

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

11/16/18

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

	Oct 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	68,409.89
Total Operating	68,409.89
Reserve	
1210 · Centennial-SG MM Res 6893	140,197.14
Total Reserve	140,197.14
Total Checking/Savings	208,607.03
Accounts Receivable	
1310 · Accounts Receivable	(1,990.84)
Total Accounts Receivable	(1,990.84)
Other Current Assets	
1800 · Deposits	1,443.47
Total Other Current Assets	1,443.47
Total Current Assets	208,059.66
TOTAL ASSETS	208,059.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,835.93
Total Accounts Payable	1,835.93
Other Current Liabilities	
3050 · Deferred Revenue	20,076.66
Total Other Current Liabilities	20,076.66
Total Current Liabilities	21,912.59
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	4,708.00
5142 · Misc Site Improvements	4,609.00
5146 · Furniture/Fixtures/Equip	597.53
5300 · Bldg Restoration/Paintin	24,896.68
5320 · Paving/Roads	38,572.40
5400 · Roofing	64,441.77
5490 · Reserve Interest Current	845.15
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	140,197.14
Total Long Term Liabilities	140,197.14
Total Liabilities	162,109.73
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(4,473.52)
Total Equity	45,949.93
TOTAL LIABILITIES & EQUITY	208,059.66

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

11/16/18

October 2018

	Oct 18	Budget	\$ Over Budget	Jan - Oct 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,045.34	10,040.67	4.67	100,411.34	100,406.70	4.64	120,488.00
6210 · Reserve Fee	4,971.00	4,971.00	0.00	19,884.00	19,884.00	0.00	19,884.00
6350 · Application Fees	200.00	0.00	200.00	500.00	0.00	500.00	0.00
6410 · Other Income	0.00	0.00	0.00	70.00	0.00	70.00	0.00
6910 · Interest - Operating	8.81	0.00	8.81	75.62	0.00	75.62	0.00
6920 · Interest - Reserves	146.30	0.00	146.30	845.15	0.00	845.15	0.00
Total Income	15,371.45	15,011.67	359.78	121,786.11	120,290.70	1,495.41	140,372.00
Total Income	15,371.45	15,011.67	359.78	121,786.11	120,290.70	1,495.41	140,372.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	43.83	(43.83)	2,820.68	438.30	2,382.38	526.00
7100 · Insurance Expense	2,542.80	2,673.33	(130.53)	25,427.82	26,733.30	(1,305.48)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	416.70	(416.70)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.67	(16.67)	308.04	166.70	141.34	200.00
7200 · Management Fees	675.00	675.00	0.00	6,750.00	6,750.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	117.06	83.33	33.73	1,028.41	833.30	195.11	1,000.00
7260 · Postage and Delivery	6.20	20.83	(14.63)	88.90	208.30	(119.40)	250.00
7400 · Telephone	79.62	83.33	(3.71)	788.49	833.30	(44.81)	1,000.00
Total Administrative	3,420.68	3,637.99	(217.31)	37,212.34	36,379.90	832.44	43,656.00
Grounds							
7520 · Irrigation Main/Repr/Svc	70.93	62.50	8.43	922.83	625.00	297.83	750.00
7600 · Landscape Contract	1,210.00	1,300.92	(90.92)	12,463.68	13,009.20	(545.52)	15,611.00
7650 · Landscape Svcs/Replc/Oth	1,765.00	291.67	1,473.33	8,126.68	2,916.70	5,209.98	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,916.70	(2,916.70)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	2,400.00	833.30	1,566.70	1,000.00
Total Grounds	3,045.93	2,030.09	1,015.84	23,913.19	20,300.90	3,612.29	24,361.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	437.50	(437.50)	8,535.01	4,375.00	4,160.01	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	677.00	416.70	260.30	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	1,250.00	(935.00)	1,500.00
8220 · Pest Control	25.00	195.83	(170.83)	2,100.00	1,958.30	141.70	2,350.00
Total Maintenance	25.00	800.00	(775.00)	11,627.01	8,000.00	3,627.01	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	2,600.00	2,600.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	0.00	150.00	(150.00)	379.50	1,500.00	(1,120.50)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	1,655.76	1,500.00	155.76	1,800.00
Total Pool and Recreation	410.00	560.00	(150.00)	4,635.26	5,600.00	(964.74)	6,720.00
Utilities							
8620 · Electric	458.21	518.50	(60.29)	4,733.31	5,185.00	(451.69)	6,222.00
8640 · Gas - Pool Heater	38.42	354.58	(316.16)	3,648.00	3,545.80	102.20	4,255.00
8660 · TV Cable	971.73	925.00	46.73	9,674.70	9,250.00	424.70	11,100.00
8700 · Water & Sewer	991.40	1,077.50	(86.10)	10,086.67	10,775.00	(688.33)	12,930.00
Total Utilities	2,459.76	2,875.58	(415.82)	28,142.68	28,755.80	(613.12)	34,507.00
Total Expense	9,361.37	9,903.66	(542.29)	105,530.48	99,036.60	6,493.88	118,844.00
Net Ordinary Income	6,010.08	5,108.01	902.07	16,255.63	21,254.10	(4,998.47)	21,528.00

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

October 2018

11/16/18

	<u>Oct 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	137.00	(137.00)	0.00	1,370.00	(1,370.00)	1,644.00
9970 · Transfer to Reserves	5,117.30	4,971.00	146.30	20,729.15	19,884.00	845.15	19,884.00
Total Other	<u>5,117.30</u>	<u>5,108.00</u>	<u>9.30</u>	<u>20,729.15</u>	<u>21,254.00</u>	<u>(524.85)</u>	<u>21,528.00</u>
Total Other Expense	<u>5,117.30</u>	<u>5,108.00</u>	<u>9.30</u>	<u>20,729.15</u>	<u>21,254.00</u>	<u>(524.85)</u>	<u>21,528.00</u>
Net Other Income	<u>(5,117.30)</u>	<u>(5,108.00)</u>	<u>(9.30)</u>	<u>(20,729.15)</u>	<u>(21,254.00)</u>	<u>524.85</u>	<u>(21,528.00)</u>
Net Income	<u><u>892.78</u></u>	<u><u>0.01</u></u>	<u><u>892.77</u></u>	<u><u>(4,473.52)</u></u>	<u><u>0.10</u></u>	<u><u>(4,473.62)</u></u>	<u><u>0.00</u></u>