

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
March 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.

04/12/19

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

	Mar 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	52,309.39
Total Operating	52,309.39
Reserve	
1210 · Centennial-SG MM Res 6893	146,446.85
Total Reserve	146,446.85
Total Checking/Savings	198,756.24
Accounts Receivable	
1310 · Accounts Receivable	(16,554.58)
Total Accounts Receivable	(16,554.58)
Other Current Assets	
1610 · Prepaid Insurance	17,573.45
1620 · Prepaid Expenses	824.99
1800 · Deposits	1,443.47
Total Other Current Assets	19,841.91
Total Current Assets	202,043.57
TOTAL ASSETS	202,043.57
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,521.42
Total Accounts Payable	3,521.42
Other Current Liabilities	
3020 · Insurance Loan Payable	10,163.94
3055 · Operating Income Carryover	3,375.00
Total Other Current Liabilities	13,538.94
Total Current Liabilities	17,060.36
Long Term Liabilities	
Reserves	146,446.85
Total Long Term Liabilities	146,446.85
Total Liabilities	163,507.21
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	(2,652.50)
Total Equity	38,536.36
TOTAL LIABILITIES & EQUITY	202,043.57

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

04/12/19

March 2019

	Mar 19	Budget	\$ Over Budget	Jan - Mar 19	YTD Budget	\$ Over Budget	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,860.25	9,860.75	(0.50)	29,582.25	29,582.25	0.00	118,329.00
6210 · Reserve Fee	0.00	0.00	0.00	5,510.75	5,510.75	0.00	22,043.00
6910 · Interest - Operating	3.97	0.00	3.97	16.21	0.00	16.21	0.00
6920 · Interest - Reserves	155.31	0.00	155.31	445.93	0.00	445.93	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	1,125.00	1,125.00	0.00	4,500.00
Total Income	10,394.53	10,235.75	158.78	36,680.14	36,218.00	462.14	144,872.00
Total Income	10,394.53	10,235.75	158.78	36,680.14	36,218.00	462.14	144,872.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	7,531.47	7,407.75	123.72	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	202.75	62.53	140.22	250.00
7200 · Management Fees	700.00	700.00	0.00	2,100.00	2,100.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	127.63	100.00	27.63	352.01	300.00	52.01	1,200.00
7260 · Postage and Delivery	25.45	14.58	10.87	98.71	43.78	54.93	175.00
7400 · Telephone	82.38	83.33	(0.95)	245.82	250.03	(4.21)	1,000.00
Total Administrative	3,445.95	3,479.66	(33.71)	10,530.76	10,439.06	91.70	41,756.00
Grounds							
7520 · Irrigation Main/Repr/Svc	1,057.50	91.67	965.83	1,187.59	274.97	912.62	1,100.00
7600 · Landscape Contract	1,210.00	1,210.00	0.00	3,630.00	3,630.00	0.00	14,520.00
7650 · Landscape Svcs/Replc/...	0.00	600.00	(600.00)	0.00	1,800.00	(1,800.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	874.97	(874.97)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
Total Grounds	2,267.50	2,276.67	(9.17)	4,817.59	6,829.97	(2,012.38)	27,320.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	2,463.92	518.75	1,945.17	3,869.42	1,556.25	2,313.17	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	188.00	124.97	63.03	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	375.00	605.50	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	350.01	600.00	(249.99)	2,400.00
Total Maintenance	2,580.59	885.42	1,695.17	5,387.93	2,656.22	2,731.71	10,625.00
Pool and Recreation							
8400 · Pool Maintenance Contr...	270.00	265.00	5.00	800.00	795.00	5.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	878.00	375.00	503.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	682.91	499.97	182.94	2,000.00
Total Pool and Recreation	420.00	556.67	(136.67)	2,360.91	1,669.97	690.94	6,680.00
Utilities							
8620 · Electric	456.86	489.25	(32.39)	1,374.15	1,467.75	(93.60)	5,871.00
8640 · Gas - Pool Heater	857.01	413.08	443.93	2,491.24	1,239.28	1,251.96	4,957.00
8660 · TV Cable	1,016.13	1,015.33	0.80	3,003.75	3,046.03	(42.28)	12,184.00
8700 · Water & Sewer	1,111.41	1,041.00	70.41	3,409.63	3,123.00	286.63	12,492.00
Total Utilities	3,441.41	2,958.66	482.75	10,278.77	8,876.06	1,402.71	35,504.00
Total Expense	12,155.45	10,157.08	1,998.37	33,375.96	30,471.28	2,904.68	121,885.00
Net Ordinary Income	(1,760.92)	78.67	(1,839.59)	3,304.18	5,746.72	(2,442.54)	22,987.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	235.97	(235.97)	944.00
9970 · Transfer to Reserves	155.31	0.00	155.31	5,956.68	5,510.75	445.93	22,043.00
Total Other	155.31	78.67	76.64	5,956.68	5,746.72	209.96	22,987.00
Total Other Expense	155.31	78.67	76.64	5,956.68	5,746.72	209.96	22,987.00
Net Other Income	(155.31)	(78.67)	(76.64)	(5,956.68)	(5,746.72)	(209.96)	(22,987.00)
Net Income	(1,916.23)	0.00	(1,916.23)	(2,652.50)	0.00	(2,652.50)	0.00