

Monthly Financial Reports October 2023

Gables Professional Mgmt

Century Park Condominium No.2

Monday, November 20, 2023

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Section	Report	Description
1	Fund Balance Sheet - By Range	A list of the balances in all general ledger accounts broken down by funds.
2	Detailed Income Statement - By Range	The income minus the expenses of a community or other business entity over a period of time compared to budgets.

Century Park Condominium No.2

FUND BALANCE SHEET

As of: 10/31/2023

Assets

Account	Operating	Reserves	Other	Total
Cash or Equivalent				
01015 City National Bank New Op	\$24,807.10	\$0.00	\$0.00	\$24,807.10
01018 City National Bank Operating DDM	\$0.09	\$0.00	\$0.00	\$0.09
01020 City National Bank Reserve	\$0.00	\$96,650.00	\$0.00	\$96,650.00
01021 City National Reserve DDM	\$0.00	\$787,557.29	\$0.00	\$787,557.29
01030 City National Capital Contribution	\$0.00	\$0.00	\$25,000.00	\$25,000.00
01035 City National Capital Contribution DDM	\$0.00	\$0.00	\$37,132.07	\$37,132.07
01040 City National Security Deposit	\$0.00	\$0.00	\$22,900.00	\$22,900.00
01045 City National Security Deposit DDM	\$0.00	\$0.00	\$105,271.63	\$105,271.63
Cash or Equivalent Total	\$24,807.19	\$884,207.29	\$190,303.70	\$1,099,318.18
Receivables				
01200 Assessments Receivable	\$60,559.56	\$0.00	\$0.00	\$60,559.56
01206 Deferred Reserves Receivable	\$0.00	\$39,776.10	\$0.00	\$39,776.10
01210 Allow Doubful Accounts	(\$30,936.53)	\$0.00	\$0.00	(\$30,936.53)
01220 Late Fees Receivable	\$2,771.00	\$0.00	\$0.00	\$2,771.00
01225 Special Assessment Receivable	\$0.00	\$0.00	\$3,327.52	\$3,327.52
01235 Owner Specific - NSF Receivable	\$152.00	\$0.00	\$0.00	\$152.00
01237 Owner Specific - General Receivable	\$425.00	\$0.00	\$0.00	\$425.00
Receivables Total	\$32,971.03	\$39,776.10	\$3,327.52	\$76,074.65
Other Assets				
01251 Prepaid Insurance	\$209,245.16	\$0.00	\$0.00	\$209,245.16
01300 A/C Units	\$6,156.00	\$0.00	\$0.00	\$6,156.00
01301 Card System Project	\$14,024.77	\$0.00	\$0.00	\$14,024.77
01302 Golf Cart	\$2,661.09	\$0.00	\$0.00	\$2,661.09
01303 Other Fixed Assessts	\$70,694.69	\$0.00	\$0.00	\$70,694.69
01304 Security Cameras	\$31,784.09	\$0.00	\$0.00	\$31,784.09
01305 Furniture & Fixtures	\$38,637.30	\$0.00	\$0.00	\$38,637.30
01306 Fire alarm system Updrade	\$3,424.00	\$0.00	\$0.00	\$3,424.00
01307 Accumulated Depreciation	(\$176,439.00)	\$0.00	\$0.00	(\$176,439.00)
01308 Gate	\$3,153.00	\$0.00	\$0.00	\$3,153.00
01309 Dump Gates	\$24,649.50	\$0.00	\$0.00	\$24,649.50
01500 Deposit Utilities	\$702.08	\$0.00	\$0.00	\$702.08
Other Assets Total	\$228,692.68	\$0.00	\$0.00	\$228,692.68
Total Assets:	\$286,470.90	\$923,983.39	\$193,631.22	\$1,404,085.51

Liabilities

Account	Operating	Reserves	Other	Total
Current Liabilities				
02000 Accounts Payables	\$10,309.45	\$0.00	\$0.00	\$10,309.45
02001 Security Deposit	\$0.00	\$0.00	\$128,296.00	\$128,296.00
02003 Accrued Expenses Operating	\$24,973.11	\$0.00	\$0.00	\$24,973.11
02005 Prepaid Assessments	\$53,932.44	\$0.00	\$0.00	\$53,932.44
02006 Insurance Payables	\$207,952.24	\$0.00	\$0.00	\$207,952.24
02008 Facility Deposit (Clubhouse)	\$850.00	\$0.00	\$0.00	\$850.00
02011 Deferred Reserve Revenue	\$0.00	\$19,888.05	\$0.00	\$19,888.05
Current Liabilities Total	\$298,017.24	\$19,888.05	\$128,296.00	\$446,201.29
Total Liabilities:	\$298,017.24	\$19,888.05	\$128,296.00	\$446,201.29

Equity

Account	Operating	Reserves	Other	Total
Members Equity				
03500 Capital Contribution	\$0.00	\$0.00	\$5,815.85	\$5,815.85
03504 Resale Capital Contribution	\$0.00	\$0.00	\$154,937.00	\$154,937.00
03800 Prior Year Adjustment Expenses	(\$60,163.75)	\$0.00	\$0.00	(\$60,163.75)
03900 Fund Balance	\$7,416.61	\$0.00	\$0.00	\$7,416.61
Members Equity Total	(\$52,747.14)	\$0.00	\$160,752.85	\$108,005.71
Reserves				
04005 Tot Pen - Clubhouse	\$0.00	\$8,127.84	\$0.00	\$8,127.84
04020 Roof - Clubhouse	\$0.00	\$21,822.79	\$0.00	\$21,822.79
04030 Gym Equipment - Clubhouse	\$0.00	(\$1,171.04)	\$0.00	(\$1,171.04)
04040 Entrance Fountains - Clubhouse	\$0.00	\$14,537.27	\$0.00	\$14,537.27
04050 Pool Deck - Clubhouse	\$0.00	\$2,980.79	\$0.00	\$2,980.79
04055 Pool Resurfacing - Clubhouse	\$0.00	\$2,592.00	\$0.00	\$2,592.00
04060 Furniture - Clubhouse	\$0.00	\$7,090.93	\$0.00	\$7,090.93
04070 Painting - Clubhouse	\$0.00	\$349.49	\$0.00	\$349.49
04080 Pool Furniture - Clubhouse	\$0.00	(\$1,891.21)	\$0.00	(\$1,891.21)
04085 Pool Equipment - Clubhouse	\$0.00	\$2,341.89	\$0.00	\$2,341.89
04090 Roof (Cabana)	\$0.00	\$2,000.00	\$0.00	\$2,000.00
04092 Hurricane Contingency	\$0.00	\$65,500.00	\$0.00	\$65,500.00
04095 General Pooled Reserves	\$0.00	\$767,372.02	\$0.00	\$767,372.02
04100 Reserves Interest	\$0.00	\$32,158.92	\$0.00	\$32,158.92
Reserves Total	\$0.00	\$923,811.69	\$0.00	\$923,811.69
Miscellaneous Equity				
04900 Owner Specific	(\$300.00)	\$0.00	\$0.00	(\$300.00)
04970 Owner Specific - NSF	\$72.00	\$0.00	\$0.00	\$72.00
Miscellaneous Equity Total	(\$228.00)	\$0.00	\$0.00	(\$228.00)
Current Year Net Income/(Loss)	(\$74,088.49)	\$383.31	\$0.00	(\$73,705.18)
Total Equity:	(\$127,063.63)	\$924,195.00	\$160,752.85	\$957,884.22
Total Liabilities & Equity	\$170,953.61	\$944,083.05	\$289,048.85	\$1,404,085.51

Century Park Condominium No.2

INCOME STATEMENT

Start: 10/01/2023 | End: 10/31/2023

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Assessments	123,463.00	123,464.80	(1.80)	1,234,630.00	1,234,648.00	(18.00)	1,481,577.55
05015 Arch Request	0.00	1.67	(1.67)	0.00	16.70	(16.70)	20.00
05050 Late Fees	938.00	158.33	779.67	5,015.00	1,583.30	3,431.70	1,900.00
05070 NSF Fees	(560.00)	8.75	(568.75)	0.00	87.50	(87.50)	105.00
05076 Other Income/Decal/Keys	0.00	79.17	(79.17)	930.00	791.70	138.30	950.00
05077 Relief Parking	600.00	616.67	(16.67)	9,715.00	6,166.70	3,548.30	7,400.00
05090 Clubhouse Rental	0.00	33.33	(33.33)	274.00	333.30	(59.30)	400.00
05110 Bank Interest Paid-Oper/M/M Ac	10.37	1.08	9.29	119.08	10.80	108.28	13.00
05130 Bank Interest Reserves	38.17	0.00	38.17	383.31	0.00	383.31	0.00
05410 Miscellaneous Income	0.00	29.17	(29.17)	0.00	291.70	(291.70)	350.00
05420 Access Card	75.00	50.00	25.00	780.00	500.00	280.00	600.00
05430 Decal	50.00	541.67	(491.67)	4,035.00	5,416.70	(1,381.70)	6,500.00
Income Total	124,614.54	124,984.64	(370.10)	1,255,881.39	1,249,846.40	6,034.99	1,499,815.55
Total Income	124,614.54	124,984.64	(370.10)	1,255,881.39	1,249,846.40	6,034.99	1,499,815.55

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expense							
06020 Postage & Printing	596.36	333.33	(263.03)	4,759.40	3,333.30	(1,426.10)	4,000.00
06021 Mailers	266.43	116.67	(149.76)	1,481.05	1,166.70	(314.35)	1,400.00
06025 On Site Office Supplies	(2,601.38)	158.33	2,759.71	2,000.45	1,583.30	(417.15)	1,900.00
06026 Onsite Admin & Equipment R&M	5,026.68	0.00	(5,026.68)	5,026.68	0.00	(5,026.68)	0.00
06030 Accounting/Tax Return	0.00	620.83	620.83	8,250.00	6,208.30	(2,041.70)	7,450.00
06040 Storage	14.00	14.00	0.00	140.00	140.00	0.00	168.00
06050 Bad Debt	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06070 Annual Corporate Report	0.00	5.17	5.17	61.25	51.70	(9.55)	62.00
06073 Payroll Taxes	393.22	31.67	(361.55)	3,444.98	316.70	(3,128.28)	380.00
06075 On Site Staff (Payroll)	5,140.00	4,563.33	(576.67)	43,750.00	45,633.30	1,883.30	54,760.00
06077 Paychex Charges	264.01	293.75	29.74	2,864.23	2,937.50	73.27	3,525.00
06080 State Fees (DBPR)	0.00	120.83	120.83	572.00	1,208.30	636.30	1,450.00
06100 Administrative Expense	(300.00)	60.83	360.83	677.78	608.30	(69.48)	730.00
06335 Legal - Prof Services	15,889.05	1,666.67	(14,222.38)	39,549.95	16,666.70	(22,883.25)	20,000.00
06350 Bank Charges	15.00	23.33	8.33	342.00	233.30	(108.70)	280.00
06360 Permits - Clubhouse	0.00	41.67	41.67	385.35	416.70	31.35	500.00
06365 Licenses & Permits	0.00	191.67	191.67	2,154.43	1,916.70	(237.73)	2,300.00
06390 Miscellaneous Holiday Bonuses	0.00	166.67	166.67	0.00	1,666.70	1,666.70	2,000.00
06400 Website Expenses	335.38	369.58	34.20	3,132.58	3,695.80	563.22	4,435.00
Administrative Expense Total	25,038.75	8,945.00	(16,093.75)	118,592.13	89,450.00	(29,142.13)	107,340.00
Contract Maintenance Expense							
06900 Bookkeeping & Management Fees	4,408.33	4,408.33	0.00	44,083.30	44,083.30	0.00	52,900.00
06920 Grounds Maintenance	25,025.00	0.00	(25,025.00)	25,025.00	0.00	(25,025.00)	0.00
06972 Camera Monitoring	0.00	408.33	408.33	0.00	4,083.30	4,083.30	4,900.00
Contract Maintenance Expense Total	29,433.33	4,816.66	(24,616.67)	69,108.30	48,166.60	(20,941.70)	57,800.00
Maintenance Expense							
07000 Landscaping Replacement	(28,775.00)	1,666.67	30,441.67	17,715.17	16,666.70	(1,048.47)	20,000.00
07010 Lawn Maintenance	2,400.00	2,500.00	100.00	26,400.00	25,000.00	(1,400.00)	30,000.00
07015 Stump/Grind Trunks & Roots	0.00	250.00	250.00	9,550.00	2,500.00	(7,050.00)	3,000.00
07020 Tree Trimming	(1,265.00)	3,333.33	4,598.33	34,660.01	33,333.30	(1,326.71)	40,000.00
07030 Janitorial & Labor Retainer	7,000.00	7,000.00	0.00	70,000.00	70,000.00	0.00	84,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07033 Trash Removal	480.00	41.67	(438.33)	2,469.70	416.70	(2,053.00)	500.00
07050 Irrigation Maintenance/Repairs	5,600.00	1,333.33	(4,266.67)	23,300.00	13,333.30	(9,966.70)	16,000.00
07060 General R&M - Clubhouse	4,331.29	833.33	(3,497.96)	4,331.29	8,333.30	4,002.01	10,000.00
07070 Contingencies & Petty Cash	2,330.19	166.67	(2,163.52)	8,107.07	1,666.70	(6,440.37)	2,000.00
07075 Plumbing Repairs	0.00	666.67	666.67	6,738.00	6,666.70	(71.30)	8,000.00
07080 Pool Maintenance - Clubhouse	560.00	750.00	190.00	7,402.80	7,500.00	97.20	9,000.00
07100 Pool Repairs - Clubhouse	720.00	183.33	(536.67)	720.00	1,833.30	1,113.30	2,200.00
07110 General Repairs	(14,958.80)	2,500.00	17,458.80	25,081.22	25,000.00	(81.22)	30,000.00
07140 Sidewalk & Floors Maintenance	7,900.00	416.67	(7,483.33)	7,900.00	4,166.70	(3,733.30)	5,000.00
07150 Security Guard	0.00	11,500.00	11,500.00	107,000.63	115,000.00	7,999.37	138,000.00
07160 Maintenance Supplies	(2,774.57)	1,666.67	4,441.24	9,046.44	16,666.70	7,620.26	20,000.00
07165 Alarm Monitoring	8,181.76	8,250.00	68.24	81,817.60	82,500.00	682.40	99,000.00
07170 Fire Alarm Monitoring	1,391.00	1,385.83	(5.17)	13,910.00	13,858.30	(51.70)	16,630.00
07175 Fire Prevention Equip/Repairs	5,445.00	750.00	(4,695.00)	12,556.40	7,500.00	(5,056.40)	9,000.00
07185 Fire Alarm Maint & Inspect	0.00	191.67	191.67	2,345.44	1,916.70	(428.74)	2,300.00
07190 Pest Control /Fertilizer	2,950.00	578.33	(2,371.67)	3,272.46	5,783.30	2,510.84	6,940.00
07195 Backflow Test & Repairs	0.00	150.00	150.00	0.00	1,500.00	1,500.00	1,800.00
07210 Gym Maintenance - Clubhouse	4,200.00	250.00	(3,950.00)	4,200.00	2,500.00	(1,700.00)	3,000.00
07400 Community Improvements	0.00	1,765.00	1,765.00	2,500.00	17,650.00	15,150.00	21,180.00
Maintenance Expense Total	5,715.87	48,129.17	42,413.30	481,024.23	481,291.70	267.47	577,550.00
Utility Expense							
07500 Electricity	4,090.16	4,583.33	493.17	46,051.61	45,833.30	(218.31)	55,000.00
07501 Electricity - Clubhouse	560.07	465.83	(94.24)	6,002.16	4,658.30	(1,343.86)	5,590.00
07520 Water & Sewer	546.93	830.83	283.90	5,559.61	8,308.30	2,748.69	9,970.00
07521 Water & Sewer - Clubhouse	3,437.30	379.17	(3,058.13)	10,376.87	3,791.70	(6,585.17)	4,550.00
07550 Waste Services	7,249.00	6,361.67	(887.33)	70,987.38	63,616.70	(7,370.68)	76,340.00
07560 Decorative Premium Lighting	0.00	2,696.00	2,696.00	0.00	26,960.00	26,960.00	32,352.00
07570 Telephone - Clubhouse	243.15	130.83	(112.32)	1,430.04	1,308.30	(121.74)	1,570.00
Utility Expense Total	16,126.61	15,447.66	(678.95)	140,407.67	154,476.60	14,068.93	185,372.00
Insurance Expense							
08000 General Liability	5,218.41	4,314.58	(903.83)	48,568.54	43,145.80	(5,422.74)	51,775.00
08010 Crime/Fidelity Bond	474.78	91.58	(383.20)	3,214.88	915.80	(2,299.08)	1,099.00
08020 Directors & Officers	425.00	347.75	(77.25)	3,941.00	3,477.50	(463.50)	4,173.00
08030 Property/Hazard	26,876.60	21,850.00	(5,026.60)	249,252.00	218,500.00	(30,752.00)	262,200.00
08040 Umbrella	592.44	487.42	(105.02)	5,504.20	4,874.20	(630.00)	5,849.00
08050 Workers Comp	50.08	50.08	0.00	635.16	500.80	(134.36)	601.00
08070 Fin Charge/Docs/Stamp Fee	1,236.70	616.67	(620.03)	9,893.32	6,166.70	(3,726.62)	7,400.00
Insurance Expense Total	34,874.01	27,758.08	(7,115.93)	321,009.10	277,580.80	(43,428.30)	333,097.00
Reserves Expense							
09000 General Pooled Reserves	18,707.35	18,707.35	0.00	187,073.50	187,073.50	0.00	224,488.20
09005 Recreational Reserves	430.70	430.70	0.00	4,307.00	4,307.00	0.00	5,168.35
09007 Hurricane Contingencies	750.00	750.00	0.00	7,500.00	7,500.00	0.00	9,000.00
09010 Interest Reserves	38.17	0.00	(38.17)	564.64	0.00	(564.64)	0.00
Reserves Expense Total	19,926.22	19,888.05	(38.17)	199,445.14	198,880.50	(564.64)	238,656.55
Total Expense	131,114.79	124,984.62	(6,130.17)	1,329,586.57	1,249,846.20	(79,740.37)	1,499,815.55
Net Income	(6,500.25)	0.02	(6,500.27)	(73,705.18)	0.20	(73,705.38)	0.00