

**Century Park Condominium No. 2
Association, Inc.**

**Board of Director's Meeting
December 10, 2025 at 7:00 PM
Place: Community Clubhouse
8950 West Flagler Street
Miami, Florida 33174**

Meeting Called By: Board of Directors

Agenda:

- 1. Call to Order**
- 2. Roll call**
- 3. Establish Quorum**
- 4. Approval of Meeting Minutes from 11/19/2025**
- 5. Discussion of Loan Term (5-year vs. 10-year)**
- 6. Approval of Loan with US Century Bank**
- 7. Discussion and Approval of Budget for 2026**
- 8. Adjournment**

Management Co.: Gables Professional Management Co.

**Century Park Condominium No. 2
Association, Inc.**

Reunión de la Junta Directiva
10 de diciembre de 2025 a las 7:00 PM
Lugar: Clubhouse de la Comunidad
8950 West Flagler Street
Miami, Florida 33174

Convocada por: Junta Directiva

Agenda:

- 1. Apertura de la reunión**
- 2. Comprobación de asistencia**
- 3. Verificación de quórum**
- 4. Aprobación de las minutas de la reunión del 19/11/2025**
- 5. Discusión del término del préstamo (5 años vs. 10 años)**
- 6. Aprobación del préstamo con US Century Bank**
- 7. Discusión y aprobación del presupuesto para 2026**
- 8. Clausura**

Management Co.: Gables Professional Management Co.

CENTURY PARK II CONDOMINIUM ASSOC.

2026 ANNUAL BUDGET

January 1, 2026 to December 31, 2026

	Annual Budget
Income	
05010 Assessments	\$2,166,549.48
05012 Reserve Assessment	\$241,552.62
05050 Late Fees	\$3,000.00
05076 Annual Parking Permits	\$950.00
05077 Intermittent Parking Permit	\$9,000.00
05090 Clubhouse Rental	\$400.00
05110 Bank Interest Paid-Oper/M/M Ac	\$75.00
05420 Access Card / Key	\$600.00
05430 Owners Parking Decal	\$6,000.00
Income Total	\$2,428,127.10
 Expense	
06020 Postage & Printing	\$5,200.00
06021 Mailers	\$1,800.00
06025 On Site Office; Supplies	\$2,800.00
06026 On Site Office; Admin & Equip Rep/Maint	\$4,250.00
06030 Accounting/Tax Return	\$8,750.00
06040 Storage	\$205.00
06050 Bad Debt	\$1,000.00
06070 Annual Corporate Report	\$62.00
06073 Payroll Taxes	\$6,344.00
06075 On Site Staff (Payroll)	\$70,000.00
06077 Paychex Charges	\$3,800.00
06080 State & County Reg. Fees (DBPR)	\$2,215.00
06100 Administrative Expense	\$1,500.00
06335 Legal - Prof Services	\$25,200.00
06350 Bank Charges	\$225.00
06360 Permits - Clubhouse	\$525.00
06365 Licenses & Permits	\$4,300.00
06400 Website Expenses	\$5,350.00
Administrative	\$143,526.00
06900 Bookkeeping & Management Fees	\$55,863.00
06910 Lawn Maintenance	\$40,000.00
06920 Grounds Maintenance	\$30,000.00
06930 Janitorial & Labor Retainer	\$87,183.00
06950 Irrigation Maintenance	\$15,000.00
06952 Central Alarm Monitoring	\$99,000.00
06955 Security Guard	\$205,000.00
06970 Fire Alarm Monitoring	\$17,000.00
06980 Pool Maintenance - Clubhouse	\$15,000.00
06994 Gym Maintenance - Clubhouse	\$6,000.00
Contract Maint	\$570,046.00

07000 Landscaping Replacement	\$20,000.00
07015 Tree Removal; Grind Stump/Trunk/Roots	\$6,000.00
07020 Tree Trimming	\$30,000.00
07033 Bulk Trash Removal	\$4,500.00
07055 Irrigation Repairs	\$19,000.00
07060 General R&M - Clubhouse	\$6,900.00
07070 Contingencies & Petty Cash	\$5,000.00
07075 Plumbing Repairs	\$22,000.00
07100 Pool Repairs - Clubhouse	\$2,500.00
07110 General Repairs	\$25,000.00
07140 Sidewalk & Floors Maintenance	\$15,000.00
07160 Maintenance Supplies	\$12,000.00
07175 Fire Prevention Equip/Repairs	\$16,000.00
07185 Fire Alarm Maint & Inspect	\$3,500.00
07190 Pest Control /Fertilizer	\$13,000.00
07195 Backflow Test & Repairs	\$3,600.00
07400 Community Improvements	\$15,000.00
R&M	<u>\$219,000.00</u>
07500 Electricity	\$56,000.00
07501 Electricity - Clubhouse	\$9,500.00
07520 Water & Sewer	\$2,500.00
07521 Water & Sewer - Clubhouse	\$12,000.00
07550 Waste Services	\$97,200.00
07570 Telephone - Clubhouse	\$3,468.00
Utilities	<u>\$180,668.00</u>
08000 General Liability	\$74,814.75
08010 Crime/Fidelity Bond	\$1,101.91
08020 Directors & Officers	\$5,697.39
08030 Property/Hazard	\$290,144.00
08040 Umbrella	\$9,670.16
08050 Workers Comp	\$506.00
08070 Fin Charge/Docs/Stamp Fee	\$12,795.59
Insurance	<u>\$394,729.80</u>
Loan Repayment	<u>\$678,604.68</u>
Reserves	<u>\$241,552.62</u>
Total All Expenses	<u>\$2,428,127.10</u>

CENTURY PARK II CONDOMINIUM ASSOC.

**2026 ANNUAL BUDGET
RESERVE SCHEDULE**

January 1, 2026 to December 31, 2026

Structural Integrity Reserve Fund- Cash Flow Method (Pooled Funding)

***Structural Integrity Reserve Fund; Baseline Funding Plan**

No.	Component Desc.	Current Cost	Useful Life	Remaing UL	Fully Funded Balance
SIRS Components					
101	Roofing, Sloped Tile	\$2,502,900.00	30	6	\$2,002,320
102	Waterproofing, Paint Facade & Walkways	\$484,100	10	0	\$484,100
103	Railings, balconies (-3,000LF), repair	\$154,500	40	16	\$92,700
104	Railings, breezeways (-4,500LF), repair	\$231,750	40	16	\$139,050
105	Structural Recertification Repairs	\$159,650	30	6	\$127,720
201	Electrical; Unit Distribution Equipment	\$247,200	50	26	\$118,656
202	Electrical; Subpanels	\$33,475	40	16	\$20,085
203	Fire Sprinkler; Backflow Preventers	\$87,550	35	11	\$60,034
204	Fire Sprinkler; & Standpipe Repairs	\$51,500	20	6	\$36,050
205	Fire Alarm; Control Panel & Components	\$65,920	25	11	\$36,915
206	Fire Alarm; System Devices	\$227,115	25	11	\$127,184
SIRS Components Subtotal		\$4,245,660			\$3,244,815
Total Combined SIRS Components Fully Funded Amount:					<u>\$3,244,815</u>
Pooled SIRS Components Starting Balance Reserve Balance					<u>\$3,656,551</u>
Reserve Interest Current YE					<u>\$77,676</u>
Current Yr Reserve Expense:					<u>-\$484,100</u>
2026 Contribution					<u>\$0</u>
<i>SIRS Components Projected Reserve Balance End of Budget Year:</i>					<u>\$3,250,127</u>
<i>SIRS Components Projected Percent Funded End of Budget Year:</i>					<u>100%</u>

**See Reserve Study Report for Complete Data*

General Reserve Fund

Reserve Items	Annual Assessment
Recreational Reserves	\$8,064.42
04092 Hurricane Contingency	\$9,000.00
04095 General Pooled Reserves	\$224,488
2026 General Reserve Contribution:	\$241,553

Total SIRS & General Reserve Contribution: \$241,553 (rounded)

<u>Units</u>	<u>Maintenance Monthly P/ Unit</u>	<u>Reserve Monthly P/ Unit</u>	<u>Monthly P/ Unit Total Assessment (rounded off)</u>	<u>Annual Total Assessment (rounded off)</u>
373	\$484.04	\$54.00	\$538	\$2,408,253