380.00
09/15	AC-COMCAST-XFINITY -CABLE SVCS 0833772 CENTERGA *EST VILLAGE	2,558.44	
09/24	Lockbox Deposit		452.00
09/25	Lockbox Deposit		365.00
09/26	AC-SARASOTACOUNTY -UT BILL000 078070598902 CENTER GATE ESTAT	282.02	
09/29	Lockbox Deposit		365.00
09/29	AC-FPL DIRECT DEBIT-ELEC PYMT0 194549770 PPDA CENTER GATE EST	193.04	
09/30	INTEREST PAYMENT		.76

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
08/31	13,681.97	09/02	18,206.91	09/03	15,611.38	09/04	15,976.38
09/05	17,071.38	09/08	21,451.38	09/15	18,892.94	09/16	18,392.94
09/18	18,252.94	09/24	18,704.94	09/25	19,069.94	09/26	18,787.92
09/29	18,959.88	09/30	18,960.64				

CSAR-6454A Rev. 022

CHECKING DEPOSIT

CURRENCY
COIN

CHECKS AS FOLLOWS

DATE 9/2/25

NAME CGEVCA sec 7

ADDRESS _____

SIGNATURE _____

CHECKS ON TOTAL FROM OTHER SIDE
SUB TOTAL
LESS CASH RECEIVED

6100036349 \$ 1913.00

⑆5021⑆0275⑆6100036349⑆

09/02/2025 \$1,913.00

CSAR-6454A Rev. 022

CHECKING DEPOSIT

CURRENCY
COIN

CHECKS AS FOLLOWS

DATE 9/8/25

NAME Center Gate Section 7

ADDRESS _____

SIGNATURE _____

CHECKS ON TOTAL FROM OTHER SIDE
SUB TOTAL
LESS CASH RECEIVED

6100036349 \$ 4380.00

⑆5021⑆0275⑆6100036349⑆

09/08/2025 \$4,380.00

Apply to account: CGEVCA Section 7 - CENTER GATE ESTATES VILLA

CENTER GATE ESTATES VILLA
3317 FRUITVILLE RD # 173
SARASOTA, FL 34232

⑆1-275⑆
829

DATE 09/10/2025

1009251188K
0000012004

Currency ⑆ Bank
CO and ⑆ 72033

PAY THREE HUNDRED SIXTY DOLLARS AND NO/100

TO THE ORDER OF PERFORMANCE DRIVEN POOLS & SPA LLC

AMOUNT
**\$360.00

signature on file -
account holder has pre-approved this check
Valid After 90 Days

⑆0000012004⑆ ⑆08290275⑆ 6100036349⑆ 94

09/16/2025 12004 \$360.00

Apply to account: CGEVCA Section 7 - CENTER GATE ESTATES VILLA

CENTER GATE ESTATES VILLA
3317 FRUITVILLE RD # 173
SARASOTA, FL 34232

⑆1-275⑆
829

DATE 09/08/2025

1009251186K
0000012006

Currency ⑆ Bank
CO and ⑆ 72033

PAY ONE HUNDRED FORTY DOLLARS AND NO/100

TO THE ORDER OF SOUTHWEST CLEANING AND MAINTENANCE LLC

AMOUNT
**\$140.00

signature on file -
account holder has pre-approved this check
Valid After 90 Days

⑆0000012006⑆ ⑆08290275⑆ 6100036349⑆ 94

09/16/2025 12006 \$140.00

Apply to account: CGEVCA Section 7 - CENTER GATE ESTATES VILLA

CENTER GATE ESTATES VILLA
3317 FRUITVILLE RD # 173
SARASOTA, FL 34232

⑆1-275⑆
829

DATE 09/10/2025

1009251096K
0000012007

Currency ⑆ Bank
CO and ⑆ 72033

PAY ONE HUNDRED FORTY DOLLARS AND NO/100

TO THE ORDER OF SOUTHWEST CLEANING AND MAINTENANCE LLC

AMOUNT
**\$140.00

signature on file -
account holder has pre-approved this check
Valid After 90 Days

⑆0000012007⑆ ⑆08290275⑆ 6100036349⑆ 94

09/18/2025 12007 \$140.00

8:25 AM

10/06/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Summary

Reserve Account 6356, Period Ending 09/30/2025

	Sep 30, 25
Beginning Balance	46,959.54
Cleared Transactions	
Deposits and Credits - 1 item	67.54
Total Cleared Transactions	67.54
Cleared Balance	47,027.08
Uncleared Transactions	
Deposits and Credits - 2 items	1,191.06
Total Uncleared Transactions	1,191.06
Register Balance as of 09/30/2025	48,218.14
Ending Balance	48,218.14



CENTER GATE ESTATES VILLAGE
CONDO ASSN SECT VII INC
MONEY MARKET
5317 FRUITVILLE RD # 173
SARASOTA FL 34232

09/30/25
*****6356

CYCLE-031

*** CHECKING *** 1491 ASSOC BKG MMA
ACCOUNT NUMBER 6100036356
PREVIOUS STATEMENT BALANCE AS OF 08/31/25 46,959.54
PLUS 1 DEPOSITS AND OTHER CREDITS 67.54
LESS 0 CHECKS AND OTHER DEBITS00
CURRENT STATEMENT BALANCE AS OF 09/30/25 47,027.08
NUMBER OF DAYS IN THIS STATEMENT PERIOD 30

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
09/30	INTEREST PAYMENT		67.54

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE
08/31	46,959.54	09/30	47,027.08

PAYER FEDERAL ID NUMBER..... 71-0009885
INTEREST PAID YEAR TO DATE..... 914.70

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Profit & Loss Budget vs. Actual

January through September 2025

	Jan - Sep 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fees	85.00		
Association Dues			
Condo dues	114,664.23	114,665.76	-1.53
Reserves	10,165.77	10,165.68	0.09
Total Association Dues	124,830.00	124,831.44	-1.44
Interest Earned	7.80		
Total Income	124,922.80	124,831.44	91.36
Expense			
Bank Charges	105.00		
Building			
Pressure Wash	0.00	300.00	-300.00
Repair & Maintenance	730.72	3,750.02	-3,019.30
Total Building	730.72	4,050.02	-3,319.30
Computer and Internet Expenses	1,130.00		
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	2,602.30	2,250.00	352.30
Irrigation contract	1,632.44	1,755.00	-122.56
Lawn Contract	26,100.00	26,280.00	-180.00
Supplies	189.35	1,000.00	-810.65
Tree Maintenance	6,800.00	4,000.00	2,800.00
Turf & Fertilization	1,198.00	1,500.00	-302.00
Total Grounds	38,522.09	36,785.00	1,737.09
Insurance Expense			
Liability	8,086.72	7,235.27	851.45
Property Insurance	34,422.70	34,302.01	120.69
Insurance Expense - Other	564.35		
Total Insurance Expense	43,073.77	41,537.28	1,536.49
Management	4,608.00	5,184.00	-576.00
Office Supplies			
Printing and Postage	100.72	400.00	-299.28
Total Office Supplies	100.72	400.00	-299.28
Pool			
Contract	2,940.00	2,880.00	60.00
Equipment Repairs	654.40	750.01	-95.61
Recreational area cleaning	1,260.00	810.00	450.00
Repairs and Maintenance	450.75	1,125.00	-674.25
Total Pool	5,305.15	5,565.01	-259.86
Professional Fees			
Accounting	653.00		
Legal	910.00	200.00	710.00
Total Professional Fees	1,563.00	200.00	1,363.00
Reserves	10,165.77	10,165.68	0.09
Utilities			
Cable	23,021.51	23,025.01	-3.50
Electric	2,083.66	3,000.01	-916.35
Water/sewer	918.56	1,818.28	-899.72
Total Utilities	26,023.73	27,843.30	-1,819.57
Total Expense	131,741.20	132,143.54	-402.34
Net Ordinary Income	-6,818.40	-7,312.10	493.70
Net Income	-6,818.40	-7,312.10	493.70