

# **Monthly Financial Reports October 2025**

Gables Professional Mgmt

Century Park Condominium No.2

Tuesday, November 18, 2025

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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: 10/31/2025

### Assets

Account	Operating	Reserves	Other	Total
<b>Cash or Equivalent</b>				
01015 City National Bank New Op	\$25,813.92	\$0.00	\$0.00	\$25,813.92
01020 City National Bank Reserve	\$0.00	\$100,000.00	\$0.00	\$100,000.00
01021 City National Reserve DDM	\$0.00	\$3,768,454.30	\$0.00	\$3,768,454.30
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	\$17,982.31	\$17,982.31
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	\$124,264.73	\$124,264.73
<b>Cash or Equivalent Total</b>	<b>\$25,813.92</b>	<b>\$3,868,454.30</b>	<b>\$191,547.04</b>	<b>\$4,085,815.26</b>
<b>Receivables</b>				
01200 Assessments Receivable	\$62,896.42	\$0.00	\$0.00	\$62,896.42
01206 Deferred Reserves Receivable	\$0.00	\$19,544.86	\$0.00	\$19,544.86
01210 Allow Doubtful Accounts	(\$30,936.53)	\$0.00	\$0.00	(\$30,936.53)
01220 Late Fees Receivable	\$3,950.00	\$0.00	\$0.00	\$3,950.00
01225 Special Assessment Receivable	\$7,620.57	\$0.00	\$0.00	\$7,620.57
01235 Owner Specific - NSF	\$117.03	\$0.00	\$0.00	\$117.03
01237 Owner Specific - General	\$60.00	\$0.00	\$0.00	\$60.00
01238 Owner Specific - Collection/Recovery	\$450.00	\$0.00	\$0.00	\$450.00
<b>Receivables Total</b>	<b>\$44,157.49</b>	<b>\$19,544.86</b>	<b>\$0.00</b>	<b>\$63,702.35</b>
<b>Other Assets</b>				
01251 Prepaid Insurance	\$199,329.72	\$0.00	\$0.00	\$199,329.72
01254 Due from Reserves	\$62,350.00	\$0.00	\$0.00	\$62,350.00
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 Assets	\$70,694.69	\$0.00	\$0.00	\$70,694.69
01304 Security Cameras	\$35,309.09	\$0.00	\$0.00	\$35,309.09
01305 Furniture & Fixtures	\$38,637.30	\$0.00	\$0.00	\$38,637.30
01306 Fire alarm system Upgrade	\$3,424.00	\$0.00	\$0.00	\$3,424.00
01307 Accumulated Depreciation	(\$184,621.00)	\$0.00	\$0.00	(\$184,621.00)
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
<b>Other Assets Total</b>	<b>\$276,470.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$276,470.24</b>
<b>Total Assets:</b>	<b>\$346,441.65</b>	<b>\$3,887,999.16</b>	<b>\$191,547.04</b>	<b>\$4,425,987.85</b>

### Liabilities

Account	Operating	Reserves	Other	Total
<b>Current Liabilities</b>				
02000 Accounts Payables	\$57,723.80	\$0.00	\$0.00	\$57,723.80
02001 Security Deposit	\$0.00	\$0.00	\$148,576.00	\$148,576.00
02003 Accrued Expenses Operating	\$17,661.13	\$0.00	\$0.00	\$17,661.13
02005 Prepaid Assessments	\$29,166.99	\$0.00	\$0.00	\$29,166.99
02006 Insurance Payables	\$197,621.94	\$0.00	\$0.00	\$197,621.94
02008 Facility Deposit (Clubhouse)	\$850.00	\$0.00	\$0.00	\$850.00
02014 Due to Operating	\$0.00	\$62,350.00	\$0.00	\$62,350.00
<b>Current Liabilities Total</b>	<b>\$303,023.86</b>	<b>\$62,350.00</b>	<b>\$148,576.00</b>	<b>\$513,949.86</b>
<b>Total Liabilities:</b>	<b>\$303,023.86</b>	<b>\$62,350.00</b>	<b>\$148,576.00</b>	<b>\$513,949.86</b>

**Equity**

<b>Account</b>	<b>Operating</b>	<b>Reserves</b>	<b>Other</b>	<b>Total</b>
<b>Members Equity</b>				
03504 Resale Capital Contribution	\$0.00	\$0.00	\$42,965.48	\$42,965.48
03800 Prior Year Adjustment Expenses	\$36,366.90	\$0.00	\$0.00	\$36,366.90
03900 Fund Balance	(\$95,990.83)	\$0.00	\$0.00	(\$95,990.83)
<b>Members Equity Total</b>	<b>(\$59,623.93)</b>	<b>\$0.00</b>	<b>\$42,965.48</b>	<b>(\$16,658.45)</b>
<b>Reserves</b>				
04000 Recreational Reserves	\$0.00	\$8,375.30	\$0.00	\$8,375.30
04020 Roof - Clubhouse	\$0.00	\$27,928.43	\$0.00	\$27,928.43
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	(\$23,155.11)	\$0.00	(\$23,155.11)
04090 Roof (Cabana)	\$0.00	\$2,000.00	\$0.00	\$2,000.00
04092 Hurricane Contingency	\$0.00	\$76,000.00	\$0.00	\$76,000.00
04095 General Pooled Reserves	\$0.00	\$3,619,136.45	\$0.00	\$3,619,136.45
04100 Reserves Interest	\$0.00	\$89,347.04	\$0.00	\$89,347.04
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$3,825,649.16</b>	<b>\$0.00</b>	<b>\$3,825,649.16</b>
<b>Miscellaneous Equity</b>				
04900 Owner Specific - General	\$1,200.00	\$0.00	\$0.00	\$1,200.00
04901 Owner Specific - NSF	\$81.00	\$0.00	\$0.00	\$81.00
04990 Unclaimed Suspense	\$371.00	\$0.00	\$0.00	\$371.00
<b>Miscellaneous Equity Total</b>	<b>\$1,652.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,652.00</b>
Current Year Net Income/(Loss)	\$15,874.10	\$85,521.18	\$0.00	\$101,395.28
<b>Total Equity:</b>	<b>(\$42,097.83)</b>	<b>\$3,911,170.34</b>	<b>\$42,965.48</b>	<b>\$3,912,037.99</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$260,926.03</b>	<b>\$3,973,520.34</b>	<b>\$191,541.48</b>	<b>\$4,425,987.85</b>



Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07000 Landscaping Replacement	380.00	2,500.00	2,120.00	3,110.76	25,000.00	21,889.24	30,000.00
07015 Tree Removal; Grind Stump/Trunk/Roots	0.00	583.33	583.33	4,350.00	5,833.30	1,483.30	7,000.00
07020 Tree Trimming	275.00	2,500.00	2,225.00	29,049.98	25,000.00	(4,049.98)	30,000.00
07033 Bulk Trash Removal	500.00	375.00	(125.00)	2,610.00	3,750.00	1,140.00	4,500.00
07055 Irrigation Repairs	1,310.00	2,083.33	773.33	3,015.00	20,833.30	17,818.30	25,000.00
07060 General R&M - Clubhouse	0.00	575.00	575.00	3,120.14	5,750.00	2,629.86	6,900.00
07070 Contingencies & Petty Cash	4,086.91	416.67	(3,670.24)	8,155.95	4,166.70	(3,989.25)	5,000.00
07075 Plumbing Repairs	0.00	1,916.67	1,916.67	8,394.00	19,166.70	10,772.70	23,000.00
07100 Pool Repairs - Clubhouse	0.00	83.33	83.33	2,100.00	833.30	(1,266.70)	1,000.00
07110 General Repairs	9,192.77	2,083.33	(7,109.44)	21,635.75	20,833.30	(802.45)	25,000.00
07140 Sidewalk & Floors Maintenance	0.00	1,250.00	1,250.00	18,550.00	12,500.00	(6,050.00)	15,000.00
07160 Maintenance Supplies	416.84	1,000.00	583.16	7,378.92	10,000.00	2,621.08	12,000.00
07175 Fire Prevention Equip/Repairs	662.33	1,333.33	671.00	6,606.08	13,333.30	6,727.22	16,000.00
07185 Fire Alarm Maint & Inspect	925.00	291.67	(633.33)	2,180.11	2,916.70	736.59	3,500.00
07190 Pest Control /Fertilizer	1,150.00	1,250.00	100.00	4,715.00	12,500.00	7,785.00	15,000.00
07195 Backflow Test & Repairs	0.00	41.67	41.67	3,600.00	416.70	(3,183.30)	500.00
07400 Community Improvements	74.90	1,666.67	1,591.77	7,790.20	16,666.70	8,876.50	20,000.00
<b>Maintenance Expense Total</b>	<b>18,973.75</b>	<b>19,950.00</b>	<b>976.25</b>	<b>136,361.89</b>	<b>199,500.00</b>	<b>63,138.11</b>	<b>239,400.00</b>
<b>Utility Expense</b>							
07500 Electricity	4,620.81	4,625.00	4.19	46,371.61	46,250.00	(121.61)	55,500.00
07501 Electricity - Clubhouse	926.76	808.33	(118.43)	7,686.73	8,083.30	396.57	9,700.00
07520 Water & Sewer	544.50	458.33	(86.17)	2,106.16	4,583.30	2,477.14	5,500.00
07521 Water & Sewer - Clubhouse	1,924.59	1,208.33	(716.26)	9,321.76	12,083.30	2,761.54	14,500.00
07550 Waste Services	7,982.00	7,220.83	(761.17)	79,820.00	72,208.30	(7,611.70)	86,650.00
07570 Telephone - Clubhouse	284.65	289.00	4.35	2,753.00	2,890.00	137.00	3,468.00
<b>Utility Expense Total</b>	<b>16,283.31</b>	<b>14,609.82</b>	<b>(1,673.49)</b>	<b>148,059.26</b>	<b>146,098.20</b>	<b>(1,961.06)</b>	<b>175,318.00</b>
<b>Insurance Expense</b>							
08000 General Liability	6,234.56	5,338.08	(896.48)	59,656.10	53,380.80	(6,275.30)	64,057.00
08010 Crime/Fidelity Bond	91.83	678.67	586.84	1,942.17	6,786.70	4,844.53	8,144.00
08020 Directors & Officers	474.78	420.83	(53.95)	4,585.95	4,208.30	(377.65)	5,050.00
08030 Property/Hazard	24,178.67	30,259.67	6,081.00	260,766.29	302,596.70	41,830.41	363,116.00
08040 Umbrella	805.85	651.08	(154.77)	7,594.16	6,510.80	(1,083.36)	7,813.00
08050 Workers Comp	42.17	42.67	0.50	423.20	426.70	3.50	512.00
08070 Fin Charge/Docs/Stamp Fee	1,063.29	1,400.83	337.54	11,645.49	14,008.30	2,362.81	16,810.00
<b>Insurance Expense Total</b>	<b>32,891.15</b>	<b>38,791.83</b>	<b>5,900.68</b>	<b>346,613.36</b>	<b>387,918.30</b>	<b>41,304.94</b>	<b>465,502.00</b>
<b>Reserves Expense</b>							
09000 General Pooled Reserves	18,707.33	18,707.33	0.00	187,073.30	187,073.30	0.00	224,488.00
09005 Recreational Reserves	837.53	838.00	0.47	8,375.30	8,380.00	4.70	10,056.00
09010 Interest Reserves	11,671.08	0.00	(11,671.08)	85,520.15	0.00	(85,520.15)	0.00
<b>Reserves Expense Total</b>	<b>31,215.94</b>	<b>19,545.33</b>	<b>(11,670.61)</b>	<b>280,968.75</b>	<b>195,453.30</b>	<b>(85,515.45)</b>	<b>234,544.00</b>
<b>Total Expense</b>	<b>159,868.38</b>	<b>150,475.62</b>	<b>(9,392.76)</b>	<b>1,493,786.69</b>	<b>1,504,756.20</b>	<b>10,969.51</b>	<b>1,805,707.37</b>
<b>Net Income</b>	<b>2,705.04</b>	<b>(0.01)</b>	<b>2,705.05</b>	<b>101,395.28</b>	<b>(0.10)</b>	<b>101,395.38</b>	<b>0.00</b>