

8:21 AM

11/03/25

Accrual Basis

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

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Centennial Bank	
Operating account 6349	8,465.99
Reserve Account 6356	49,352.68
Total Centennial Bank	<u>57,818.67</u>
Total Checking/Savings	<u>57,818.67</u>
Accounts Receivable	
Accounts Receivable	-172.00
Total Accounts Receivable	<u>-172.00</u>
Other Current Assets	
Prepays	3,598.00
Undeposited Funds	1,460.00
Total Other Current Assets	<u>5,058.00</u>
Total Current Assets	<u>62,704.67</u>
TOTAL ASSETS	<u>62,704.67</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserve Balance	
Deferred Maintenance	7,500.00
Interest earned	981.24
Irrigation	2,991.20
Painting units	23,291.71
Pool Deck & Equipment	7,753.91
Pool Resurfacing	2,225.65
Pressure Washing	5,000.00
Roads	-391.03
Total Reserve Balance	<u>49,352.68</u>
Total Other Current Liabilities	<u>49,352.68</u>
Total Current Liabilities	<u>49,352.68</u>
Total Liabilities	<u>49,352.68</u>
Equity	
Opening Balance Equity	17,994.85
Unrestricted Net Assets	1,500.00
Net Income	-6,142.86
Total Equity	<u>13,351.99</u>
TOTAL LIABILITIES & EQUITY	<u>62,704.67</u>

8:20 AM

11/03/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Summary

Operating account 6349, Period Ending 10/28/2025

	Oct 28, 25
Beginning Balance	18,960.64
Cleared Transactions	
Checks and Payments - 24 items	-25,273.99
Deposits and Credits - 13 items	17,170.43
Total Cleared Transactions	-8,103.56
Cleared Balance	10,857.08
Uncleared Transactions	
Checks and Payments - 7 items	-2,388.90
Total Uncleared Transactions	-2,388.90
Register Balance as of 10/28/2025	8,468.18
Ending Balance	8,468.18

8:20 AM

11/03/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Reconciliation Detail

Operating account 6349, Period Ending 10/28/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						18,960.64
Cleared Transactions						
Checks and Payments - 24 items						
Check	07/25/2025	72025 ...	Greenway Lawn Serv...	X	-2,650.00	-2,650.00
Check	08/25/2025	72025 ...	Greenway Lawn Serv...	X	-2,650.00	-5,300.00
Check	08/27/2025	82025 ...	941 Tree Services	X	-500.00	-5,800.00
General Journal	09/10/2025	55		X	-1,129.53	-6,929.53
Check	09/25/2025	82025 ...	Greenway Lawn Serv...	X	-2,650.00	-9,579.53
General Journal	10/02/2025	58	31 Raymond & Joan ...	X	-730.00	-10,309.53
Check	10/04/2025	10202...	Atlas Insurance	X	-4,785.53	-15,095.06
Check	10/06/2025	10202...	19 Diane & Thomas ...	X	-300.00	-15,395.06
Check	10/06/2025	10202...	13 John Castellano	X	-157.00	-15,552.06
General Journal	10/10/2025	59		X	-1,129.53	-16,681.59
Check	10/10/2025	10202...	Suncoast Insurance ...	X	-650.00	-17,331.59
General Journal	10/10/2025	60	11 Anna Donadio	X	-365.00	-17,696.59
Check	10/10/2025	10202...	Garcia Irrigation	X	-195.00	-17,891.59
Check	10/10/2025	10202...	Garcia Irrigation	X	-83.90	-17,975.49
Check	10/10/2025	10202...	Terry Campbell	X	-12.34	-17,987.83
Check	10/13/2025	10202...	Comcast	X	-2,558.44	-20,546.27
Check	10/14/2025	10202...	Performance Driven ...	X	-360.00	-20,906.27
Check	10/15/2025	10202...	Performance Driven ...	X	-256.80	-21,163.07
Check	10/23/2025	10202...	14 Ric Winkler	X	-418.00	-21,581.07
Check	10/25/2025	10202...	Greenway Lawn Serv...	X	-2,650.00	-24,231.07
Check	10/25/2025	10202...	Southwets Cleaning ...	X	-140.00	-24,371.07
Check	10/27/2025	10202...	FPL	X	-172.13	-24,543.20
General Journal	10/27/2025	64		X	-0.79	-24,543.99
General Journal	10/28/2025	63		X	-730.00	-25,273.99
Total Checks and Payments					-25,273.99	-25,273.99
Deposits and Credits - 13 items						
General Journal	07/31/2025	48		X	0.79	0.79
Deposit	10/02/2025			X	730.00	730.79
Deposit	10/02/2025			X	3,285.00	4,015.79
Deposit	10/03/2025			X	2,190.00	6,205.79
Deposit	10/06/2025			X	1,460.00	7,665.79
Deposit	10/08/2025			X	6,949.00	14,614.79
Deposit	10/10/2025			X	365.00	14,979.79
Deposit	10/20/2025			X	0.00	14,979.79
Deposit	10/20/2025			X	730.00	15,709.79
Deposit	10/23/2025			X	365.00	16,074.79
Deposit	10/28/2025			X	730.00	16,804.79
Deposit	10/30/2025			X	365.00	17,169.79
Deposit	03/31/2026			X	0.64	17,170.43
Total Deposits and Credits					17,170.43	17,170.43
Total Cleared Transactions					-8,103.56	-8,103.56
Cleared Balance					-8,103.56	10,857.08
Uncleared Transactions						
Checks and Payments - 7 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	08/27/2025	82025 ...	Joe Stewart		-800.00	-1,825.00
Check	09/10/2025	82025 ...	Garcia Irrigation		-195.00	-2,020.00
Check	09/24/2025	82025 ...	Garcia Irrigation		-83.90	-2,103.90
Check	10/06/2025	10202...	28 Lizabeth Watson		-85.00	-2,188.90
Check	10/10/2025	10202...	Frank Cappola		-200.00	-2,388.90
Total Checks and Payments					-2,388.90	-2,388.90
Total Uncleared Transactions					-2,388.90	-2,388.90
Register Balance as of 10/28/2025					-10,492.46	8,468.18
Ending Balance					-10,492.46	8,468.18



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

10/31/25
 *****6349
 IMAGES 20
 2ND COPY

*** CHECKING *** 1492 ASSOC NOW
 ACCOUNT NUMBER 6100036349
 PREVIOUS STATEMENT BALANCE AS OF 09/30/25 18,960.64
 PLUS 8 DEPOSITS AND OTHER CREDITS 15,344.64
 LESS 18 CHECKS AND OTHER DEBITS 23,448.20
 CURRENT STATEMENT BALANCE AS OF 10/31/25 10,857.08
 NUMBER OF DAYS IN THIS STATEMENT PERIOD 31

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
12008	10/20	360.00	12013	10/06	650.00	12020*	10/20	300.00
12009	10/22	140.00	12014	10/09	2,650.00	12023*	10/21	256.80
12010	10/08	500.00	12015	10/17	278.90	12025*	10/29	418.00
12011	10/09	5,300.00	12017*	10/22	12.34			
12012	10/27	2,650.00	12018	10/21	157.00			

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
10/01	Lockbox Deposit		3,285.00
10/02	AC-FIRST INSURANCE -INSURANCE9 00-102975653 Center Gate Estat	4,785.53	
10/03	Lockbox Deposit		2,190.00
10/06	Lockbox Deposit		1,460.00
10/06	XFR:Monthly Reserves	1,129.53	
10/09	DEPOSIT		6,949.00
10/09	XFR:Monthly Reserves	1,129.53	
10/14	AC-COMCAST-XFINITY -CABLE SVCS 2358951 CENTERGA *EST VILLAGE	2,558.44	
10/21	DEPOSIT		730.00
10/22	Lockbox Deposit		365.00
10/28	AC-FPL DIRECT DEBIT-ELEC PYMT0 194549770 PPDA CENTER GATE EST	172.13	
10/29	Lockbox Deposit		365.00
10/31	INTEREST PAYMENT		.64

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
09/30	18,960.64	10/01	22,245.64	10/02	17,460.11	10/03	19,650.11
10/06	19,330.58	10/08	18,830.58	10/09	16,700.05	10/14	14,141.61
10/17	13,862.71	10/20	13,202.71	10/21	13,518.91	10/22	13,731.57
10/27	11,081.57	10/28	10,909.44	10/29	10,856.44	10/31	10,857.08

PAYER FEDERAL ID NUMBER..... 71-0009885
 INTEREST PAID YEAR TO DATE..... 9.20

CHECKING DEPOSIT

DATE 10-9-25
NAME Center Gate Estates
ADDRESS
SIGNATURE
6100036349
6949.00

CHECKS AS FOLLOWS
CURRENCY
CON

LESS CASH RECEIVED
FROM OTHER SOURCES
TOTAL

6100036349

CHECKING DEPOSIT

DATE 10/21/25
NAME Center Gate Estates
ADDRESS
SIGNATURE
6100036349
730.00

CHECKS AS FOLLOWS
CURRENCY
CON

LESS CASH RECEIVED
FROM OTHER SOURCES
TOTAL

6100036349

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$360.00

PAY TO THE ORDER OF: PERFORMANCE DRIVEN POOLS & SPA LLC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$360.00

PAY TO THE ORDER OF: PERFORMANCE DRIVEN POOLS & SPA LLC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$140.00

PAY TO THE ORDER OF: SOUTHWEST CLEANING AND MAINTENANCE LLC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$140.00

PAY TO THE ORDER OF: SOUTHWEST CLEANING AND MAINTENANCE LLC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/18/2025
AMOUNT **\$500.00

PAY TO THE ORDER OF: 941 TREE SERVICES

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/18/2025
AMOUNT **\$500.00

PAY TO THE ORDER OF: 941 TREE SERVICES

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/26/2025
AMOUNT **\$5300.00

PAY TO THE ORDER OF: THE GREENWAY LAWN SERVICE INC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/26/2025
AMOUNT **\$5300.00

PAY TO THE ORDER OF: THE GREENWAY LAWN SERVICE INC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/15/2025
AMOUNT **\$2650.00

PAY TO THE ORDER OF: THE GREENWAY LAWN SERVICE INC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/15/2025
AMOUNT **\$2650.00

PAY TO THE ORDER OF: THE GREENWAY LAWN SERVICE INC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/26/2025
AMOUNT **\$650.00

PAY TO THE ORDER OF: SUNCOAST INSURANCE APPRAISALS LLC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/26/2025
AMOUNT **\$650.00

PAY TO THE ORDER OF: SUNCOAST INSURANCE APPRAISALS LLC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/29/2025
AMOUNT **\$2650.00

PAY TO THE ORDER OF: GREENWAY LAWN SERVICE INC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 09/29/2025
AMOUNT **\$2650.00

PAY TO THE ORDER OF: GREENWAY LAWN SERVICE INC

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/09/2025
AMOUNT **\$278.90

PAY TO THE ORDER OF: GARCIA IRRIGATION

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/09/2025
AMOUNT **\$278.90

PAY TO THE ORDER OF: GARCIA IRRIGATION

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$12.34

PAY TO THE ORDER OF: TERRY CAMPBELL

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$12.34

PAY TO THE ORDER OF: TERRY CAMPBELL

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$157.00

PAY TO THE ORDER OF: JOHN CASTELLANO

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

Apply to account: CGEVCAS - CENTER GATE ESTATES VILLA

DATE 10/10/2025
AMOUNT **\$157.00

PAY TO THE ORDER OF: JOHN CASTELLANO

CGEVCAS, FL 34232
5117 ROUTE 100 # 113
SARASOTA, FL 34232

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: **DianeTreharne - CENTER GATE ESTATES VILLA** 10102512109

CENTER GATE ESTATES VILLA
5117 FAULTVILLE RD # 175
SARASOTA, FL 34232

81-275
829

DATE 10/10/2025 0000012020

Pay to the order of: **DIANE TREHARNE**

AMOUNT
**\$300.00

Signature on File -
account holder has pre-approved this check
Void After 90 Days

Memo: Condo Dues Overpayment

10/20/2025 12020 \$300.00

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: **CGEVCASec0n7 - CENTER GATE ESTATES VILLA** 15102511859

CENTER GATE ESTATES VILLA
5117 FAULTVILLE RD # 175
SARASOTA, FL 34232

81-275
829

DATE 10/15/2025 0000012023

Pay to the order of: **PERFORMANCE DRIVEN POOLS & SPA LLC**

AMOUNT
**\$256.80

Signature on File -
account holder has pre-approved this check
Void After 90 Days

Memo: 1471

10/21/2025 12023 \$256.80

THIS CHECK IS VOID WITHOUT THE SAFETY FEATURES LISTED ON THE BACK

Apply to account: **RicWinkler - CENTER GATE ESTATES VILLA** 23102512029

CENTER GATE ESTATES VILLA
5117 FAULTVILLE RD # 175
SARASOTA, FL 34232

81-275
829

DATE 10/23/2025 0000012025

Pay to the order of: **RIC WINKLER**

AMOUNT
**\$418.00

Signature on File -
account holder has pre-approved this check
Void After 90 Days

Memo: Assoc dues overpayment

10/29/2025 12025 \$418.00

8:17 AM

11/03/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII**Reconciliation Detail****Reserve Account 6356, Period Ending 10/31/2025**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						47,027.08
Cleared Transactions						
Deposits and Credits - 3 items						
General Journal	09/10/2025	55		X	1,129.53	1,129.53
General Journal	10/10/2025	59		X	1,129.53	2,259.06
Deposit	10/31/2025			X	72.55	2,331.61
Total Deposits and Credits					2,331.61	2,331.61
Total Cleared Transactions					2,331.61	2,331.61
Cleared Balance					2,331.61	49,358.69
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 10/31/2025					2,393.14	49,420.22
Ending Balance					2,393.14	49,420.22



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

10/31/25
*****6356

CYCLE-031

*** CHECKING *** 1491 ASSOC BKG MMA
ACCOUNT NUMBER 6100036356
PREVIOUS STATEMENT BALANCE AS OF 09/30/25 47,027.08
PLUS 3 DEPOSITS AND OTHER CREDITS 2,331.61
LESS 0 CHECKS AND OTHER DEBITS00
CURRENT STATEMENT BALANCE AS OF 10/31/25 49,358.69
NUMBER OF DAYS IN THIS STATEMENT PERIOD 31

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
10/06	XFR:Monthly Reserves		1,129.53
10/09	XFR:Monthly Reserves		1,129.53
10/31	INTEREST PAYMENT		72.55

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
09/30	47,027.08	10/06	48,156.61	10/09	49,286.14	10/31	49,358.69

PAYER FEDERAL ID NUMBER..... 71-0009885
INTEREST PAID YEAR TO DATE..... 987.25

8:24 AM
11/03/25

CENTER GATE ESTATES VILLAGE CONDO SECTION VII
A/R Aging Summary
As of October 31, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
01 Hamll	0.00	-365.00	0.00	0.00	0.00	-365.00
14 Ric Winkler	0.00	418.00	-87.00	-87.00	-609.00	-365.00
18 Cary & Mary Kaufman	0.00	0.00	0.00	0.00	-174.00	-174.00
25 Ingrid Campbell	0.00	0.00	0.00	0.00	87.00	87.00
37 James & Karen Bermel	0.00	-365.00	0.00	0.00	0.00	-365.00
38 Barry & Buena Valentine	0.00	365.00	365.00	0.00	280.00	1,010.00
TOTAL	<u>0.00</u>	<u>53.00</u>	<u>278.00</u>	<u>-87.00</u>	<u>-416.00</u>	<u>-172.00</u>

CENTER GATE ESTATES VILLAGE CONDO SECTION VII

Profit & Loss Budget vs. Actual

11/03/25

Accrual Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Application Fees	85.00		
Association Dues			
Condo dues	127,404.70	127,406.40	-1.70
Reserves	11,295.30	11,295.20	0.10
Total Association Dues	138,700.00	138,701.60	-1.60
Interest Earned	7.01		
Total Income	138,792.01	138,701.60	90.41
Expense			
Bank Charges	105.00		
Building			
Pressure Wash	0.00	300.00	-300.00
Repair & Maintenance	730.72	4,166.68	-3,435.96
Total Building	730.72	4,466.68	-3,735.96
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	2,686.20	2,500.00	186.20
Irrigation contract	1,827.44	1,950.00	-122.56
Lawn Contract	28,750.00	29,200.00	-450.00
Supplies	201.69	1,000.00	-798.31
Tree Maintenance	7,000.00	4,000.00	3,000.00
Turf & Fertilization	1,198.00	1,500.00	-302.00
Total Grounds	41,663.33	40,150.00	1,513.33
Insurance Expense			
Liability	9,060.92	8,039.18	1,021.74
Property Insurance	38,234.03	38,113.34	120.69
Insurance Expense - Other	1,214.35		
Total Insurance Expense	48,509.30	46,152.52	2,356.78
Management	4,608.00	5,760.00	-1,152.00
Office Supplies			
Printing and Postage	100.72	600.00	-499.28
Total Office Supplies	100.72	600.00	-499.28
Pool			
Contract	3,300.00	3,200.00	100.00
Equipment Repairs	911.20	833.34	77.86
Recreational area cleaning	1,400.00	900.00	500.00
Repairs and Maintenance	450.75	1,250.00	-799.25
Total Pool	6,061.95	6,183.34	-121.39
Professional Fees			
Accounting	653.00		
Legal	910.00	200.00	710.00
Total Professional Fees	1,563.00	200.00	1,363.00
Reserves	11,295.30	11,295.20	0.10
Utilities			
Cable	25,579.95	25,583.34	-3.39
Electric	2,255.79	3,333.34	-1,077.55
Water/sewer	918.56	2,020.30	-1,101.74
Total Utilities	28,754.30	30,936.98	-2,182.68
Total Expense	144,934.87	146,157.97	-1,223.10
Net Ordinary Income	-6,142.86	-7,456.37	1,313.51
Net Income	-6,142.86	-7,456.37	1,313.51

