

CENTURY GARDENS HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the period ending
December 31, 2016

FOR MANAGEMENT PURPOSES ONLY



Notes:

1. Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.

2. Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.

Standard_Balance_Sheet 0TB8 CENTURY GARDENS HOMEOWNERS ASSOCIATION, INC. 12/31/2016
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FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Hollywood FL 33020

Account	Description	As of Dec	Prior Month	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 13	Cash-Operating - Bank United	296,167	218,205	77,962
10300	Accounts Receivable	70,325	67,216	3,109
10320	Developer Receivable	12,936	12,936	0
10390 00	Allowance/Bad Debts	(24,293)	(23,876)	(417)
10500	Prepaid Insurance	4,862	6,118	(1,256)
10505	Prepaid Expenses	0	5	(5)
10549	A/P Clearing	0	4,112	(4,112)
10550	A/R Clearing	(2,278)	(4,628)	2,350
**TOTAL CURRENT ASSETS		\$357,719	\$280,089	\$77,630
**OTHER ASSETS				
19010	Utility Deposits	10,972	10,972	0
**TOTAL OTHER ASSETS		\$10,972	\$10,972	\$0
**TOTAL ASSETS		\$368,691	\$291,061	\$77,630
LIABILITIES				
**CURRENT LIABILITIES				
20000	Accounts Payable	79,267	15,237	64,030
20005	Collection Fees due	(1,080)	0	(1,080)
20010	Accrued Expenses	25,319	21,430	3,889
20080	Security Deposits	500	500	0
20100	Prepaid Assessments	44,152	35,432	8,720
**TOTAL CURRENT LIABILITIES		\$148,157	\$72,599	\$75,559
**TOTAL LIABILITIES		\$148,157	\$72,599	\$75,559
EQUITY				
**MEMBERS EQUITY				
38010	Capital Contribution	2,318	2,318	0
38880	Fund Balance	194,270	194,270	0
Current Year Net Income/(Loss)		\$23,945	\$21,874	\$2,071
**TOTAL MEMBERS EQUITY		\$220,534	\$218,462	\$2,071
**TOTAL LIABILITIES & EQUITY		\$368,691	\$291,061	\$77,630

Income Statement Budget vs Actual OTB8 CENTURY GARDENS HOMEOWNERS ASSOCIATION, INC. 12/31/2016

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Hollywood FL 33020

Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	Variance
**REVENUE							
40000	Owner Assessments	68,046	68,047	(1)	816,565	816,564	1
40011	Late Fee Income	1,500	0	1,500	14,775	0	14,775
40014	Legal Fee Income	0	0	0	895	0	895
40025	Returned Check Fees	60	0	60	1,200	0	1,200
40030	Screening Fees	2,500	0	2,500	15,450	0	15,450
40060	Gate/Key Cards	25	0	25	370	0	370
40065	Violation Fees	0	0	0	12,200	0	12,200
40078	Late Fee Interest	643	0	643	6,862	0	6,862
40079	Clubhouse Fee	0	0	0	2,400	0	2,400
40090	Miscellaneous Income	0	0	0	200	0	200
40115 01	Administrative Fee - Reminder Letter	65	0	65	1,119	0	1,119
40115 02	Administrative Fee - Demand Letter	775	0	775	7,522	0	7,522
40115 03	Administrative Fee - ATP	0	0	0	350	0	350
**TOTAL REVENUE		\$73,614	\$68,047	\$5,567	\$879,908	\$816,564	\$63,344
EXPENSES							
**ADMINISTRATIVE							
50005	Accounting Fees	438	438	0	5,256	5,256	0
50012 00	Bad Debts	417	417	0	5,004	5,004	0
50015	Bank Charges	0	0	0	770	0	(770)
50045 00	Legal Fees	0	167	167	3,732	2,004	(1,728)
50050 00	License,Taxes,Permit	0	0	0	450	0	(450)
50050 45	License,Taxes,Permit - Pool/Spa	0	0	0	125	0	(125)
50053	Corporate Annual Rep	5	6	1	61	72	11
50054	Management Collected Fees	0	0	0	6,556	0	(6,556)
50075	Office Supplies	221	250	29	3,380	3,000	(380)
50081	Printing And Postage	629	100	(529)	2,194	1,200	(994)
50100	Screening Fees	1,875	0	(1,875)	9,065	0	(9,065)
**TOTAL ADMINISTRATIVE		\$3,586	\$1,378	(\$2,208)	\$36,594	\$16,536	(\$20,058)
**PROPERTY INSURANCE							
52028	Property & Liability	1,061	1,061	0	12,823	12,732	(91)
52032	Umbrella Insurance	104	125	21	1,226	1,500	274
52035	Directors & Officers	92	79	(13)	1,035	948	(87)
52036	Fidelity Bond	0	10	10	0	120	120
**TOTAL PROPERTY INSURANCE		\$1,256	\$1,275	\$19	\$15,084	\$15,300	\$216
**UTILITIES							
54050 00	Electricity	6,059	4,667	(1,392)	54,062	56,004	1,942
54070 00	Water & Sewer	44	125	81	1,144	1,500	356
**TOTAL UTILITIES		\$6,103	\$4,792	(\$1,311)	\$55,206	\$57,504	\$2,298
**CONTRACTS							
60003	Administrative Asst. Service	1,839	1,404	(435)	1,839	16,848	15,009
60010	Alarm Services	9,566	9,545	(21)	114,554	114,540	(14)
60013	Cable Television	31,390	30,693	(697)	376,676	368,316	(8,360)
60062	Front Desk Service	1,130	2,106	976	36,556	25,272	(11,284)
60066	Health Benefits	455	625	170	5,819	7,500	1,681
60075	Janitorial Service	2,167	2,106	(61)	25,817	25,272	(545)

Income Statement Budget vs Actual OTB8 CENTURY GARDENS HOMEOWNERS ASSOCIATION, INC. 12/31/2016

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Hollywood FL 33020

Account	Description	Dec Actual	Dec Budget	Dec Variance	YTD Actual	YTD Budget	Variance
60092	Lawn Service Common	8,006	8,200	194	96,072	98,400	2,328
61000	Management Services	2,508	2,508	0	29,906	30,096	190
61020	Pool/Spa Contract	460	460	0	5,520	5,520	0
61045 40	Security Services - Towing	508	183	(325)	2,391	2,196	(195)
61055	Trash Removal	0	0	0	464	0	(464)
**TOTAL CONTRACTS		\$58,029	\$57,830	(\$199)	\$695,615	\$693,960	(\$1,655)
**REPAIRS/MAINTENANCE							
70043 00	Repairs/Maintenance	(2,525)	0	2,525	0	0	0
70043 46	Repairs/Maintenance Misc.	4,145	1,002	(3,143)	9,049	12,024	2,975
70048 87	R&M Equip. - Exercise	190	21	(169)	470	252	(218)
70097	R&M - Pool	0	125	125	2,676	1,500	(1,176)
70135	Landscaping Extras	0	83	83	1,531	996	(535)
70138	Tree Trim/Replace	0	417	417	2,375	5,004	2,629
70141	Access Cards	0	167	167	200	2,004	1,804
70166	Mulch/Soil Common	0	833	833	0	9,996	9,996
70216	R&M Janitorial Supplies	759	0	(759)	1,401	0	(1,401)
70230 00	Irrigation Maint	0	125	125	950	1,500	550
**TOTAL REPAIRS/MAINTENANCE		\$2,569	\$2,773	\$204	\$18,653	\$33,276	\$14,623
**PRIOR YEAR ACTIVITY							
70298 00	Prior Year Expense	0	0	0	34,812	0	(34,812)
**TOTAL PRIOR YEAR ACTIVITY		\$0	\$0	\$0	\$34,812	\$0	(\$34,812)
**TOTAL EXPENSES		\$71,543	\$68,048	(\$3,495)	\$855,963	\$816,576	(\$39,387)
NET INCOME/(LOSS)		\$2,071	(\$1)	\$2,072	\$23,945	(\$12)	\$23,957

Prepaid Insurance Schedule Report
 OTB8 CENTURY GARDENS HOMEOWNERS
 ASSOCIATION, INC.
 Month ending December 31, 2016

Description	Policy #	From	To	Total Premium	Paid To Date	Included in A/P	Total Expensed	Prepaid Balance
Property	TBD	05/01/2016	04/30/2017	12,372.79	12,372.79	0.00	8,305.50	4,067.29
Directors & Officers	TBD	05/01/2016	04/30/2017	1,079.89	1,079.89	0.00	725.20	354.69
Umbrella	TBD	05/01/2016	04/30/2017	1,220.40	1,220.40	0.00	818.30	402.10
Crime	TBD	05/01/2016	04/30/2017	114.00	114.00	0.00	75.95	38.05
Total				14,787.08	14,787.08	0.00	9,924.95	4,862.13

Description	Policy #	Expense for the Month				Remaining Prepaid		Comments
		Days	Per Day	Adjustment	Total	Days	Months	
Property	TBD	31	33.90	0.00	1,050.90	120	3.9	52028
Directors & Officers	TBD	31	2.96	0.00	91.76	120	3.9	52035
Umbrella	TBD	31	3.34	0.00	103.54	120	3.9	52032
Crime	TBD	31	0.31	0.00	9.61	120	3.9	52028
Total			40.51	0.00	1,255.81			

Prepaid Expenses Schedule Report
0TB8 CENTURY GARDENS HOMEOWNERS ASSOCIATION, INC.
Month ending December 31, 2016

Description	GL Account	From	To	Total Amount	Total Exp.	Prepaid Balance
Long Term Entries						
2016 Corporate Annual Report	50053	03/01/2016	12/31/2016	51.05	5.15	0.00
Total				51.05	5.15	0.00

Century Gardens Homeowner's Association, Inc.
Schedule of Open Invoice (Additional Report)
December 31, 2016

Acct Payable -(GL 20000) 122,796.86
(Report to follow)

Total \$ 122,796.86

Reconciliation Items:

Voucher 4756462 - FPL (903.94)
Voucher 4718263 - FPL (930.74)
Voucher 4766702 - Alarm Monitoring - Jan 2017 Svc (9,565.80)
Voucher 4763799 - Cable - Optical Tel - Jan 2017 Svc (32,129.58)

Total \$ 79,266.80

Open Invoice Report As Of 12/31/2016

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account	Description	Hold	Invoice Amt Bank Code	Amount Paid	Balance	Aged Inv Days
For Entity: CENTURY GARDENS HOMEOWNERS ASSOCIATION, INC.										
4756537	Regular	338493 12/01/2016 OTB8	12/09/2016 12/01/2016	61045-40	AMERICAN POOL SERVICE INC 4105 Pool contract Security Services	No	460.00 OPR4 BANK UNITED OPR 460.00	00.00 00.00	460.00 460.00	30
4756371	Regular	120216125 12/02/2016 OTB8	12/16/2016 12/02/2016	70043-56	APEX MIAMI LOCKSMITH Lock repair Repairs/Maintenance	No	125.00 OPR4 BANK UNITED OPR 125.00	00.00 00.00	125.00 125.00	29
4756408	Regular	98968 12/09/2016 OTB8	12/16/2016 12/09/2016	70216	CITY MAINTENANCE SUPPLY Janitorial supplies R&M Janitorial Supplies	No	759.03 OPR4 BANK UNITED OPR 759.03	00.00 00.00	759.03 759.03	22
4756426	Regular	26279 11/16/2016 OTB8	12/16/2016 11/16/2016	70043-56	DADE EQUIPMENT GOLF CARTS DELIVER TO RD HOME OFFICE Golf cart repairs Repairs/Maintenance	No	1,495.33 OPR4 BANK UNITED OPR 1,495.33	00.00 00.00	1,495.33 1,495.33	45
4739735	Regular	SC5912 12/01/2016 OTB8	12/05/2016 12/31/2016	60092	DIXIE LANDSCAPE COMPANY I FSRE Lawn Service Common	No	8,005.98 OPR4 BANK UNITED OPR 8,005.98	00.00 00.00	8,005.98 8,005.98	0
4732439	Regular	1435 10/10/2016 OTB8	11/28/2016 10/10/2016	70138	ECOLAWN, INC. Tree Trim/Replace	No	1,000.00 OPR4 BANK UNITED OPR 1,000.00	00.00 00.00	1,000.00 1,000.00	82
4732321	Regular	10346208 11/18/2016 OTB8	11/28/2016 11/18/2016	61003	FIRSTSERVICE RESIDENTIAL, 1000TB8 On Site Management	No	810.00 OPR4 BANK UNITED OPR 810.00	00.00 00.00	810.00 810.00	43
4732368	Regular	10347523 11/21/2016 OTB8	11/28/2016 11/21/2016	50081	FIRSTSERVICE RESIDENTIAL, 1000TB8 Printing And Postage	No	162.57 OPR4 BANK UNITED OPR 162.57	00.00 00.00	162.57 162.57	40
4739707	Regular	10349436 12/01/2016 OTB8	12/05/2016 12/01/2016	61000	FIRSTSERVICE RESIDENTIAL, 1000TB8 Management Services	No	2,508.00 OPR4 BANK UNITED OPR 2,508.00	00.00 00.00	2,508.00 2,508.00	30
4746708	Regular	10350725 12/02/2016 OTB8	12/09/2016 12/02/2016	60003	FIRSTSERVICE RESIDENTIAL, 1000TB8 Front desk Administrative Asst. Serv	No	648.00 OPR4 BANK UNITED OPR 648.00	00.00 00.00	648.00 648.00	29

Open Invoice Report As Of 12/31/2016

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account	Description	Hold	Invoice Amt Bank Code	Amount Paid	Balance	Aged Inv Days
4763591	Regular	10352216 12/16/2016 OTB8	12/22/2016 12/16/2016	60003	FIRSTSERVICE RESIDENTIAL, 1000TB8 Front desk Administrative Asst. Serv	No	540.00 OPR4 BANK UNITED OPR 540.00	00.00 00.00	540.00 540.00	15
4763611	Regular	10353596 12/20/2016 OTB8	12/22/2016 12/20/2016	20005	FIRSTSERVICE RESIDENTIAL, 1000TB8 Collection letters Collection Fees due	No	1,080.00 OPR4 BANK UNITED OPR 1,080.00	00.00 00.00	1,080.00 1,080.00	11
4763631	Regular	10354453 12/21/2016 OTB8	12/22/2016 12/21/2016	50081	FIRSTSERVICE RESIDENTIAL, 1000TB8 Printing Printing And Postage	No	629.49 OPR4 BANK UNITED OPR 629.49	00.00 00.00	629.49 629.49	10
4718259	Regular	3725463529-110416 11/04/2016 OTB8	11/14/2016 11/04/2016	54050-00	FLORIDA POWER & LIGHT 3725463529 10/06-11/04 Electricity	No	6,410.90 OPR4 BANK UNITED OPR 6,410.90	00.00 00.00	6,410.90 6,410.90	57
4718263	Regular	3963533413-110416 11/04/2016 OTB8	11/14/2016 11/04/2016	54050-00	FLORIDA POWER & LIGHT 3963533413 10/06-11/04 Electricity	No	930.74 OPR4 BANK UNITED OPR 930.74	00.00 00.00	930.74 930.74	57
4763690	Regular	8899665007-120816 12/08/2016 OTB8	12/22/2016 12/08/2016	54050-00	FLORIDA POWER & LIGHT 8899665007 11/04-12/08 Electricity Electricity	No	09.64 OPR4 BANK UNITED OPR 09.64	00.00 00.00	09.64 09.64	23
4756461	Regular	3725463529-120616 12/06/2016 OTB8	12/16/2016 12/06/2016	54050-00	FPL 3725463529 11/04-12/06 Electrical Electricity	No	3,138.74 OPR4 BANK UNITED OPR 3,138.74	00.00 00.00	3,138.74 3,138.74	25
4756462	Regular	3963533413-120616 12/06/2016 OTB8	12/16/2016 12/06/2016	54050-00	FPL 3963533413 11/04-12/06 Electricity Electricity	No	903.94 OPR4 BANK UNITED OPR 903.94	00.00 00.00	903.94 903.94	25
4739872	Regular	23813 11/30/2016 OTB8	12/05/2016 11/30/2016	50100	GLOBAL BACKGROUND ANALYSI Screening Fees	No	925.00 OPR4 BANK UNITED OPR 925.00	00.00 00.00	925.00 925.00	31
4743730	Regular	1893295 11/01/2016 OTB8	12/07/2016 11/01/2016	60046-29	GYM SOURCE 20374534A Gym equipment repairs Equip. Contract	No	190.00 OPR4 BANK UNITED OPR 190.00	00.00 00.00	190.00 190.00	60
4718927	Regular	OTB8RRR0430111020 16OPR4	11/14/2016		JUAN CARLOS TRONCOSO	No	4,302.90	00.00	4,302.90	51

Open Invoice Report As Of 12/31/2016

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account	Description	Hold	Invoice Amt Bank Code	Amount Paid	Balance	Aged Inv Days
		11/10/2016 0TB8	11/10/2016	10550	REFUND PREVIOUS OWNER A/R Clearing		OPR4 BANK UNITED OPR 4,302.90	00.00	4,302.90	
4732683	Regular	12336 10/24/2016 0TB8	11/28/2016 10/24/2016	60075	MINECHO SERVICES LLC Janitorial Service	No	810.00 OPR4 BANK UNITED OPR 810.00	00.00 00.00	810.00 810.00	68
4732684	Regular	12339 11/14/2016 0TB8	11/28/2016 11/14/2016	61003	MINECHO SERVICES LLC On Site Management	No	810.00 OPR4 BANK UNITED OPR 810.00	00.00 00.00	810.00 810.00	47
4732685	Regular	12431 11/25/2016 0TB8	11/28/2016 11/25/2016	60075	MINECHO SERVICES LLC Janitorial Service	No	2,167.00 OPR4 BANK UNITED OPR 2,167.00	00.00 00.00	2,167.00 2,167.00	36
4732718	Regular	1368131 12/01/2016 0TB8	11/28/2016 12/01/2016	60013	OPTICALTEL 213140 Cable Television	No	31,389.70 OPR4 BANK UNITED OPR 31,389.70	00.00 00.00	31,389.70 31,389.70	30
4763799	Regular	1387580 01/01/2017 0TB8	12/22/2016 01/01/2017	60013	OPTICALTEL 213140 Cable Cable Television	No	32,129.58 OPR4 BANK UNITED OPR 32,129.58	00.00 00.00	32,129.58 32,129.58	(1)
4747075	Regular	318 12/01/2016 0TB8	12/09/2016 12/01/2016	61045-40	SECURITY WATCH GROUP, LLC Towing enforcement Security Services	No	508.25 OPR4 BANK UNITED OPR 508.25	00.00 00.00	508.25 508.25	30
4750435	Regular	0TB8RR0152120620 16OPR4 12/06/2016 0TB8	12/13/2016 12/06/2016	10550	STEPHANIE CARVAJAL DELIVER TO RD HOME OFFICE REFUND OVER PAYMENT A/R Clearing	No	815.47 OPR4 BANK UNITED OPR 815.47	00.00 00.00	815.47 815.47	25
4732924	Regular	R 8404 11/21/2016 0TB8	11/28/2016 11/21/2016	60010	UNITED COMM.& PROTECTION D061108 Alarm Services	No	9,565.80 OPR4 BANK UNITED OPR 9,565.80	00.00 00.00	9,565.80 9,565.80	40
4766702	Regular	R 8427 12/20/2016 0TB8	12/27/2016 12/20/2016	60010	UNITED COMM.& PROTECTION D061108 Alarm monitoring Alarm Services	No	9,565.80 OPR4 BANK UNITED OPR 9,565.80	00.00 00.00	9,565.80 9,565.80	11

Open Invoice Report
As Of 12/31/2016

Vch #	Typ	Invoice Inv Date	GL Date Due Date	Account	Description	Hold	Invoice Amt Bank Code	Amount Paid	Balance	Aged Inv Days
Vendor Totals			Invoices:				122,796.86	00.00	122,796.86	
			Credits:					00.00		
			Checks:							

Accrued Expenses Schedule Report
 OTB8 CENTURY GARDENS HOMEOWNERS
 ASSOCIATION, INC.
 Month ending December 31, 2016

Description	Invoice Amount	From	To	Account Number	Days	Calculated Amount
Accounting Fees 2014	5,250.00	01/01/2014	12/31/2014	50005		5,250.00
Accounting Fees 2015	5,250.00	01/01/2015	12/31/2015	50005		5,250.00
Accounting Fees - 2016	5,256.00	01/01/2016	12/31/2016	50005		5,256.00
Health Benefits- FirstService Residential	4,091.50	04/01/2016	12/31/2016	60066		4,091.50
Water & Sewer 8811806186 - Qrtly	215.73	09/02/2016	12/08/2016	54070-00		215.73
Screening Fees Accrued	925.00	11/01/2016	11/30/2016	50100		925.00
Water & Sewer 8811806186 - Qrtly	77.91	12/08/2016	01/02/2017	54070-00		77.91
Administrative Asst. Service - First Service Residential	651.38	12/10/2016	12/23/2016	60003		651.38
Front Desk Service - Minecho Service	810.00	11/13/2016	11/20/2016	60062		810.00
Front Desk Service - Minecho Service	972.00	11/27/2016	12/04/2016	60062		972.00
Front Desk Service - Minecho Service	648.00	12/11/2016	12/24/2016	60062		648.00
Office Supplies - Staples	221.02	12/01/2016	12/31/2016	50075		221.02
Screening Fees - Global Background Analysis	950.00	12/01/2016	12/31/2016	50100		950.00

Total	25,318.54
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