

9:21 AM

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

09/18/25

Balance Sheet

Accrual Basis

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Centennial Bank	
Operating account 6349	5,093.91
Reserve Account 6356	46,953.93
Total Centennial Bank	52,047.84
Total Checking/Savings	52,047.84
Accounts Receivable	
Accounts Receivable	539.00
Total Accounts Receivable	539.00
Other Current Assets	
Prepays	3,598.00
Undeposited Funds	2,278.00
Total Other Current Assets	5,876.00
Total Current Assets	58,462.84
TOTAL ASSETS	58,462.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Remote Deposits	1,825.00
Reserve Balance	
Deferred Maintenance	7,500.00
Interest earned	841.55
Irrigation	2,644.36
Painting units	27,423.37
Pool Deck & Equipment	2,702.71
Pool Resurfacing	1,944.53
Pressure Washing	5,000.00
Roads	-1,102.59
Total Reserve Balance	46,953.93
Total Other Current Liabilities	48,778.93
Total Current Liabilities	48,778.93
Total Liabilities	48,778.93
Equity	
Opening Balance Equity	17,994.85
Net Income	-8,310.94
Total Equity	9,683.91
TOTAL LIABILITIES & EQUITY	58,462.84

8:53 AM

09/18/25

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

Operating account 6349, Period Ending 08/31/2025

	<u>Aug 31, 25</u>
Beginning Balance	19,570.16
Cleared Transactions	
Checks and Payments - 21 items	-25,778.88
Deposits and Credits - 14 items	19,890.69
Total Cleared Transactions	<u>-5,888.19</u>
Cleared Balance	<u>13,681.97</u>
Uncleared Transactions	
Checks and Payments - 11 items	-8,588.06
Deposits and Credits - 1 item	0.79
Total Uncleared Transactions	<u>-8,587.27</u>
Register Balance as of 08/31/2025	<u>5,094.70</u>
New Transactions	
Checks and Payments - 5 items	-8,858.21
Deposits and Credits - 7 items	13,378.00
Total New Transactions	<u>4,519.79</u>
Ending Balance	<u>9,614.49</u>

8:53 AM

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

09/18/25

Reconciliation Detail

Operating account 6349, Period Ending 08/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						19,570.16
Cleared Transactions						
Checks and Payments - 21 items						
Check	05/30/2025	72025 ...	Performance Driven ...	X	-60.00	-60.00
Check	06/03/2025	62025 ...	Garcia Irrigation	X	-220.00	-280.00
Check	06/14/2025	52025 ...	Performance Driven ...	X	-300.00	-580.00
General Journal	07/02/2025	52		X	-1,095.00	-1,675.00
General Journal	07/09/2025	51		X	-2,353.00	-4,028.00
Check	07/14/2025	62025 ...	Performance Driven ...	X	-360.00	-4,388.00
General Journal	07/21/2025	50		X	-365.00	-4,753.00
Check	07/28/2025	72025 ...	Scott Petersen PLLC	X	-910.00	-5,663.00
General Journal	07/28/2025	49		X	-730.00	-6,393.00
Check	07/30/2025	72025 ...	Greenway Lawn Serv...	X	-3,848.00	-10,241.00
Check	08/01/2025	72025 ...	Garcia Irrigation	X	-220.59	-10,461.59
Check	08/04/2025	72025 ...	Atlas Insurance	X	-4,785.53	-15,247.12
Check	08/05/2025	82025 ...	Treeo.com	X	-330.00	-15,577.12
Check	08/05/2025	82025 ...	Garcia Irrigation	X	-324.85	-15,901.97
General Journal	08/10/2025	42		X	-1,129.53	-17,031.50
General Journal	08/12/2025	56		X	-5,000.00	-22,031.50
General Journal	08/12/2025	57		X	-576.00	-22,607.50
Check	08/13/2025	72025 ...	Comcast	X	-2,558.44	-25,165.94
Check	08/14/2025	72025 ...	Performance Driven ...	X	-360.00	-25,525.94
Check	08/26/2025	82025 ...	FPL	X	-178.96	-25,704.90
Check	08/27/2025	82025 ...	Sarasota County Utilit...	X	-73.98	-25,778.88
Total Checks and Payments					-25,778.88	-25,778.88
Deposits and Credits - 14 items						
Deposit	07/02/2025			X	1,095.00	1,095.00
Deposit	07/09/2025			X	2,353.00	3,448.00
Deposit	07/21/2025			X	365.00	3,813.00
Deposit	07/28/2025			X	730.00	4,543.00
Deposit	08/01/2025			X	0.00	4,543.00
Deposit	08/01/2025			X	3,360.00	7,903.00
Deposit	08/04/2025			X	2,920.00	10,823.00
Deposit	08/05/2025			X	1,095.00	11,918.00
Deposit	08/08/2025			X	6,570.00	18,488.00
General Journal	08/22/2025	53	Garcia Irrigation	X	220.00	18,708.00
Deposit	08/22/2025			X	452.00	19,160.00
Deposit	08/28/2025			X	365.00	19,525.00
Deposit	08/29/2025			X	365.00	19,890.00
Deposit	08/31/2025			X	0.69	19,890.69
Total Deposits and Credits					19,890.69	19,890.69
Total Cleared Transactions					-5,888.19	-5,888.19
Cleared Balance					-5,888.19	13,681.97
Uncleared Transactions						
Checks and Payments - 11 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 Serv...		-725.00	-1,100.00
Check	07/25/2025	72025 ...	Greenway Lawn Serv...		-2,650.00	-3,750.00
Check	08/25/2025	72025 ...	Greenway Lawn Serv...		-2,650.00	-6,400.00
Check	08/25/2025	72025 ...	Southwets Cleaning ...		-140.00	-6,540.00
Check	08/27/2025	82025 ...	Joe Stewart		-800.00	-7,340.00
Check	08/27/2025	82025 ...	941 Tree Services		-500.00	-7,840.00
Check	08/29/2025	82025 ...	Garcia Irrigation		-403.06	-8,243.06
Check	08/29/2025	82025 ...	Garcia Irrigation		-195.00	-8,438.06
Check	08/29/2025	82025 ...	Garcia Irrigation		-150.00	-8,588.06
Total Checks and Payments					-8,588.06	-8,588.06

8:53 AM

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

09/18/25

Reconciliation Detail

Operating account 6349, Period Ending 08/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
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					-8,587.27	-8,587.27
Register Balance as of 08/31/2025					-14,475.46	5,094.70
New Transactions						
Checks and Payments - 5 items						
Check	09/04/2025	82025 ...	Atlas Insurance		-4,615.24	-4,615.24
General Journal	09/10/2025	55			-1,129.53	-5,744.77
Check	09/10/2025	82025 ...	Garcia Irrigation		-195.00	-5,939.77
Check	09/13/2025	82025 ...	Comcast		-2,558.44	-8,498.21
Check	09/14/2025	82025 ...	Performance Driven ...		-360.00	-8,858.21
Total Checks and Payments					-8,858.21	-8,858.21
Deposits and Credits - 7 items						
General Journal	09/02/2025	54	09 Abbey Shire		75.00	75.00
Deposit	09/02/2025				1,913.00	1,988.00
Deposit	09/02/2025				3,360.00	5,348.00
Deposit	09/03/2025				2,190.00	7,538.00
Deposit	09/04/2025				365.00	7,903.00
Deposit	09/08/2025				1,095.00	8,998.00
Deposit	09/08/2025				4,380.00	13,378.00
Total Deposits and Credits					13,378.00	13,378.00
Total New Transactions					4,519.79	4,519.79
Ending Balance					-9,955.67	9,614.49



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Conway, AR 72033
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RETURN SERVICE REQUESTED



2606 0.6590 AV 0.593 13 1 44 136836-02A**002606
CENTER GATE ESTATES VILLAGE
CONDO ASSN SECT VII INC
C/O CHARLES L PAPPAS
4567 LAKE VISTA DR
SARASOTA FL 34233-5020

*****AUTO**SCH 5-DIGIT 34232

08/31/25
*****6349
IMAGES 16
2ND COPY

*** CHECKING *** 1492 ASSOC NOW

ACCOUNT NUMBER 6100036349

PREVIOUS STATEMENT BALANCE AS OF 07/31/25 19,570.16
PLUS 9 DEPOSITS AND OTHER CREDITS 15,555.19
LESS 15 CHECKS AND OTHER DEBITS 21,443.38
CURRENT STATEMENT BALANCE AS OF 08/31/25 13,681.97
NUMBER OF DAYS IN THIS STATEMENT PERIOD 31

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
2708	08/08	5,000.00	2711	08/11	3,848.00	12002	08/19	360.00
2709	08/04	324.85	12000*	08/12	910.00	12003	08/11	330.00
2710	08/04	220.59	12001	08/11	720.00	12005*	08/21	427.50

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
08/01	Lockbox Deposit		3,360.00
08/04	Lockbox Deposit		2,920.00
08/04	AC-FIRST INSURANCE -INSURANCE9 00-102975653 Center Gate Estat	4,785.53	
08/05	Lockbox Deposit		1,095.00
08/08	DEPOSIT		6,570.00
08/12	AC-HE OP PROK 8736 -Mgmt Fee Center Gate Est Sec7	576.00	
08/13	AC-COMCAST-XFINITY -CABLE SVCS 8913028 CENTERGA *EST VILLAGE	2,558.44	
08/22	Lockbox Deposit		452.00
08/26	AC-FPL DIRECT DEBIT-ELEC PYMT0 194549770 PPDA CENTER GATE EST	178.96	
08/27	XFR:ele pool		427.50
08/27	AC-SARASOTACOUNTY -UT BILL000 078070598902 CENTER GATE ESTAT	73.98	
08/27	XFR:Monthly Reserves	1,129.53	
08/28	Lockbox Deposit		365.00
08/29	Lockbox Deposit		365.00
08/31	INTEREST PAYMENT		.69

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
07/31	19,570.16	08/01	22,930.16	08/04	20,519.19	08/05	21,614.19
08/08	23,184.19	08/11	18,286.19	08/12	16,800.19	08/13	14,241.75
08/19	13,881.75	08/21	13,454.25	08/22	13,906.25	08/26	13,727.29
08/27	12,951.28	08/28	13,316.28	08/29	13,681.28	08/31	13,681.97

PAYER FEDERAL ID NUMBER..... 71-0009885
INTEREST PAID YEAR TO DATE..... 7.80



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ACCOUNT: *****6349
PAGE: 2 of 2

CHECKING DEPOSIT

DATE 8/7/25

NAME 6100036349

ADDRESS _____

SIGNATURE _____

CHECKS OR TOTAL FROM OTHER SIDE
SUB TOTAL
LESS CASH RECEIPTS

AMOUNT \$ 6570.00

08/08/2025 \$6,570.00

Apply to account: CGEVCASession7 - CENTER GATE ESTATES VILLA

DATE 08/04/2025 0000012001

AMOUNT **\$720.00

PERFORMANCE DRIVEN POOLS & SPA LLC

08/11/2025 12001 \$720.00

CENTER GATE ESTATES VILLAGE

CONDOS ASSN. SECT. VII

OPERATING ACCOUNT

2011 BISPHAM RD

SARASOTA, FL 34231

7/23/2025

PAY TO THE ORDER OF Center Gate Estates Village Section 7 \$ 5,000.00

*** FIVE THOUSAND *** DOLLARS

Center Gate Estates Village Section 7
c/o York Management
5317 Fruitville Rd #173
Sarasota FL 34232

MEMO Start up funds

08/08/2025 2708 \$5,000.00

Apply to account: CGEVCASession7 - CENTER GATE ESTATES VILLA

DATE 08/08/2025 0000012002

AMOUNT **\$360.00

PERFORMANCE DRIVEN POOLS & SPA LLC

08/19/2025 12002 \$360.00

CENTER GATE ESTATES VILLAGE

CONDOS ASSN. SECT. VII

OPERATING ACCOUNT

2011 BISPHAM RD

SARASOTA, FL 34231

7/23/2025

PAY TO THE ORDER OF Garcia Irrigation LLC \$ 324.85

*** THREE HUNDRED TWENTY FOUR AND 85/100 *** DOLLARS

Garcia Irrigation LLC
2609 24th Avenue East
Palmetto FL 34221

MEMO 5185 - 647 ft. repairs

08/04/2025 2709 \$324.85

Apply to account: CGEVCASession7 - CENTER GATE ESTATES VILLA

DATE 08/05/2025 0000012003

AMOUNT **\$330.00

YORK MANAGEMENT INC

08/11/2025 12003 \$330.00

CENTER GATE ESTATES VILLAGE

CONDOS ASSN. SECT. VII

OPERATING ACCOUNT

2011 BISPHAM RD

SARASOTA, FL 34231

8/4/2025

PAY TO THE ORDER OF Garcia Irrigation LLC \$ 220.59

*** TWO HUNDRED TWENTY AND 59/100 *** DOLLARS

Garcia Irrigation LLC
2609 24th Avenue East
Palmetto FL 34221

MEMO 5172 - 946-in. contract

08/04/2025 2710 \$220.59

Apply to account: CGEVCASession7 - CENTER GATE ESTATES VILLA

DATE 08/14/2025 0000012005

AMOUNT **\$427.50

HACKSEY ELECTRIC

08/21/2025 12005 \$427.50

CENTER GATE ESTATES VILLAGE

CONDOS ASSN. SECT. VII

OPERATING ACCOUNT

2011 BISPHAM RD

SARASOTA, FL 34231

8/11/2025

PAY TO THE ORDER OF Greenway Lawn Service Inc \$ 3,848.00

*** THREE THOUSAND EIGHT HUNDRED FORTY EIGHT *** DOLLARS

Greenway Lawn Service Inc
8519 Canary Street
Sarasota FL 34231

MEMO 80753 - 642 Landscaping Contract

08/11/2025 2711 \$3,848.00

Apply to account: CGEVCASession7 - CENTER GATE ESTATES VILLA

DATE 08/04/2025 0000012000

AMOUNT **\$910.00

THE LAW OFFICE OF SCOTT K PETERSEN PLLC

08/11/2025 12000 \$910.00

8:52 AM

09/18/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII
Reconciliation Summary
Reserve Account 6356, Period Ending 08/31/2025

	<u>Aug 31, 25</u>
Beginning Balance	41,190.37
Cleared Transactions	
Checks and Payments - 1 item	-427.50
Deposits and Credits - 3 items	<u>6,196.67</u>
Total Cleared Transactions	<u>5,769.17</u>
Cleared Balance	<u><u>46,959.54</u></u>
Uncleared Transactions	
Deposits and Credits - 1 item	<u>61.53</u>
Total Uncleared Transactions	<u>61.53</u>
Register Balance as of 08/31/2025	<u><u>47,021.07</u></u>
New Transactions	
Deposits and Credits - 1 item	<u>1,129.53</u>
Total New Transactions	<u>1,129.53</u>
Ending Balance	<u><u>48,150.60</u></u>

8:52 AM

09/18/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Detail

Reserve Account 6356, Period Ending 08/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						41,190.37
Cleared Transactions						
Checks and Payments - 1 item						
Check	08/27/2025	1	Macksey Electric	X	-427.50	-427.50
Total Checks and Payments					-427.50	-427.50
Deposits and Credits - 3 items						
General Journal	08/10/2025	42		X	1,129.53	1,129.53
General Journal	08/12/2025	56		X	5,000.00	6,129.53
Deposit	12/31/2025			X	67.14	6,196.67
Total Deposits and Credits					6,196.67	6,196.67
Total Cleared Transactions					5,769.17	5,769.17
Cleared Balance					5,769.17	46,959.54
Uncleared Transactions						
Deposits and Credits - 1 item						
General Journal	07/31/2025	47			61.53	61.53
Total Deposits and Credits					61.53	61.53
Total Uncleared Transactions					61.53	61.53
Register Balance as of 08/31/2025					5,830.70	47,021.07
New Transactions						
Deposits and Credits - 1 item						
General Journal	09/10/2025	55			1,129.53	1,129.53
Total Deposits and Credits					1,129.53	1,129.53
Total New Transactions					1,129.53	1,129.53
Ending Balance					6,960.23	48,150.60



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RETURN SERVICE REQUESTED



2607 0.6590 AV 0.593 13 1 45 136836-02A**002607
CENTER GATE ESTATES VILLAGE
CONDO ASSN SECT VII INC
C/O CHARLES L PAPPAS
4567 LAKE VISTA DR
SARASOTA FL 34233-5020

*****AUTO**SCH 5-DIGIT 34232

08/31/25
*****6356
IMAGES 1
2ND COPY

*** CHECKING *** 1491 ASSOC BKG MMA
ACCOUNT NUMBER 6100036356
PREVIOUS STATEMENT BALANCE AS OF 07/31/25 41,190.37
PLUS 3 DEPOSITS AND OTHER CREDITS 6,196.67
LESS 1 CHECKS AND OTHER DEBITS 427.50
CURRENT STATEMENT BALANCE AS OF 08/31/25 46,959.54
NUMBER OF DAYS IN THIS STATEMENT PERIOD 31

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
08/08	DEPOSIT		5,000.00
08/27	XFR:Monthly Reserves		1,129.53
08/27	XFR:ele pool	427.50	
08/31	INTEREST PAYMENT		67.14

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
07/31	41,190.37	08/08	46,190.37	08/27	46,892.40	08/31	46,959.54

PAYER FEDERAL ID NUMBER..... 71-0009885
INTEREST PAID YEAR TO DATE..... 847.16



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ACCOUNT: *****6356
PAGE: 2 of 2

CSBP-5654 Rev. 022

CHECKING DEPOSIT

CURRENCY
COIN

CHECKS AS FOLLOWS

DATE Aug 8/25

NAME GENEASE

ADDRESS _____

SIGNATURE [Signature]

6010001356 \$ 5000.00

5021002756 100036356

08/08/2025 \$5,000.00

00009109

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

09/18/25

Profit & Loss Budget vs. Actual

Accrual Basis

January through August 2025

	Jan - Aug 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fees	85.00		
Association Dues			
Condo dues	101,923.76	101,925.12	-1.36
Reserves	9,036.24	9,036.16	0.08
Total Association Dues	110,960.00	110,961.28	-1.28
Interest Earned	7.80		
Total Income	111,052.80	110,961.28	91.52
Expense			
Bank Charges	105.00		
Building			
Pressure Wash	0.00	300.00	-300.00
Repair & Maintenance	730.72	3,333.36	-2,602.64
Total Building	730.72	3,633.36	-2,902.64
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	2,518.40	2,000.00	518.40
Irrigation contract	1,437.44	1,560.00	-122.56
Lawn Contract	23,450.00	23,360.00	90.00
Supplies	189.35	1,000.00	-810.65
Tree Maintenance	6,800.00	2,000.00	4,800.00
Turf & Fertilization	1,198.00	1,500.00	-302.00
Total Grounds	35,593.19	31,420.00	4,173.19
Insurance Expense			
Liability	7,112.52	6,431.36	681.16
Property Insurance	30,611.37	30,490.68	120.69
Insurance Expense - Other	564.35		
Total Insurance Expense	38,288.24	36,922.04	1,366.20
Management	4,608.00	4,608.00	0.00
Office Supplies			
Printing and Postage	100.72	400.00	-299.28
Total Office Supplies	100.72	400.00	-299.28
Pool			
Contract	2,580.00	2,560.00	20.00
Equipment Repairs	654.40	666.68	-12.28
Recreational area cleaning	1,120.00	720.00	400.00
Repairs and Maintenance	450.75	1,000.00	-549.25
Total Pool	4,805.15	4,946.68	-141.53
Professional Fees			
Accounting	653.00		
Legal	910.00	200.00	710.00
Total Professional Fees	1,563.00	200.00	1,363.00
Reserves	9,036.24	9,036.16	0.08
Utilities			
Cable	20,463.07	20,466.68	-3.61
Electric	1,890.62	2,666.68	-776.06
Water/sewer	636.54	1,616.26	-979.72
Total Utilities	22,990.23	24,749.62	-1,759.39
Total Expense	119,363.74	116,329.11	3,034.63
Net Ordinary Income	-8,310.94	-5,367.83	-2,943.11
Net Income	-8,310.94	-5,367.83	-2,943.11