

Monthly Financial Reports September 2025

Gables Professional Mgmt
Century Park Condominium No.2

Tuesday, October 14, 2025

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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: 09/30/2025

Assets

Account	Operating	Reserves	Other	Total
Cash or Equivalent				
01015 City National Bank New Op	\$25,887.65	\$0.00	\$0.00	\$25,887.65
01020 City National Bank Reserve	\$0.00	\$76,510.00	\$0.00	\$76,510.00
01021 City National Reserve DDM	\$0.00	\$3,777,478.36	\$0.00	\$3,777,478.36
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	\$15,590.78	\$15,590.78
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	\$122,859.51	\$122,859.51
Cash or Equivalent Total	\$25,887.65	\$3,853,988.36	\$187,750.29	\$4,067,626.30
Receivables				
01200 Assessments Receivable	\$59,921.00	\$0.00	\$0.00	\$59,921.00
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	\$3,900.00	\$0.00	\$0.00	\$3,900.00
01225 Special Assessment Receivable	\$0.00	\$0.00	\$7,490.19	\$7,490.19
01235 Owner Specific - NSF	\$82.03	\$0.00	\$0.00	\$82.03
01236 Owner Specific - Legal Fees	\$254.00	\$0.00	\$0.00	\$254.00
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
Receivables Total	\$33,730.50	\$19,544.86	\$7,490.19	\$60,765.55
Other Assets				
01251 Prepaid Insurance	\$232,220.87	\$0.00	\$0.00	\$232,220.87
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	(\$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
Other Assets Total	\$251,237.39	\$0.00	\$0.00	\$251,237.39
Total Assets:	\$310,855.54	\$3,873,533.22	\$195,240.48	\$4,379,629.24

Liabilities

Account	Operating	Reserves	Other	Total
Current Liabilities				
02000 Accounts Payables	\$55,632.93	\$0.00	\$0.00	\$55,632.93
02001 Security Deposit	\$0.00	\$0.00	\$147,176.00	\$147,176.00
02003 Accrued Expenses Operating	\$25,422.71	\$0.00	\$0.00	\$25,422.71
02005 Prepaid Assessments	\$31,326.30	\$0.00	\$0.00	\$31,326.30
02006 Insurance Payables	\$230,528.09	\$0.00	\$0.00	\$230,528.09
02008 Facility Deposit (Clubhouse)	\$850.00	\$0.00	\$0.00	\$850.00
Current Liabilities Total	\$343,760.03	\$0.00	\$147,176.00	\$490,936.03
Total Liabilities:	\$343,760.03	\$0.00	\$147,176.00	\$490,936.03

Equity

Account	Operating	Reserves	Other	Total
Members Equity				
03504 Resale Capital Contribution	\$0.00	\$0.00	\$40,575.68	\$40,575.68
03800 Prior Year Adjustment Expenses	\$28,891.90	\$0.00	\$0.00	\$28,891.90
03900 Fund Balance	(\$91,764.83)	\$0.00	\$0.00	(\$91,764.83)
Members Equity Total	(\$62,872.93)	\$0.00	\$40,575.68	(\$22,297.25)
Reserves				
04000 Recreational Reserves	\$0.00	\$7,537.77	\$0.00	\$7,537.77
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	(\$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	\$76,000.00	\$0.00	\$76,000.00
04095 General Pooled Reserves	\$0.00	\$3,673,834.12	\$0.00	\$3,673,834.12
04100 Reserves Interest	\$0.00	\$77,675.96	\$0.00	\$77,675.96
Reserves Total	\$0.00	\$3,873,533.22	\$0.00	\$3,873,533.22
Miscellaneous Equity				
04900 Owner Specific - General	\$1,200.00	\$0.00	\$0.00	\$1,200.00
04901 Owner Specific - NSF	\$82.00	\$0.00	\$0.00	\$82.00
04990 Unclaimed Suspense	\$371.00	\$0.00	\$0.00	\$371.00
Miscellaneous Equity Total	\$1,653.00	\$0.00	\$0.00	\$1,653.00
Current Year Net Income/(Loss)	(\$38,045.86)	\$73,850.10	\$0.00	\$35,804.24
Total Equity:	(\$99,265.79)	\$3,947,383.32	\$40,575.68	\$3,888,693.21
Total Liabilities & Equity	\$244,494.24	\$3,947,383.32	\$187,751.68	\$4,379,629.24

Century Park Condominium No.2

INCOME STATEMENT

Start: 09/01/2025 | End: 09/30/2025

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Assessments	129,020.57	129,019.86	0.71	1,161,185.13	1,161,178.74	6.39	1,548,238.37
05012 Reserve Assessment	19,545.33	19,545.33	0.00	175,907.97	175,907.97	0.00	234,544.00
05050 Late Fees	250.00	583.33	(333.33)	2,299.67	5,249.97	(2,950.30)	7,000.00
05076 Annual Parking Permits	0.00	79.17	(79.17)	845.00	712.53	132.47	950.00
05077 Intermittent Parking Permit	0.00	616.67	(616.67)	8,467.59	5,550.03	2,917.56	7,400.00
05090 Clubhouse Rental	0.00	33.33	(33.33)	433.00	299.97	133.03	400.00
05095 Office Storage/ Office Rental CP1	436.32	0.00	436.32	3,839.48	0.00	3,839.48	0.00
05110 Bank Interest Paid-Oper/M/M Ac	11.11	6.25	4.86	100.89	56.25	44.64	75.00
05130 Bank Interest Reserves	11,776.37	0.00	11,776.37	73,850.10	0.00	73,850.10	0.00
05420 Access Card / Key	0.00	50.00	(50.00)	584.20	450.00	134.20	600.00
05430 Owners Parking Decal	0.00	541.67	(541.67)	4,550.00	4,875.03	(325.03)	6,500.00
Income Total	161,039.70	150,475.61	10,564.09	1,432,063.03	1,354,280.49	77,782.54	1,805,707.37

Total Income	161,039.70	150,475.61	10,564.09	1,432,063.03	1,354,280.49	77,782.54	1,805,707.37
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Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative Expense							
06020 Postage & Printing	365.93	433.33	67.40	4,448.31	3,899.97	(548.34)	5,200.00
06021 Mailers	0.00	150.00	150.00	948.19	1,350.00	401.81	1,800.00
06025 On Site Office Supplies	0.00	291.67	291.67	4,976.81	2,625.03	(2,351.78)	3,500.00
06026 Onsite Office quipment R&M	0.00	208.33	208.33	2,115.00	1,874.97	(240.03)	2,500.00
06030 Accounting/Tax Return	8,250.00	729.17	(7,520.83)	8,250.00	6,562.53	(1,687.47)	8,750.00
06040 Storage	15.00	15.00	0.00	135.00	135.00	0.00	180.00
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	528.67	109.44	4,069.21	4,758.03	688.82	6,344.00
06075 On Site Staff (Payroll)	5,480.00	5,833.33	353.33	51,910.00	52,499.97	589.97	70,000.00
06077 Paychex Charges	281.26	310.42	29.16	2,794.75	2,793.78	(0.97)	3,725.00
06080 State & County Reg. Fees (DBPR)	0.00	185.42	185.42	2,201.00	1,668.78	(532.22)	2,225.00
06100 Administrative Expense	0.00	66.67	66.67	396.33	600.03	203.70	800.00
06335 Legal - Prof Services	1,000.00	2,491.67	1,491.67	14,908.00	22,425.03	7,517.03	29,900.00
06350 Bank Charges	15.00	32.50	17.50	171.00	292.50	121.50	390.00
06360 Permits - Clubhouse	0.00	41.67	41.67	500.35	375.03	(125.32)	500.00
06365 Licenses & Permits	0.00	191.67	191.67	4,247.45	1,725.03	(2,522.42)	2,300.00
06400 Website Expenses	0.00	333.33	333.33	3,256.40	2,999.97	(256.43)	4,000.00
Administrative Expense Total	15,826.42	11,931.35	(3,895.07)	105,389.05	107,382.15	1,993.10	143,176.00

Contract Maintenance Expense

06900 Bookeeping & Management Fees	4,563.95	4,563.95	0.00	41,075.55	41,075.55	0.00	54,767.37
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 Maintenance	2,275.00	2,500.00	225.00	20,475.00	22,500.00	2,025.00	30,000.00
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	1,200.00	1,250.00	50.00	10,800.00	11,250.00	450.00	15,000.00
06952 Central Alarm Monitoring	8,181.76	8,250.00	68.24	73,635.68	74,250.00	614.32	99,000.00
06955 Security Guard	17,439.93	16,250.00	(1,189.93)	150,149.04	146,250.00	(3,899.04)	195,000.00
06970 Fire Alarm Monitoring	1,391.00	1,416.67	25.67	12,519.00	12,750.03	231.03	17,000.00
06980 Pool Maintenance - Clubhouse	1,250.00	1,250.00	0.00	11,250.00	11,250.00	0.00	15,000.00
06994 Gym Maintenance - Clubhouse	500.00	500.00	0.00	4,500.00	4,500.00	0.00	6,000.00
Contract Maintenance Expense Total	48,601.64	45,647.29	(2,954.35)	417,404.27	410,825.61	(6,578.66)	547,767.37

Maintenance Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07000 Landscaping Replacement	0.00	2,500.00	2,500.00	2,730.76	22,500.00	19,769.24	30,000.00
07015 Stump/Grind Trunks & Roots	0.00	583.33	583.33	4,350.00	5,249.97	899.97	7,000.00
07020 Tree Trimming	0.00	2,500.00	2,500.00	28,774.98	22,500.00	(6,274.98)	30,000.00
07033 Bulk Trash Removal	150.00	375.00	225.00	1,650.00	3,375.00	1,725.00	4,500.00
07055 Irrigation Repairs	0.00	2,083.33	2,083.33	1,705.00	18,749.97	17,044.97	25,000.00
07060 General R&M - Clubhouse	0.00	575.00	575.00	0.00	5,175.00	5,175.00	6,900.00
07070 Contingencies & Petty Cash	790.00	416.67	(373.33)	3,983.52	3,750.03	(233.49)	5,000.00
07075 Plumbing Repairs	0.00	1,916.67	1,916.67	8,394.00	17,250.03	8,856.03	23,000.00
07100 Pool Repairs - Clubhouse	0.00	83.33	83.33	0.00	749.97	749.97	1,000.00
07110 General Repairs	22,225.00	2,083.33	(20,141.67)	91,435.00	18,749.97	(72,685.03)	25,000.00
07135 Pressure Clean Floors Repairs	750.00	0.00	(750.00)	750.00	0.00	(750.00)	0.00
07140 Sidewalk & Floors Maintenance	0.00	1,250.00	1,250.00	5,400.00	11,250.00	5,850.00	15,000.00
07160 Maintenance Supplies	267.96	1,000.00	732.04	6,962.08	9,000.00	2,037.92	12,000.00
07175 Fire Prevention Equip/Repairs	0.00	1,333.33	1,333.33	9,543.75	11,999.97	2,456.22	16,000.00
07185 Fire Alarm Maint & Inspect	0.00	291.67	291.67	1,255.11	2,625.03	1,369.92	3,500.00
07190 Pest Control /Fertilizer	0.00	1,250.00	1,250.00	3,565.00	11,250.00	7,685.00	15,000.00
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	7,715.30	15,000.03	7,284.73	20,000.00
Maintenance Expense Total	24,182.96	19,950.00	(4,232.96)	178,214.50	179,550.00	1,335.50	239,400.00
Utility Expense							
07500 Electricity	4,582.91	4,625.00	42.09	41,750.80	41,625.00	(125.80)	55,500.00
07501 Electricity - Clubhouse	957.88	808.33	(149.55)	6,759.97	7,274.97	515.00	9,700.00
07520 Water & Sewer	0.00	458.33	458.33	1,561.66	4,124.97	2,563.31	5,500.00
07521 Water & Sewer - Clubhouse	0.00	1,208.33	1,208.33	7,397.17	10,874.97	3,477.80	14,500.00
07550 Waste Services	7,982.00	7,220.83	(761.17)	71,838.00	64,987.47	(6,850.53)	86,650.00
07570 Telephone - Clubhouse	284.65	289.00	4.35	2,468.35	2,601.00	132.65	3,468.00
Utility Expense Total	13,807.44	14,609.82	802.38	131,775.95	131,488.38	(287.57)	175,318.00
Insurance Expense							
08000 General Liability	6,234.56	5,338.08	(896.48)	53,421.54	48,042.72	(5,378.82)	64,057.00
08010 Crime/Fidelity Bond	91.83	678.67	586.84	1,850.34	6,108.03	4,257.69	8,144.00
08020 Directors & Officers	474.78	420.83	(53.95)	4,111.17	3,787.47	(323.70)	5,050.00
08030 Property/Hazard	24,178.67	30,259.67	6,081.00	236,587.62	272,337.03	35,749.41	363,116.00
08040 Umbrella	805.85	651.08	(154.77)	6,788.31	5,859.72	(928.59)	7,813.00
08050 Workers Comp	42.17	42.67	0.50	381.03	384.03	3.00	512.00
08070 Fin Charge/Docs/Stamp Fee	1,063.29	1,400.83	337.54	10,582.20	12,607.47	2,025.27	16,810.00
Insurance Expense Total	32,891.15	38,791.83	5,900.68	313,722.21	349,126.47	35,404.26	465,502.00
Reserves Expense							
09000 General Pooled Reserves	18,707.33	18,707.33	0.00	168,365.97	168,365.97	0.00	224,488.00
09005 Recreational Reserves	837.53	838.00	0.47	7,537.77	7,542.00	4.23	10,056.00
09010 Interest Reserves	11,776.37	0.00	(11,776.37)	73,849.07	0.00	(73,849.07)	0.00
Reserves Expense Total	31,321.23	19,545.33	(11,775.90)	249,752.81	175,907.97	(73,844.84)	234,544.00
Total Expense	166,630.84	150,475.62	(16,155.22)	1,396,258.79	1,354,280.58	(41,978.21)	1,805,707.37
Net Income	(5,591.14)	(0.01)	(5,591.13)	35,804.24	(0.09)	35,804.33	0.00