Prepared by:
Gables Professional Management, Inc.

CENTURY PARK CONDOMINIUM II ASSOCIATION INC.

JANUARY 2019

FINANCIAL REPORTS

Century Park Condominium No.2 Assoc., Inc.

Balance Sheet
As of 01/31/19

ASSETS

1010	Executive National Bank	$ 109,310.75	
1020	Executive Bank Reserve	90,649.25	
1021	Executive Reserve DDM	532,988.43	
1030	Executive Capital Contribution	23,046.22	
1040	Executive Sec Deposit	96,758.00	
1200	Assessments Receivable	55,967.09	
1210	Allow Doubful Accounts	(30,936.53)	
1215	Due From Operating Account	98.00	
1220	Late Feess Receivables	1,075.00	
1235	NSF Receivables	24.00	
1237	Miscellaneous Receivable	675.00	
1251	Prepaid Insurance	18,272.18	
1300	A/C Units	6,156.00	
1301	Card System Project	14,024.77	
1302	Golf Cart	2,661.09	
1303	Other Fixed Assessts	70,694.69	
1304	Security Cameras	19,078.60	
1305	Furniture & Fixtures	22,180.70	
1306	Fire alarm system Updrade	3,424.00	
1307	Accumulated Depreciation	(110,989.00)	
1308	Gate	3,153.00	
1500	Deposit Utilities	702.08	
1502	Prepaid Expenses	588.00	
	TOTAL ASSETS		$ 929,601.32

LIABILITIES & EQUITY

CURRENT LIABILITIES:

2000	Accounts Payables	$ 10,262.50	
2001	Security Deposit	96,123.65	
2003	Accrued Expenses Operating	21,415.92	
2005	Prepaid Assessments	28,198.11	
2006	Insurance Payables	49,817.86	
2008	Facility Deposit (Clubhouse)	550.00	
2009	Due To Reserves	98.00	
2150	Transfer	(1,334.35)	
	Subtotal Current Liab.		$ 205,131.69

RESERVES:

Century Park Condominium No.2 Assoc., Inc.

Balance Sheet
As of 01/31/19

4005	Tot Pen - Clubhouse	$ 5,856.96	
4020	Roof - Clubhouse	19,203.91	
4030	Gym Equipment -Clubhouse	3,305.68	
4040	Entrance Fountains - Clubhouse	8,895.11	
4050	Pool Deck - Clubhouse	2,419.07	
4060	Furniture - Clubhouse	5,359.24	
4070	Painting - Clubhouse	3,776.38	
4080	Pool Furniture - Clubhouse	6,241.58	
4095	General Pooled Reserves	539,726.72	
4100	Reserves Interest	28,951.47	
	Subtotal Reserves		$ 623,736.12
EQUITY:			
3500	Capital Contribution	$ 4,879.85	
3504	Resale Capital Contribution	80,193.00	
3900	Fund Balance	(28,769.71)	
	Current Year Net Income/(Loss)	44,430.37	
	Subtotal Equity		$ 100,733.51
	TOTAL LIABILITIES & EQUITY		$ 929,601.32

Century Park Condominium No.2 Assoc., Inc.

Income/Expense Statement

Period: 01/01/19 to 01/31/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
05010	Assessments	107,051.00	106,910.54	140.46	107,051.00	106,910.54	140.46	1,282,926.50
05050	Late Fees	225.00	350.00	(125.00)	225.00	350.00	(125.00)	4,200.00
05076	Other Income/Decal/Keys	.00	1,135.83	(1,135.83)	.00	1,135.83	(1,135.83)	13,630.00
05077	Relief Parking	1,800.00	916.67	883.33	1,800.00	916.67	883.33	11,000.00
05080	Legal Fees Income	.00	1,000.00	(1,000.00)	.00	1,000.00	(1,000.00)	12,000.00
05090	Clubhouse Rental	300.00	125.00	175.00	300.00	125.00	175.00	1,500.00
05110	Bank Interest Paid-Oper/M/M /	6.29	101.97	(95.68)	6.29	101.97	(95.68)	1,223.64
05130	Bank Interest Reserves	95.67	.00	95.67	95.67	.00	95.67	.00
05410	Miscellanous Income	1,200.00	124.17	1,075.83	1,200.00	124.17	1,075.83	1,490.00
05420	Access Card	320.00	.00	320.00	320.00	.00	320.00	.00
05430	Decal	620.00	.00	620.00	620.00	.00	620.00	.00
	Subtotal Income	111,617.96	110,664.18	953.78	111,617.96	110,664.18	953.78	1,327,970.14

EXPENSES

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Administrative Expense								
06020	Postage & Printing	525.40	583.33	57.93	525.40	583.33	57.93	7,000.00
06025	On Site Office Supplies	.00	200.00	200.00	.00	200.00	200.00	2,400.00
06030	Accounting/Tax Return	.00	600.00	600.00	.00	600.00	600.00	7,200.00
06040	Storage	12.75	14.00	1.25	12.75	14.00	1.25	168.00
06070	Annual Corporate Report	.00	5.17	5.17	.00	5.17	5.17	62.00
06073	Payroll Taxes	240.32	.00	(240.32)	240.32	.00	(240.32)	.00
06075	On Site Staff (Payroll)	2,878.00	3,165.67	287.67	2,878.00	3,165.67	287.67	37,988.00
06077	Paychex Charges	323.20	.00	(323.20)	323.20	.00	(323.20)	.00
06080	State Fees (DBPR)	.00	124.33	124.33	.00	124.33	124.33	1,492.00
06085	Federal Taxes	.00	83.33	83.33	.00	83.33	83.33	1,000.00
06090	Collection Contingecies	.00	1,041.67	1,041.67	.00	1,041.67	1,041.67	12,500.00
06150	Violations/Fines	210.00	.00	(210.00)	210.00	.00	(210.00)	.00
06300	Payment Coupons	729.46	63.83	(665.63)	729.46	63.83	(665.63)	766.00
06330	Legal - Collections	1,000.00	1,125.00	125.00	1,000.00	1,125.00	125.00	13,500.00
06340	Bookeeping Fees	4,103.00	4,103.00	.00	4,103.00	4,103.00	.00	49,236.00
06350	Bank Charges	49.15	56.67	7.52	49.15	56.67	7.52	680.00
06360	Permits - Clubhouse	.00	132.07	132.07	.00	132.07	132.07	1,584.78
06365	Licenses & Permits	.00	208.33	208.33	.00	208.33	208.33	2,500.00
06390	Miscellaneous Holiday Bonuse	.00	183.33	183.33	.00	183.33	183.33	2,200.00
	Administrative Expense	10,071.28	11,689.73	1,618.45	10,071.28	11,689.73	1,618.45	140,276.78

Maintenance Expense

Century Park Condominium No.2 Assoc., Inc.

Income/Expense Statement

Period: 01/01/19 to 01/31/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
07000	Landscaping Replacement	.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	60,000.00
07010	Lawn Maintenance	2,400.00	3,250.00	850.00	2,400.00	3,250.00	850.00	39,000.00
07020	Tree Trimming	.00	3,583.33	3,583.33	.00	3,583.33	3,583.33	43,000.00
07030	Janitorial	7,000.00	3,300.00	(3,700.00)	7,000.00	3,300.00	(3,700.00)	39,600.00
07050	Irrigation Maintenance	.00	833.33	833.33	.00	833.33	833.33	10,000.00
07060	General R&M - Clubhouse	.00	684.78	684.78	.00	684.78	684.78	8,217.39
07070	Contingencies & Petty Cash	518.22	833.33	315.11	518.22	833.33	315.11	10,000.00
07075	Plumbing Repairs	1,730.00	.00	(1,730.00)	1,730.00	.00	(1,730.00)	.00
07080	Pool Maintenance - Clubhouse	47.04	1,447.83	1,400.79	47.04	1,447.83	1,400.79	17,373.91
07100	Pool Repairs - Clubhouse	.00	535.83	535.83	.00	535.83	535.83	6,430.00
07110	General Repairs	2,382.47	5,166.67	2,784.20	2,382.47	5,166.67	2,784.20	62,000.00
07125	General Plumbing Repairs	.00	1,250.00	1,250.00	.00	1,250.00	1,250.00	15,000.00
07135	Pressure Clean Floors Repairs	.00	500.00	500.00	.00	500.00	500.00	6,000.00
07140	Sidewalk & Floors Maintenanc	.00	416.67	416.67	.00	416.67	416.67	5,000.00
07150	Security Guard	7,613.53	7,849.67	236.14	7,613.53	7,849.67	236.14	94,196.00
07151	Security - Clubhouse	.00	224.22	224.22	.00	224.22	224.22	2,690.61
07160	Maintenance Supplies	1,163.37	625.00	(538.37)	1,163.37	625.00	(538.37)	7,500.00
07165	Alarm Monitoring	8,181.76	8,181.75	(.01)	8,181.76	8,181.75	(.01)	98,181.00
07166	Alarm Monitoring - Clubhouse	.00	35.22	35.22	.00	35.22	35.22	422.61
07170	Fire Alarm Monitoring	1,391.00	1,400.00	9.00	1,391.00	1,400.00	9.00	16,800.00
07175	Fire Prevention Equip/Repairs	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	12,000.00
07185	Fire Alarm Maint & Inspect	.00	916.67	916.67	.00	916.67	916.67	11,000.00
07190	Pest Control /Fertillizer	.00	125.00	125.00	.00	125.00	125.00	1,500.00
07195	Backflow Test & Repairs	.00	150.00	150.00	.00	150.00	150.00	1,800.00
07210	Gym Maintenance - Clubhouse	.00	243.00	243.00	.00	243.00	243.00	2,916.00
07220	Janitorial - Clubhouse	.00	233.33	233.33	.00	233.33	233.33	2,800.00
07400	Community Improvements	.00	3,333.33	3,333.33	.00	3,333.33	3,333.33	40,000.00
	Maintenance Expense	32,427.39	51,118.96	18,691.57	32,427.39	51,118.96	18,691.57	613,427.52
Utility Expense								
07500	Electricity	4,675.36	4,666.67	(8.69)	4,675.36	4,666.67	(8.69)	56,000.00
07501	Electricity - Clubhouse	430.64	586.96	156.32	430.64	586.96	156.32	7,043.48
07520	Water & Sewer	617.43	708.33	90.90	617.43	708.33	90.90	8,500.00
07521	Water & Sewer - Clubhouse	884.34	576.33	(308.01)	884.34	576.33	(308.01)	6,916.00
07550	Waste Services	5,593.27	5,083.33	(509.94)	5,593.27	5,083.33	(509.94)	61,000.00
07560	Decorative Premium Lighting	2,884.72	2,885.17	.45	2,884.72	2,885.17	.45	34,622.00
07570	Telephone - Clubhouse	137.78	416.67	278.89	137.78	416.67	278.89	5,000.00
	Utility Expense	15,223.54	14,923.46	(300.08)	15,223.54	14,923.46	(300.08)	179,081.48

Century Park Condominium No.2 Assoc., Inc.

Income/Expense Statement
Period: 01/01/19 to 01/31/19

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Insurance Expense								
08000	General Liability	1,419.83	1,259.58	(160.25)	1,419.83	1,259.58	(160.25)	15,115.00
08010	Crime/Fidelity Bond	141.17	101.67	(39.50)	141.17	101.67	(39.50)	1,220.00
08020	Directors & Officers	332.84	342.83	9.99	332.84	342.83	9.99	4,114.00
08030	Property/Hazard	6,744.33	8,401.67	1,657.34	6,744.33	8,401.67	1,657.34	100,820.00
08040	Umbrella	376.91	375.00	(1.91)	376.91	375.00	(1.91)	4,500.00
08050	Workers Comp	59.58	281.67	222.09	59.58	281.67	222.09	3,380.00
08060	Prop/Liab Ins - Clubhouse	.00	170.00	170.00	.00	170.00	170.00	2,040.00
08070	Fin Charge/Docs/Stamp Fee	295.05	219.58	(75.47)	295.05	219.58	(75.47)	2,635.00
	Insurance Expense	9,369.71	11,152.00	1,782.29	9,369.71	11,152.00	1,782.29	133,824.00
Reserves Expense								
09000	General Pooled Reserves	.00	18,703.36	18,703.36	.00	18,703.36	18,703.36	224,440.35
09005	Recreational Reserves	.00	576.67	576.67	.00	576.67	576.67	6,920.01
09007	Hurricane Contingencies	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	30,000.00
09010	Interest Reserves	95.67	.00	(95.67)	95.67	.00	(95.67)	.00
	Reserves Expense	95.67	21,780.03	21,684.36	95.67	21,780.03	21,684.36	261,360.36
	TOTAL EXPENSES	67,187.59	110,664.18	43,476.59	67,187.59	110,664.18	43,476.59	1,327,970.14
	Current Year Net Income/(loss	44,430.37	.00	44,430.37	44,430.37	.00	44,430.37	.00