

Monthly Financial Reports April 2024

Gables Professional Mgmt

Century Park Condominium No.2

Monday, May 13, 2024

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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: 04/30/2024

Assets

Account	Operating	Reserves	Other	Total
Cash or Equivalent				
01015 City National Bank New Op	\$16,859.72	\$0.00	\$0.00	\$16,859.72
01020 City National Bank Reserve	\$0.00	\$100,000.00	\$0.00	\$100,000.00
01021 City National Reserve DDM	\$0.00	\$750,184.19	\$0.00	\$750,184.19
01030 City National Capital Contribution	\$0.00	\$0.00	\$21,861.74	\$21,861.74
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	\$109,497.70	\$109,497.70
Cash or Equivalent Total	\$16,859.72	\$850,184.19	\$154,259.44	\$1,021,303.35
Receivables				
01200 Assessments Receivable	\$62,188.15	\$0.00	\$0.00	\$62,188.15
01206 Deferred Reserves Receivable	\$0.00	\$35,829.92	\$0.00	\$35,829.92
01210 Allow Doubful Accounts	(\$30,936.53)	\$0.00	\$0.00	(\$30,936.53)
01220 Late Fees Receivable	\$6,279.38	\$0.00	\$0.00	\$6,279.38
01225 Special Assessment Receivable	\$0.00	\$0.00	\$10,205.34	\$10,205.34
01235 Owner Specific - NSF Receivable	\$362.00	\$0.00	\$0.00	\$362.00
01236 Owner Specific - Legal Fees Receivable	\$1,100.00	\$0.00	\$0.00	\$1,100.00
01237 Owner Specific - General Receivable	\$445.00	\$0.00	\$0.00	\$445.00
Receivables Total	\$39,438.00	\$35,829.92	\$10,205.34	\$85,473.26
Other Assets				
01251 Prepaid Insurance	\$461,583.44	\$0.00	\$0.00	\$461,583.44
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	\$481,030.96	\$0.00	\$0.00	\$481,030.96
Total Assets:	\$537,328.68	\$886,014.11	\$164,464.78	\$1,587,807.57

Liabilities

Account	Operating	Reserves	Other	Total
Current Liabilities				
02000 Accounts Payables	\$53,911.78	\$0.00	\$0.00	\$53,911.78
02001 Security Deposit	\$0.00	\$0.00	\$132,496.00	\$132,496.00
02003 Accrued Expenses Operating	\$20,326.47	\$0.00	\$0.00	\$20,326.47
02005 Prepaid Assessments	\$38,133.57	\$0.00	\$0.00	\$38,133.57
02006 Insurance Payables	\$460,321.66	\$0.00	\$0.00	\$460,321.66
02008 Facility Deposit (Clubhouse)	\$850.00	\$0.00	\$0.00	\$850.00
02012 Owed to Tree Trimming	\$28,775.00	\$0.00	\$0.00	\$28,775.00
02150 Transfer	(\$40.00)	\$0.00	\$0.00	(\$40.00)
Current Liabilities Total	\$602,278.48	\$0.00	\$132,496.00	\$734,774.48
Total Liabilities:	\$602,278.48	\$0.00	\$132,496.00	\$734,774.48

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	\$155,930.00	\$155,930.00
03800 Prior Year Adjustment Expenses	(\$84,005.46)	\$0.00	\$0.00	(\$84,005.46)
03900 Fund Balance	(\$85,804.49)	\$0.00	\$0.00	(\$85,804.49)
Members Equity Total	(\$169,809.95)	\$0.00	\$161,745.85	(\$8,064.10)
Reserves				
04020 Roof - Clubhouse	\$0.00	\$31,278.43	\$0.00	\$31,278.43
04030 Gym Equipment - Clubhouse	\$0.00	\$181.12	\$0.00	\$181.12
04050 Pool Deck - Clubhouse	\$0.00	\$5,000.00	\$0.00	\$5,000.00
04055 Pool Resurfacing - Clubhouse	\$0.00	\$6,000.00	\$0.00	\$6,000.00
04060 Furniture - Clubhouse	\$0.00	\$7,090.93	\$0.00	\$7,090.93
04070 Painting - Clubhouse	\$0.00	\$7,745.00	\$0.00	\$7,745.00
04085 Pool Equipment - Clubhouse	\$0.00	(\$2,085.00)	\$0.00	(\$2,085.00)
04090 Roof (Cabana)	\$0.00	\$2,000.00	\$0.00	\$2,000.00
04092 Hurricane Contingency	\$0.00	\$70,000.00	\$0.00	\$70,000.00
04095 General Pooled Reserves	\$0.00	\$752,849.78	\$0.00	\$752,849.78
04100 Reserves Interest	\$0.00	\$253.85	\$0.00	\$253.85
Reserves Total	\$0.00	\$880,314.11	\$0.00	\$880,314.11
Current Year Net Income/(Loss)	(\$19,363.04)	\$146.12	\$0.00	(\$19,216.92)
Total Equity:	(\$189,172.99)	\$880,460.23	\$161,745.85	\$853,033.09
Total Liabilities & Equity	\$413,105.49	\$880,460.23	\$294,241.85	\$1,587,807.57

Century Park Condominium No.2

INCOME STATEMENT

Start: 04/01/2024 | End: 04/30/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Assessments	141,351.00	120,479.46	20,871.54	559,761.41	481,917.84	77,843.57	1,445,753.54
05012 Reserve Assessment	0.00	17,914.95	(17,914.95)	0.00	71,659.80	(71,659.80)	214,979.46
05050 Late Fees	1,005.00	158.33	846.67	5,238.00	633.32	4,604.68	1,900.00
05070 NSF Fees	0.00	8.75	(8.75)	0.00	35.00	(35.00)	105.00
05076 Other Income/Decal/Keys	0.00	79.17	(79.17)	0.00	316.68	(316.68)	950.00
05077 Relief Parking	1,310.00	616.67	693.33	9,560.00	2,466.68	7,093.32	7,400.00
05090 Clubhouse Rental	0.00	33.33	(33.33)	0.00	133.32	(133.32)	400.00
05110 Bank Interest Paid-Oper/M/M Ac	7.63	1.08	6.55	35.86	4.32	31.54	13.00
05130 Bank Interest Reserves	35.93	0.00	35.93	146.12	0.00	146.12	0.00
05420 Access Card	340.00	50.00	290.00	340.00	200.00	140.00	600.00
05430 Decal	1,075.00	541.67	533.33	3,025.00	2,166.68	858.32	6,500.00
Income Total	145,124.56	139,883.41	5,241.15	578,106.39	559,533.64	18,572.75	1,678,601.00
Total Income	145,124.56	139,883.41	5,241.15	578,106.39	559,533.64	18,572.75	1,678,601.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expense							
06020 Postage & Printing	363.31	416.67	53.36	1,505.45	1,666.68	161.23	5,000.00
06021 Mailers	0.00	141.67	141.67	0.00	566.68	566.68	1,700.00
06025 On Site Office Supplies	1,264.80	250.00	(1,014.80)	1,624.80	1,000.00	(624.80)	3,000.00
06026 Onsite Admin & Equipment R&M	0.00	416.66	416.66	0.00	1,666.64	1,666.64	5,000.00
06030 Accounting/Tax Return	0.00	687.50	687.50	0.00	2,750.00	2,750.00	8,250.00
06040 Storage	14.42	14.42	0.00	57.68	57.68	0.00	173.04
06050 Bad Debt	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
06070 Annual Corporate Report	0.00	5.17	5.17	61.25	20.68	(40.57)	62.00
06073 Payroll Taxes	428.89	345.83	(83.06)	1,764.56	1,383.32	(381.24)	4,150.00
06075 On Site Staff (Payroll)	5,480.00	4,563.33	(916.67)	21,920.00	18,253.32	(3,666.68)	54,760.00
06077 Paychex Charges	264.01	293.75	29.74	1,331.82	1,175.00	(156.82)	3,525.00
06080 State Fees (DBPR)& County Registration ...	0.00	124.33	124.33	2,201.00	497.32	(1,703.68)	1,492.00
06100 Administrative Expense	0.00	91.67	91.67	0.00	366.68	366.68	1,100.00
06335 Legal - Prof Services	4,681.00	3,833.33	(847.67)	18,893.50	15,333.32	(3,560.18)	46,000.00
06337 Reserve Study	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
06350 Bank Charges	35.00	32.50	(2.50)	184.00	130.00	(54.00)	390.00
06360 Permits - Clubhouse	0.00	41.67	41.67	0.00	166.68	166.68	500.00
06365 Licenses & Permits	0.00	191.67	191.67	0.00	766.68	766.68	2,300.00
06400 Website Expenses	0.00	375.00	375.00	3,353.40	1,500.00	(1,853.40)	4,500.00
Administrative Expense Total	12,531.43	12,325.17	(206.26)	52,897.46	49,300.68	(3,596.78)	147,902.04
Contract Maintenance Expense							
06900 Bookeeping & Management Fees	4,474.46	4,474.46	0.00	17,897.84	17,897.84	0.00	53,693.50
06910 Lawn Maintenance	2,400.00	2,666.67	266.67	12,000.00	10,666.68	(1,333.32)	32,000.00
06920 Grounds Maintenance	2,275.00	2,583.33	308.33	9,100.00	10,333.32	1,233.32	31,000.00
06930 Janitorial & Labor Retainer	7,000.00	7,000.00	0.00	28,000.00	28,000.00	0.00	84,000.00
06950 Irrigation Maintenance/Repairs	0.00	1,416.67	1,416.67	3,600.00	5,666.68	2,066.68	17,000.00
06952 Central Alarm Monitoring	8,181.76	8,250.00	68.24	32,727.04	33,000.00	272.96	99,000.00
06955 Security Guard	14,590.81	13,750.00	(840.81)	59,006.64	55,000.00	(4,006.64)	165,000.00
06970 Fire Alarm Monitoring	1,391.00	1,416.67	25.67	5,564.00	5,666.68	102.68	17,000.00
06972 Camera Monitoring	0.00	408.33	408.33	0.00	1,633.32	1,633.32	4,900.00
06980 Pool Maintenance - Clubhouse	1,250.00	750.00	(500.00)	5,000.00	3,000.00	(2,000.00)	9,000.00
06994 Gym Maintenance - Clubhouse	500.00	425.00	(75.00)	2,000.00	1,700.00	(300.00)	5,100.00
Contract Maintenance Expense Total	42,063.03	43,141.13	1,078.10	174,895.52	172,564.52	(2,331.00)	517,693.50

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Expense							
07000 Landscaping Replacement	122.52	2,916.67	2,794.15	6,362.81	11,666.68	5,303.87	35,000.00
07015 Stump/Grind Trunks & Roots	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
07020 Tree Trimming	28,775.00	3,166.67	(25,608.33)	29,155.00	12,666.68	(16,488.32)	38,000.00
07033 Bulk Trash Removal	600.00	341.67	(258.33)	1,950.00	1,366.68	(583.32)	4,100.00
07060 General R&M - Clubhouse	0.00	600.00	600.00	0.00	2,400.00	2,400.00	7,200.00
07070 Contingencies & Petty Cash	0.00	808.33	808.33	1,771.87	3,233.32	1,461.45	9,700.00
07075 Plumbing Repairs	1,885.00	675.00	(1,210.00)	15,362.90	2,700.00	(12,662.90)	8,100.00
07100 Pool Repairs - Clubhouse	0.00	83.33	83.33	2,422.31	333.32	(2,088.99)	1,000.00
07110 General Repairs	3,727.57	3,250.00	(477.57)	30,436.37	13,000.00	(17,436.37)	39,000.00
07140 Sidewalk & Floors Maintenance	0.00	750.00	750.00	0.00	3,000.00	3,000.00	9,000.00
07160 Maintenance Supplies	892.15	1,250.00	357.85	2,783.81	5,000.00	2,216.19	15,000.00
07175 Fire Prevention Equip/Repairs	4,617.27	750.00	(3,867.27)	5,817.27	3,000.00	(2,817.27)	9,000.00
07185 Fire Alarm Maint & Inspect	0.00	200.00	200.00	0.00	800.00	800.00	2,400.00
07190 Pest Control /Fertilizer	1,250.00	333.33	(916.67)	2,075.00	1,333.32	(741.68)	4,000.00
07195 Backflow Test & Repairs	0.00	41.67	41.67	0.00	166.68	166.68	500.00
07400 Community Improvements	0.00	1,666.67	1,666.67	0.00	6,666.68	6,666.68	20,000.00
Maintenance Expense Total	41,869.51	17,666.67	(24,202.84)	98,137.34	70,666.68	(27,470.66)	212,000.00
Utility Expense							
07500 Electricity	3,957.32	4,625.00	667.68	16,312.04	18,500.00	2,187.96	55,500.00
07501 Electricity - Clubhouse	688.76	604.17	(84.59)	2,906.95	2,416.68	(490.27)	7,250.00
07520 Water & Sewer	524.68	558.33	33.65	1,030.92	2,233.32	1,202.40	6,700.00
07521 Water & Sewer - Clubhouse	2,702.93	1,041.67	(1,661.26)	6,022.85	4,166.68	(1,856.17)	12,500.00
07550 Waste Services	7,186.84	7,100.00	(86.84)	28,747.36	28,400.00	(347.36)	85,200.00
07570 Telephone - Clubhouse	277.22	143.33	(133.89)	1,131.17	573.32	(557.85)	1,720.00
Utility Expense Total	15,337.75	14,072.50	(1,265.25)	56,151.29	56,290.00	138.71	168,870.00
Insurance Expense							
08000 General Liability	5,338.06	5,218.42	(119.64)	20,993.29	20,873.68	(119.61)	62,621.00
08010 Crime/Fidelity Bond	433.12	639.50	206.38	1,857.46	2,558.00	700.54	7,674.00
08020 Directors & Officers	420.83	425.00	4.17	1,695.83	1,700.00	4.17	5,100.00
08030 Property/Hazard	30,505.20	26,729.17	(3,776.03)	111,135.00	106,916.68	(4,218.32)	320,750.00
08040 Umbrella	651.07	592.50	(58.57)	2,428.39	2,370.00	(58.39)	7,110.00
08050 Workers Comp	42.67	50.08	7.41	192.91	200.32	7.41	601.00
08070 Fin Charge/Docs/Stamp Fee	1,400.82	1,108.33	(292.49)	5,132.86	4,433.32	(699.54)	13,300.00
Insurance Expense Total	38,791.77	34,763.00	(4,028.77)	143,435.74	139,052.00	(4,383.74)	417,156.00
Reserves Expense							
09000 General Pooled Reserves	17,164.96	17,164.95	(0.01)	68,659.84	68,659.80	(0.04)	205,979.46
09007 Hurricane Contingencies	750.00	750.00	0.00	3,000.00	3,000.00	0.00	9,000.00
09010 Interest Reserves	35.93	0.00	(35.93)	146.12	0.00	(146.12)	0.00
Reserves Expense Total	17,950.89	17,914.95	(35.94)	71,805.96	71,659.80	(146.16)	214,979.46
Total Expense	168,544.38	139,883.42	(28,660.96)	597,323.31	559,533.68	(37,789.63)	1,678,601.00
Net Income	(23,419.82)	(0.01)	(23,419.81)	(19,216.92)	(0.04)	(19,216.88)	0.00