Monthly Financial Reports September 2024

Gables Professional Mgmt

Century Park Condominium No.2

Tuesday, October 15, 2024

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Century Park Condominium No.2

FUNDS BALANCE SHEET

As of: 09/30/2024

Assets

Account	Operating	Reserves	Other	Total
Cash or Equivalent				
01015 City National Bank New Op	$23,350.33	$0.00	$0.00	$23,350.33
01020 City National Bank Reserve	$0.00	$93,846.52	$0.00	$93,846.52
01021 City National Reserve DDM	$0.00	$651,847.83	$0.00	$651,847.83
01030 City National Capital Contribution	$0.00	$0.00	$24,092.66	$24,092.66
01040 City National Security Deposit	$0.00	$0.00	$24,300.00	$24,300.00
01045 City National Security Deposit DDM	$0.00	$0.00	$113,020.92	$113,020.92
Cash or Equivalent Total	**$23,350.33**	**$745,694.35**	**$161,413.58**	**$930,458.26**
Receivables				
01200 Assessments Receivable	$52,479.44	$0.00	$0.00	$52,479.44
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	$5,604.38	$0.00	$0.00	$5,604.38
01225 Special Assessment Receivable	$0.00	$0.00	$6,052.04	$6,052.04
01235 Owner Specific - NSF Receivable	$59.00	$0.00	$0.00	$59.00
01236 Owner Specific - Legal Fees Receivable	$1,100.00	$0.00	$0.00	$1,100.00
01237 Owner Specific - General Receivable	$35.00	$0.00	$0.00	$35.00
Receivables Total	**$28,341.29**	**$35,829.92**	**$6,052.04**	**$70,223.25**
Other Assets				
01251 Prepaid Insurance	$267,624.59	$0.00	$0.00	$267,624.59
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	($180,395.00)	$0.00	$0.00	($180,395.00)
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
01703 Prepaid Parking Decals	($1,545.00)	$0.00	$0.00	($1,545.00)
01704 Prepaid Parking Permit	($2,100.00)	$0.00	$0.00	($2,100.00)
01705 Prepaid Access Card/ Key	($120.00)	$0.00	$0.00	($120.00)
Other Assets Total	**$279,351.11**	**$0.00**	**$0.00**	**$279,351.11**
Total Assets:	**$331,042.73**	**$781,524.27**	**$167,465.62**	**$1,280,032.62**

Liabilities

Account	Operating	Reserves	Other	Total
Current Liabilities				
02000 Accounts Payables	$91,857.72	$0.00	$0.00	$91,857.72
02001 Security Deposit	$0.00	$0.00	$137,396.00	$137,396.00
02002 Fica/Medicare/Fe W/H/Futa/Suii	($300.00)	$0.00	$0.00	($300.00)
02003 Accrued Expenses Operating	$24,078.21	$0.00	$0.00	$24,078.21
02005 Prepaid Assessments	$30,296.68	$0.00	$0.00	$30,296.68
02006 Insurance Payables	$266,250.81	$0.00	$0.00	$266,250.81
02008 Facility Deposit (Clubhouse)	$850.00	$0.00	$0.00	$850.00
02012 Owed to Tree Trimming	$14,387.51	$0.00	$0.00	$14,387.51
Current Liabilities Total	**$427,420.93**	**$0.00**	**$137,396.00**	**$564,816.93**
Total Liabilities:	**$427,420.93**	**$0.00**	**$137,396.00**	**$564,816.93**

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	$158,156.00	$158,156.00
03800 Prior Year Adjustment Expenses	($17,170.87)	$0.00	$0.00	($17,170.87)
03900 Fund Balance	($160,745.89)	$0.00	$0.00	($160,745.89)
Members Equity Total	**($177,916.76)**	**$0.00**	**$163,971.85**	**($13,944.91)**
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	($17,460.11)	$0.00	($17,460.11)
04090 Roof (Cabana)	$0.00	$2,000.00	$0.00	$2,000.00
04092 Hurricane Contingency	$0.00	$73,750.00	$0.00	$73,750.00
04095 General Pooled Reserves	$0.00	$654,609.08	$0.00	$654,609.08
04100 Reserves Interest	$0.00	$600.63	$0.00	$600.63
Reserves Total	**$0.00**	**$770,795.08**	**$0.00**	**$770,795.08**
Miscellaneous Equity				
04900 Owner Specific	$300.00	$0.00	$0.00	$300.00
04905 Owner Specific Legal	$650.00	$0.00	$0.00	$650.00
04970 Owner Specific - NSF	$35.00	$0.00	$0.00	$35.00
Miscellaneous Equity Total	**$985.00**	**$0.00**	**$0.00**	**$985.00**
Current Year Net Income/(Loss)	($42,936.57)	$317.09	$0.00	($42,619.48)
Total Equity:	**($219,868.33)**	**$771,112.17**	**$163,971.85**	**$715,215.69**
Total Liabilities & Equity	**$207,552.60**	**$771,112.17**	**$301,367.85**	**$1,280,032.62**

Century Park Condominium No.2

INCOME STATEMENT

Start: 09/01/2024 | End: 09/30/2024

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
05010 Assessments	138,012.00	120,479.46	17,532.54	1,249,821.41	1,084,315.14	165,506.27	1,445,753.54
05012 Reserve Assessment	0.00	17,914.95	(17,914.95)	0.00	161,234.55	(161,234.55)	214,979.46
05050 Late Fees	300.00	158.33	141.67	6,568.00	1,424.97	5,143.03	1,900.00
05070 NSF Fees	0.00	8.75	(8.75)	(274.00)	78.75	(352.75)	105.00
05076 Other Income/Decal/Keys	0.00	79.17	(79.17)	2,370.00	712.53	1,657.47	950.00
05077 Relief Parking	0.00	616.67	(616.67)	11,030.00	5,550.03	5,479.97	7,400.00
05090 Clubhouse Rental	0.00	33.33	(33.33)	360.00	299.97	60.03	400.00
05110 Bank Interest Paid-Oper/M/M Ac	9.43	1.08	8.35	80.43	9.72	70.71	13.00
05130 Bank Interest Reserves	31.76	0.00	31.76	317.09	0.00	317.09	0.00
05420 Access Card	0.00	50.00	(50.00)	425.00	450.00	(25.00)	600.00
05430 Decal	0.00	541.67	(541.67)	3,750.00	4,875.03	(1,125.03)	6,500.00
Income Total	**138,353.19**	**139,883.41**	**(1,530.22)**	**1,274,447.93**	**1,258,950.69**	**15,497.24**	**1,678,601.00**
Total Income	**138,353.19**	**139,883.41**	**(1,530.22)**	**1,274,447.93**	**1,258,950.69**	**15,497.24**	**1,678,601.00**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administrative Expense							
06020 Postage & Printing	903.96	416.67	(487.29)	4,446.46	3,750.03	(696.43)	5,000.00
06021 Mailers	199.02	141.67	(57.35)	989.65	1,275.03	285.38	1,700.00
06025 On Site Office Supplies	545.00	250.00	(295.00)	3,939.80	2,250.00	(1,689.80)	3,000.00
06026 Onsite Admin & Equipment R&M	0.00	208.33	208.33	0.00	1,874.97	1,874.97	2,499.96
06030 Accounting/Tax Return	8,750.00	687.50	(8,062.50)	8,750.00	6,187.50	(2,562.50)	8,250.00
06040 Storage	14.42	14.42	0.00	129.78	129.78	0.00	173.04
06050 Bad Debt	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
06070 Annual Corporate Report	0.00	5.17	5.17	61.25	46.53	(14.72)	62.00
06073 Payroll Taxes	419.23	345.83	(73.40)	4,369.21	3,112.47	(1,256.74)	4,150.00
06075 On Site Staff (Payroll)	5,180.00	4,563.33	(616.67)	49,510.00	41,069.97	(8,440.03)	54,760.00
06077 Paychex Charges	264.10	293.75	29.65	2,802.37	2,643.75	(158.62)	3,525.00
06080 State Fees (DBPR)& County Registration ...	0.00	124.33	124.33	2,201.00	1,118.97	(1,082.03)	1,492.00
06100 Administrative Expense	0.00	91.67	91.67	187.69	825.03	637.34	1,100.00
06335 Legal - Prof Services	1,000.00	3,833.33	2,833.33	23,982.00	34,499.97	10,517.97	46,000.00
06337 Reserve Study	0.00	416.67	416.67	5,400.00	3,750.03	(1,649.97)	5,000.00
06350 Bank Charges	15.00	32.50	17.50	279.00	292.50	13.50	390.00
06360 Permits - Clubhouse	0.00	41.67	41.67	350.70	375.03	24.33	500.00
06365 Licenses & Permits	0.00	191.67	191.67	0.00	1,725.03	1,725.03	2,300.00
06400 Website Expenses	0.00	375.00	375.00	3,353.40	3,375.00	21.60	4,500.00
Administrative Expense Total	**17,290.73**	**12,116.84**	**(5,173.89)**	**110,752.31**	**109,051.56**	**(1,700.75)**	**145,402.00**
Contract Maintenance Expense							
06900 Bookeeping & Management Fees	4,474.46	4,474.46	0.00	40,270.14	40,270.14	0.00	53,693.50
06910 Lawn Maintenance	4,800.00	2,666.67	(2,133.33)	30,000.00	24,000.03	(5,999.97)	32,000.00
06920 Grounds Maintenace	2,275.00	2,583.33	308.33	20,475.00	23,249.97	2,774.97	31,000.00
06930 Janitorial & Labor Retainer	7,000.00	7,000.00	0.00	63,000.00	63,000.00	0.00	84,000.00
06950 Irrigation Maintenance/Repairs	1,200.00	1,416.67	216.67	10,800.00	12,750.03	1,950.03	17,000.00
06952 Central Alarm Monitoring	8,181.76	8,250.00	68.24	73,635.84	74,250.00	614.16	99,000.00
06955 Security Guard	16,324.57	13,750.00	(2,574.57)	135,310.82	123,750.00	(11,560.82)	165,000.00
06970 Fire Alarm Monitoring	1,391.00	1,416.67	25.67	12,519.00	12,750.03	231.03	17,000.00
06972 Camera Monitoring	0.00	408.33	408.33	0.00	3,674.97	3,674.97	4,900.00
06980 Pool Maintenance - Clubhouse	1,250.00	750.00	(500.00)	11,250.00	6,750.00	(4,500.00)	9,000.00
06994 Gym Maintenance - Clubhouse	500.00	425.00	(75.00)	4,500.00	3,825.00	(675.00)	5,100.00
Contract Maintenance Expense Total	**47,396.79**	**43,141.13**	**(4,255.66)**	**401,760.80**	**388,270.17**	**(13,490.63)**	**517,693.50**

Century Park Condominium No.2
Start: 09/01/2024 | End: 09/30/2024

INCOME STATEMENT

Account			Current			Year to Date	Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Maintenance Expense							
07000 Landscaping Replacement	0.00	2,916.67	2,916.67	7,132.81	26,250.03	19,117.22	35,000.00
07015 Stump/Grind Trunks & Roots	0.00	833.33	833.33	3,675.00	7,499.97	3,824.97	10,000.00
07020 Tree Trimming	4,795.83	3,166.67	(1,629.16)	33,950.83	28,500.03	(5,450.80)	38,000.00
07033 Bulk Trash Removal	300.00	341.67	41.67	3,535.00	3,075.03	(459.97)	4,100.00
07060 General R&M - Clubhouse	0.00	600.00	600.00	0.00	5,400.00	5,400.00	7,200.00
07070 Contingencies & Petty Cash	560.00	808.33	248.33	9,934.12	7,274.97	(2,659.15)	9,700.00
07075 Plumbing Repairs	960.00	675.00	(285.00)	17,392.90	6,075.00	(11,317.90)	8,100.00
07100 Pool Repairs - Clubhouse	0.00	83.33	83.33	2,422.31	749.97	(1,672.34)	1,000.00
07110 General Repairs	(856.06)	3,250.00	4,106.06	51,138.31	29,250.00	(21,888.31)	39,000.00
07140 Sidewalk & Floors Maintenance	0.00	750.00	750.00	0.00	6,750.00	6,750.00	9,000.00
07160 Maintenance Supplies	1,026.03	1,250.00	223.97	6,658.62	11,250.00	4,591.38	15,000.00
07175 Fire Prevention Equip/Repairs	0.00	750.00	750.00	13,367.27	6,750.00	(6,617.27)	9,000.00
07185 Fire Alarm Maint & Inspect	0.00	200.00	200.00	2,535.06	1,800.00	(735.06)	2,400.00
07190 Pest Control /Fertilizer	2,175.00	333.33	(1,841.67)	9,000.00	2,999.97	(6,000.03)	4,000.00
07195 Backflow Test & Repairs	0.00	41.67	41.67	0.00	375.03	375.03	500.00
07400 Community Improvements	0.00	1,666.67	1,666.67	0.00	15,000.03	15,000.03	20,000.00
Maintenance Expense Total	**8,960.80**	**17,666.67**	**8,705.87**	**160,742.23**	**159,000.03**	**(1,742.20)**	**212,000.00**
Utility Expense							
07500 Electricity	4,177.04	4,625.00	447.96	37,812.71	41,625.00	3,812.29	55,500.00
07501 Electricity - Clubhouse	773.41	604.17	(169.24)	7,251.85	5,437.53	(1,814.32)	7,250.00
07520 Water & Sewer	0.00	558.33	558.33	1,592.83	5,024.97	3,432.14	6,700.00
07521 Water & Sewer - Clubhouse	0.00	1,041.67	1,041.67	9,527.57	9,375.03	(152.54)	12,500.00
07550 Waste Services	7,186.84	7,100.00	(86.84)	64,856.56	63,900.00	(956.56)	85,200.00
07570 Telephone - Clubhouse	287.89	143.33	(144.56)	2,559.27	1,289.97	(1,269.30)	1,720.00
Utility Expense Total	**12,425.18**	**14,072.50**	**1,647.32**	**123,600.79**	**126,652.50**	**3,051.71**	**168,870.00**
Insurance Expense							
08000 General Liability	5,338.06	5,218.42	(119.64)	47,683.59	46,965.78	(717.81)	62,621.00
08010 Crime/Fidelity Bond	433.12	639.50	206.38	4,023.06	5,755.50	1,732.44	7,674.00
08020 Directors & Officers	420.83	425.00	4.17	3,799.98	3,825.00	25.02	5,100.00
08030 Property/Hazard	30,505.20	26,729.17	(3,776.03)	263,661.00	240,562.53	(23,098.47)	320,750.00
08040 Umbrella	651.07	592.50	(58.57)	5,683.74	5,332.50	(351.24)	7,110.00
08050 Workers Comp	42.67	50.08	7.41	406.26	450.72	44.46	601.00
08070 Fin Charge/Docs/Stamp Fee	1,400.82	1,108.33	(292.49)	12,136.96	9,974.97	(2,161.99)	13,300.00
Insurance Expense Total	**38,791.77**	**34,763.00**	**(4,028.77)**	**337,394.59**	**312,867.00**	**(24,527.59)**	**417,156.00**
Reserves Expense							
09000 General Pooled Reserves	17,164.96	17,164.95	(0.01)	174,999.60	154,484.55	(20,515.05)	205,979.46
09007 Hurricane Contingencies	750.00	750.00	0.00	7,500.00	6,750.00	(750.00)	9,000.00
09010 Interest Reserves	31.76	0.00	(31.76)	317.09	0.00	(317.09)	0.00
Reserves Expense Total	**17,946.72**	**17,914.95**	**(31.77)**	**182,816.69**	**161,234.55**	**(21,582.14)**	**214,979.46**
Total Expense	**142,811.99**	**139,675.09**	**(3,136.90)**	**1,317,067.41**	**1,257,075.81**	**(59,991.60)**	**1,676,100.96**
Net Income	**(4,458.80)**	**208.32**	**(4,667.12)**	**(42,619.48)**	**1,874.88**	**(44,494.36)**	**2,500.04**