

Fund Balance Sheet

Properties: Century Park West Condominium Association, Inc. - C/o Unlimited Property Management. 7665 NW 50th. Street Miami, FL 33166

As of: 04/30/2026

Accounting Basis: Accrual

GL Account Map: 817 Century Park West Condominium Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	Operating	Reserve	Total
ASSETS				
Cash				
10010	Truist Bank Operating (0990)	147,732.13		147,732.13
1130	Truist Bank Sec Deposit (9714)	40,000.00		40,000.00
1210	Truist Bank Reserve (1008)		180,106.62	180,106.62
	Total Cash	187,732.13	180,106.62	367,838.75
10300	Assessments Receivable	17,883.70		17,883.70
1311	Allows for Bad Debts	-7,000.00		-7,000.00
1610	Prepaid Insurance	17,526.37		17,526.37
1611	Prepaid Expenses	33,369.62		33,369.62
1612	Utility Deposits	3,077.00		3,077.00
1650	Due To Reserve From Operating		108,733.97	108,733.97
	TOTAL ASSETS	252,588.82	288,840.59	541,429.41
LIABILITIES & CAPITAL				
Liabilities				
20015	Accounts Payable	39,979.15		39,979.15
20100	Prepaid Assessments	10,697.15		10,697.15
3248	Due To Reserve	108,733.97		108,733.97
3340	Insurance Notes Payable	18,413.21		18,413.21
3360	Accrued Expenses	4,027.53		4,027.53
3365	Security Deposit	40,000.00		40,000.00
	Total Liabilities	221,851.01	0.00	221,851.01
Capital				
RESERVES - SIRS COMPONENTS				
5022	Roof		55,337.25	55,337.25
5023	Waterproofing & Exterior Painting		133,273.09	133,273.09
5032	Plumbing		7,966.68	7,966.68
5067	Electrical System		12,033.32	12,033.32
5069	Fire Protection		4,033.32	4,033.32
5070	Windows & Exterior Doors		4,866.68	4,866.68
5087	Structural		27,833.32	27,833.32
5260	Interest		139.06	139.06
	Total RESERVES - SIRS COMPONENTS	0.00	245,482.72	245,482.72
RESERVES - NON SIRS COMPONENTS				
5011	Pavement		19,245.60	19,245.60
5050	Sealcoating		5,900.18	5,900.18

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Account Number	Account Name	Operating	Reserve	Total
5110	Clubhouse		18,212.09	18,212.09
	Total RESERVES - NON SIRS COMPONENTS	0.00	43,357.87	43,357.87
5510	Retained Earnings	98,050.50		98,050.50
5520	Capital Contribution	28,411.70		28,411.70
5530	Previous Years Adjustments	-97,641.71		-97,641.71
	Calculated Retained Earnings	15,240.41	0.00	15,240.41
	Calculated Prior Years Retained Earnings	-13,323.09	0.00	-13,323.09
	Total Capital	30,737.81	288,840.59	319,578.40
	TOTAL LIABILITIES & CAPITAL	252,588.82	288,840.59	541,429.41

Fund Income Statement

Properties: Century Park West Condominium Association, Inc. - C/o Unlimited Property Management. 7665 NW 50th. Street Miami, FL 33166

As of: Apr 2026

Accounting Basis: Accrual

Fund Type: Operating

GL Account Map: 817 Century Park West Condominium Association, Inc.

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
6310	Maintenance Fee	39,913.73	39,912.73	1.00	159,653.58	159,650.92	2.66	478,952.76
6342	Key Income	100.00	0.00	100.00	225.00	0.00	225.00	0.00
6343	Transponder Income	435.00	0.00	435.00	1,060.00	0.00	1,060.00	0.00
6346	Gate Cards and Decals	420.00	0.00	420.00	735.00	0.00	735.00	0.00
6390	Owner Interest Income	0.00	0.00	0.00	556.53	0.00	556.53	0.00
6510	Reserve	16,915.37	16,916.37	-1.00	67,662.82	67,665.48	-2.66	202,996.44
6910	Interest Income	2.83	0.00	2.83	9.95	0.00	9.95	0.00
6911	Returned Check Fees	25.00	0.00	25.00	100.00	0.00	100.00	0.00
6932	Application Estoppel	1,300.00	0.00	1,300.00	2,350.00	0.00	2,350.00	0.00
Total Operating Income		59,111.93	56,829.10	2,282.83	232,352.88	227,316.40	5,036.48	681,949.20
Expense								
001	ADMINISTRATIVE							
7025	MD Community Registration	0.00	18.17	18.17	610.00	72.68	-537.32	218.00
7026	Annual Condo Fees	0.00	66.67	66.67	0.00	266.68	266.68	799.99
7030	Audit Accounting	0.00	200.00	200.00	0.00	800.00	800.00	2,400.00
7031	Sunbiz Annual Corp Report	0.00	5.83	5.83	0.00	23.32	23.32	70.00
7040	Legal Fees & Professional	0.00	291.67	291.67	275.00	1,166.68	891.68	3,500.00
7046	Fire Annual Permits	0.00	66.67	66.67	0.00	266.68	266.68	800.00
7130	Inspection & Certificates	268.63	166.67	-101.96	1,589.26	666.68	-922.58	2,000.00
7270	Screening Services Fees	405.00	0.00	-405.00	685.00	0.00	-685.00	0.00
7303	Printing and Postage	26.52	208.33	181.81	830.93	833.32	2.39	2,500.00
7306	Webpage/Portal	0.00	270.00	270.00	0.00	1,080.00	1,080.00	3,240.00
7310	Coupons	0.00	37.50	37.50	378.00	150.00	-228.00	450.00
7800	Due To Reserve \$54,803.88 6 Years	0.00	761.17	761.17	0.00	3,044.68	3,044.68	9,133.98
7890	Miscellaneous Gral &	0.00	75.00	75.00	0.00	300.00	300.00	900.00

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Admint.								
7901	Bank Charges	12.00	25.00	13.00	48.00	100.00	52.00	300.00
7990	Foreclosure / Bad Debt	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
9612	Web Maintenance	0.00	82.00	82.00	0.00	328.00	328.00	984.00
Total ADMINISTRATIVE		712.15	2,441.35	1,729.20	4,416.19	9,765.40	5,349.21	29,295.97
002 UTILITIES								
8910	Electricity	1,398.18	1,458.33	60.15	7,334.12	5,833.32	-1,500.80	17,500.00
8930	Water & Sewer	202.33	125.00	-77.33	202.33	500.00	297.67	1,500.00
8990	Telephone AT&T	123.05	325.00	201.95	1,123.56	1,300.00	176.44	3,900.00
Total UTILITIES		1,723.56	1,908.33	184.77	8,660.01	7,633.32	-1,026.69	22,900.00
003 REPAIRS & MAINTENANCE								
7138	Illegally Dumping	0.00	200.00	200.00	0.00	800.00	800.00	2,400.00
9040	Security Gate Repairs	0.00	483.33	483.33	0.00	1,933.32	1,933.32	5,800.00
9050	Fire Equipment Maintenance	3,029.25	208.33	-2,820.92	4,895.42	833.32	-4,062.10	2,500.00
9086	Contingencies	0.00	416.67	416.67	15.94	1,666.68	1,650.74	5,000.00
9110	Gral Repair & Maintenance	3,270.00	3,333.33	63.33	9,128.00	13,333.32	4,205.32	40,000.00
9114	Landscaping & Replacement	0.00	1,666.67	1,666.67	0.00	6,666.68	6,666.68	20,000.00
9150	Air Vents	0.00	627.92	627.92	0.00	2,511.68	2,511.68	7,535.00
9165	Pool Repairs & Supplies	0.00	291.67	291.67	0.00	1,166.68	1,166.68	3,500.00
9180	Plumbing Repairs	960.00	250.00	-710.00	960.00	1,000.00	40.00	3,000.00
9190	Electrical Repairs	0.00	208.33	208.33	890.00	833.32	-56.68	2,500.00
9250	Maintenance Supplies	160.00	166.67	6.67	794.98	666.68	-128.30	2,000.00
9592	Cameras Maintenance	0.00	150.00	150.00	0.00	600.00	600.00	1,800.00
Total REPAIRS & MAINTENANCE		7,419.25	8,002.92	583.67	16,684.34	32,011.68	15,327.34	96,035.00
004 CONTRACTS								
7010	Management Services	1,419.00	1,419.00	0.00	5,676.00	5,676.00	0.00	17,028.00
9610	Lawn Service	3,960.00	3,960.00	0.00	15,840.00	15,840.00	0.00	47,520.00
9620	Pool Maintenance	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
9630	Fire Alarm Maintenance	0.00	416.67	416.67	0.00	1,666.68	1,666.68	5,000.00
9632	Fire Alarm Monitoring	0.00	424.00	424.00	1,297.78	1,696.00	398.22	5,088.00
9635	Security Cameras	0.00	1,500.00	1,500.00	0.00	6,000.00	6,000.00	18,000.00
9663	Club House Fee	3,940.90	1,628.96	-2,311.94	7,881.80	6,515.84	-1,365.96	19,547.78

Fund Income Statement

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
9700	Waste Removal Service	2,919.02	2,725.00	-194.02	11,676.08	10,900.00	-776.08	32,700.00
9720	Parking Enforcement	850.00	850.00	0.00	3,400.00	3,400.00	0.00	10,200.00
9850	Janitorial Service	1,500.00	1,833.33	333.33	4,500.00	7,333.32	2,833.32	22,000.00
9851	Gate Service	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
Total CONTRACTS		14,588.92	15,381.96	793.04	50,271.66	61,527.84	11,256.18	184,583.78
005 INSURANCE								
7280	Multiperil Insurance	17,352.25	12,178.17	-5,174.08	69,409.00	48,712.68	-20,696.32	146,138.00
Total INSURANCE		17,352.25	12,178.17	-5,174.08	69,409.00	48,712.68	-20,696.32	146,138.00
006 RESERVE TRANSFER								
9910	Reserve	16,916.37	16,916.37	0.00	67,665.48	67,665.48	0.00	202,996.44
9912	Reserve Interest Transfer	1.46	0.00	-1.46	5.79	0.00	-5.79	0.00
Total RESERVE TRANSFER		16,917.83	16,916.37	-1.46	67,671.27	67,665.48	-5.79	202,996.44
Total Operating Expense		58,713.96	56,829.10	-1,884.86	217,112.47	227,316.40	10,203.93	681,949.19
Total Operating Income		59,111.93	56,829.10	2,282.83	232,352.88	227,316.40	5,036.48	681,949.20
Total Operating Expense		58,713.96	56,829.10	-1,884.86	217,112.47	227,316.40	10,203.93	681,949.19
NOI - Net Operating Income		397.97	0.00	397.97	15,240.41	0.00	15,240.41	0.01
Total Income		59,111.93	56,829.10	2,282.83	232,352.88	227,316.40	5,036.48	681,949.20
Total Expense		58,713.96	56,829.10	-1,884.86	217,112.47	227,316.40	10,203.93	681,949.19
Net Income		397.97	0.00	397.97	15,240.41	0.00	15,240.41	0.01