

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
January 31, 2019

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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.

02/20/19

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2019

	Jan 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	56,984.08
Total Operating	56,984.08
Reserve	
1210 · Centennial-SG MM Res 6893	146,151.39
Total Reserve	146,151.39
Total Checking/Savings	203,135.47
Accounts Receivable	
1310 · Accounts Receivable	(2,359.74)
Total Accounts Receivable	(2,359.74)
Other Current Assets	
1610 · Prepaid Insurance	22,594.43
1620 · Prepaid Expenses	1,008.33
1800 · Deposits	1,443.47
Total Other Current Assets	25,046.23
Total Current Assets	225,821.96
TOTAL ASSETS	225,821.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	268.76
Total Accounts Payable	268.76
Other Current Liabilities	
3020 · Insurance Loan Payable	13,551.92
3050 · Deferred Revenue	25,232.00
3055 · Operating Income Carryover	4,125.00
Total Other Current Liabilities	42,908.92
Total Current Liabilities	43,177.68
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	4,985.25
5142 · Misc Site Improvements	5,165.00
5146 · Furniture/Fixtures/Equip	1,449.28
5300 · Bldg Restoration/Paintin	26,115.68
5320 · Paving/Roads	38,808.90
5400 · Roofing	66,812.02
5490 · Reserve Interest Current	1,288.65
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	146,151.39
Total Long Term Liabilities	146,151.39
Total Liabilities	189,329.07
Equity	
3000 · Operating Balance Fund	50,423.45
3200 · Unrestricted Net Assets	(4,272.09)
3905 · Surplus carryover	(4,500.00)
Net Income	(5,158.47)
Total Equity	36,492.89
TOTAL LIABILITIES & EQUITY	225,821.96

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

January 2019

	Jan 19	Budget	\$ Over Budget	Jan 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 - Assessment Fees	9,861.00	9,860.75	0.25	9,861.00	9,860.75	0.25	118,329.00
6210 - Reserve Fee	0.00	1,836.88	(1,836.88)	0.00	1,836.88	(1,836.88)	22,043.00
6910 - Interest - Operating	7.33			7.33			
6920 - Interest - Reserves	150.47			150.47			
6950 - Surplus Rollover	375.00	375.00	0.00	375.00	375.00	0.00	4,500.00
Total Income	10,393.80	12,072.63	(1,678.83)	10,393.80	12,072.63	(1,678.83)	144,872.00
Total Income	10,393.80	12,072.63	(1,678.83)	10,393.80	12,072.63	(1,678.83)	144,872.00
Expense							
Administrative							
7040 - Licenses & Fees	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
7100 - Insurance Expense	2,510.49	2,469.25	41.24	2,510.49	2,469.25	41.24	29,631.00
7150 - Professional Fees Legal	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7170 - Admin Fees, Tax Prep Acc	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7200 - Management Fees	700.00	700.00	0.00	700.00	700.00	0.00	8,400.00
7250 - Office Supplies/Svc/Misc	135.86	100.00	35.86	135.86	100.00	35.86	1,200.00
7260 - Postage and Delivery	60.56	14.62	45.94	60.56	14.62	45.94	175.00
7400 - Telephone	81.05	83.37	(2.32)	81.05	83.37	(2.32)	1,000.00
Total Administrative	3,487.96	3,479.74	8.22	3,487.96	3,479.74	8.22	41,756.00
Grounds							
7520 - Irrigation Main/Repr/Svc	0.00	91.63	(91.63)	0.00	91.63	(91.63)	1,100.00
7600 - Landscape Contract	1,210.00	1,210.00	0.00	1,210.00	1,210.00	0.00	14,520.00
7650 - Landscape Svcs/Repr/Oth	0.00	600.00	(600.00)	0.00	600.00	(600.00)	7,200.00
7665 - Mulch	0.00	291.63	(291.63)	0.00	291.63	(291.63)	3,500.00
7800 - Palm/Tree Trimming	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
Total Grounds	1,210.00	2,276.63	(1,066.63)	1,210.00	2,276.63	(1,066.63)	27,320.00
Maintenance							
8010 - Bldg Main/Repr/Svc/Sup	1,002.00	518.75	483.25	1,002.00	518.75	483.25	6,225.00
8040 - Electrical Main/Repr/Svc	188.00	41.63	146.37	188.00	41.63	146.37	500.00
8150 - Gate Operations	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
8220 - Pest Control	116.67	200.00	(83.33)	116.67	200.00	(83.33)	2,400.00
Total Maintenance	1,306.67	885.38	421.29	1,306.67	885.38	421.29	10,625.00
Pool and Recreation							
8400 - Pool Maintenance Contract	260.00	265.00	(5.00)	260.00	265.00	(5.00)	3,180.00
8420 - Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
8430 - Pool Janitor Cleaning Sv	300.00	166.63	133.37	300.00	166.63	133.37	2,000.00
Total Pool and Recreation	560.00	556.63	3.37	560.00	556.63	3.37	6,680.00
Utilities							
8620 - Electric	420.06	489.25	(69.19)	420.06	489.25	(69.19)	5,871.00
8640 - Gas - Pool Heater	763.99	413.12	350.87	763.99	413.12	350.87	4,957.00
8660 - TV Cable	971.49	1,015.37	(43.88)	971.49	1,015.37	(43.88)	12,184.00
8700 - Water & Sewer	1,170.88	1,041.00	129.88	1,170.88	1,041.00	129.88	12,492.00
Total Utilities	3,326.42	2,958.74	367.68	3,326.42	2,958.74	367.68	35,504.00
Total Expense	9,891.05	10,157.12	(266.07)	9,891.05	10,157.12	(266.07)	121,885.00
Net Ordinary Income	502.75	1,915.51	(1,412.76)	502.75	1,915.51	(1,412.76)	22,987.00
Other Income/Expense							
Other Expense							
Other							
9710 - Contingency Fund	0.00	78.63	(78.63)	0.00	78.63	(78.63)	944.00
9970 - Transfer to Reserves	5,661.22	1,836.88	3,824.34	5,661.22	1,836.88	3,824.34	22,043.00
Total Other	5,661.22	1,915.51	3,745.71	5,661.22	1,915.51	3,745.71	22,987.00
Total Other Expense	5,661.22	1,915.51	3,745.71	5,661.22	1,915.51	3,745.71	22,987.00
Net Other Income	(5,661.22)	(1,915.51)	(3,745.71)	(5,661.22)	(1,915.51)	(3,745.71)	(22,987.00)
Net Income	(5,158.47)	0.00	(5,158.47)	(5,158.47)	0.00	(5,158.47)	0.00