

**CENTER GATE ESTATES VILLAGE CONDOMINIUM ASSOCIATION SECTION VII
BUDGET 2025 VS 2026**

	2025	2026	PER MONTH	PER UNIT
INCOME				
PREVIOUS YEAR	\$ 10,647.00		\$ -	\$ -
Annual Dues	\$ 149,585.59	\$ 176,956.08	\$ 14,746.34	\$ 388.06
Reserve	\$ 16,854.41	\$ 22,771.92	\$ 1,897.66	\$ 49.94
TOTAL INCOME	\$ 177,087.00	\$ 199,728.00	\$ 16,644.00	\$ 438.00
EXPENSE				
Insurance Property	\$ 45,736.00	\$ 47,880.00	\$ 3,990.00	\$ 105.00
Insurance Liability	\$ 9,647.00	\$ 9,647.00	\$ 803.92	\$ 21.16
Filing Fees	\$ 152.00	\$ 152.00	\$ 12.67	\$ 0.33
Corp Fees	\$ 61.25	\$ 61.25	\$ 5.10	\$ 0.13
License	\$ 200.00	\$ 200.00	\$ 16.67	\$ 0.44
Legal Fees	\$ 200.00	\$ 1,200.00	\$ 100.00	\$ 2.63
Accountanting Fees	\$ -	\$ 400.00	\$ 33.33	\$ 0.88
Office Supplies		\$ 400.00	\$ 33.33	\$ 0.88
Postage & Printing	\$ 600.00		\$ -	\$ -
Bank Charges		\$ 490.00	\$ 40.83	\$ 1.07
Computer & Internet		\$ 1,000.00	\$ 83.33	\$ 2.19
Management	\$ 6,912.00		\$ -	\$ -
TOTAL ADMIN	\$ 63,508.25	\$ 61,430.25	\$ 5,119.19	\$ 134.72
BUILDINGS				
Repair & Maintenance	\$ 5,000.00	\$ 2,000.00	\$ 166.67	\$ 4.39
Pressure Wash	\$ 300.00		\$ -	\$ -
TOTAL BUILDINGS	\$ 5,300.00	\$ 2,000.00	\$ 166.67	\$ 4.39
GROUND				
Lawn Contract	\$ 35,040.00	\$ 36,600.00	\$ 3,050.00	\$ 80.26
Supplies	\$ 1,000.00	\$ 1,020.00	\$ 85.00	\$ 2.24
Turf	\$ 1,500.00	\$ 3,250.00	\$ 270.83	\$ 7.13
Irrigation Contract	\$ 2,340.00	\$ 2,520.00	\$ 210.00	\$ 5.53
Irrigation Repairs	\$ 3,000.00	\$ 3,000.00	\$ 250.00	\$ 6.58
Tree Maintenance	\$ 4,000.00	\$ 6,000.00	\$ 500.00	\$ 13.16
TOTAL GROUNDS	\$ 46,880.00	\$ 52,390.00	\$ 4,365.83	\$ 114.89
POOL				
Contract	\$ 3,840.00	\$ 4,800.00	\$ 400.00	\$ 10.53
Repairs & Maintenance	\$ 1,500.00	\$ 1,200.00	\$ 100.00	\$ 2.63
Equipment & Repairs	\$ 1,000.00	\$ 1,200.00	\$ 100.00	\$ 2.63
Rec Area Cleaning	\$ 1,080.00	\$ 1,680.00	\$ 140.00	\$ 3.68
TOTAL POOL	\$ 7,420.00	\$ 8,880.00	\$ 740.00	\$ 19.47
UTILITIES			\$ -	\$ -
Cable	\$ 30,700.00	\$ 45,600.00	\$ 3,800.00	\$ 100.00
Electric	\$ 4,000.00	\$ 4,200.00	\$ 350.00	\$ 9.21
Water/Sewer	\$ 2,424.34	\$ 2,455.83	\$ 204.65	\$ 5.39
TOTAL UTILITIES	\$ 37,124.34	\$ 52,255.83	\$ 4,354.65	\$ 114.60
RESERVES	\$ 16,854.41	\$ 22,771.92	\$ 1,897.66	\$ 49.94
TOTAL EXPENSES	\$ 177,087.00	\$ 199,728.00	\$ 16,644.00	\$ 438.00
TOTAL DUE 2026		\$ 199,728.00	\$ 16,644.00	\$ 438.00