

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
August 31, 2018

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

09/13/18

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of August 31, 2018

	Aug 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	62,474.28
Total Operating	62,474.28
Reserve	
1210 · Centennial-SG MM Res 6893	134,987.94
Total Reserve	134,987.94
Total Checking/Savings	197,462.22
Accounts Receivable	
1310 · Accounts Receivable	(4,420.32)
Total Accounts Receivable	(4,420.32)
Other Current Assets	
1610 · Prepaid Insurance	5,085.58
1800 · Deposits	1,443.47
Total Other Current Assets	6,529.05
Total Current Assets	199,570.95
TOTAL ASSETS	199,570.95
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,327.54
Total Accounts Payable	5,327.54
Other Current Liabilities	
3050 · Deferred Revenue	10,038.33
Total Other Current Liabilities	10,038.33
Total Current Liabilities	15,365.87
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	4,447.50
5142 · Misc Site Improvements	4,077.00
5146 · Furniture/Fixtures/Equip	114.78
5300 · Bldg Restoration/Paintin	23,684.93
5320 · Paving/Roads	38,351.65
5400 · Roofing	62,178.52
5490 · Reserve Interest Current	606.95
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	134,987.94
Total Long Term Liabilities	134,987.94
Total Liabilities	150,353.81
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(1,206.31)
Total Equity	49,217.14
TOTAL LIABILITIES & EQUITY	199,570.95

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
 August 2018

	<u>Aug 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,038.33	10,040.67	(2.34)	80,327.67	80,325.36	2.31	120,488.00
6210 · Reserve Fee	0.00	0.00	0.00	14,913.00	14,913.00	0.00	19,884.00
6350 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
6410 · Other Income	0.00	0.00	0.00	70.00	0.00	70.00	0.00
6910 · Interest - Operating	8.17	0.00	8.17	59.71	0.00	59.71	0.00
6920 · Interest - Reserves	80.21	0.00	80.21	606.95	0.00	606.95	0.00
Total Income	<u>10,126.71</u>	<u>10,040.67</u>	<u>86.04</u>	<u>96,177.33</u>	<u>95,238.36</u>	<u>938.97</u>	<u>140,372.00</u>
Total Income	10,126.71	10,040.67	86.04	96,177.33	95,238.36	938.97	140,372.00
Expense							
Administrative							
7040 · Licenses & Fees	2,345.00	43.83	2,301.17	2,806.25	350.64	2,455.61	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	20,342.24	21,386.64	(1,044.40)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	333.36	(333.36)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.67	(16.67)	308.04	133.36	174.68	200.00
7200 · Management Fees	675.00	675.00	0.00	5,400.00	5,400.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	82.13	83.33	(1.20)	831.50	666.64	164.86	1,000.00
7260 · Postage and Delivery	3.70	20.83	(17.13)	71.90	166.64	(94.74)	250.00
7400 · Telephone	78.66	83.33	(4.67)	630.22	666.64	(36.42)	1,000.00
Total Administrative	<u>5,727.27</u>	<u>3,637.99</u>	<u>2,089.28</u>	<u>30,390.15</u>	<u>29,103.92</u>	<u>1,286.23</u>	<u>43,656.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	62.50	(62.50)	101.90	500.00	(398.10)	750.00
7600 · Landscape Contract	1,210.00	1,300.92	(90.92)	10,043.68	10,407.36	(363.68)	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	3,990.68	2,333.36	1,657.32	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,333.36	(2,333.36)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	2,400.00	666.64	1,733.36	1,000.00
Total Grounds	<u>1,210.00</u>	<u>2,030.09</u>	<u>(820.09)</u>	<u>16,536.26</u>	<u>16,240.72</u>	<u>295.54</u>	<u>24,361.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	437.50	(437.50)	5,362.11	3,500.00	1,862.11	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	677.00	333.36	343.64	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	1,000.00	(685.00)	1,500.00
8220 · Pest Control	275.00	195.83	79.17	2,050.00	1,566.64	483.36	2,350.00
Total Maintenance	<u>275.00</u>	<u>800.00</u>	<u>(525.00)</u>	<u>8,404.11</u>	<u>6,400.00</u>	<u>2,004.11</u>	<u>9,600.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	2,080.00	2,080.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	22.00	150.00	(128.00)	322.00	1,200.00	(878.00)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	1,275.00	1,200.00	75.00	1,800.00
Total Pool and Recreation	<u>432.00</u>	<u>560.00</u>	<u>(128.00)</u>	<u>3,677.00</u>	<u>4,480.00</u>	<u>(803.00)</u>	<u>6,720.00</u>

**Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual**

09/13/18

August 2018

	Aug 18	Budget	\$ Over Budget	Jan - Aug 18	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
8620 · Electric	501.29	518.50	(17.21)	3,837.30	4,148.00	(310.70)	6,222.00
8640 · Gas - Pool Heater	38.42	354.58	(316.16)	3,574.58	2,836.64	737.94	4,255.00
8660 · TV Cable	971.73	925.00	46.73	7,731.24	7,400.00	331.24	11,100.00
8700 · Water & Sewer	898.21	1,077.50	(179.29)	7,713.05	8,620.00	(906.95)	12,930.00
Total Utilities	2,409.65	2,875.58	(465.93)	22,856.17	23,004.64	(148.47)	34,507.00
Total Expense	10,053.92	9,903.66	150.26	81,863.69	79,229.28	2,634.41	118,844.00
Net Ordinary Income	72.79	137.01	(64.22)	14,313.64	16,009.08	(1,695.44)	21,528.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	137.00	(137.00)	0.00	1,096.00	(1,096.00)	1,644.00
9970 · Transfer to Reserves	80.21	0.00	80.21	15,519.95	14,913.00	606.95	19,884.00
Total Other	80.21	137.00	(56.79)	15,519.95	16,009.00	(489.05)	21,528.00
Total Other Expense	80.21	137.00	(56.79)	15,519.95	16,009.00	(489.05)	21,528.00
Net Other Income	(80.21)	(137.00)	56.79	(15,519.95)	(16,009.00)	489.05	(21,528.00)
Net Income	(7.42)	0.01	(7.43)	(1,206.31)	0.08	(1,206.39)	0.00