

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
September 30, 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.

10/14/19

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of September 30, 2019

	Sep 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	57,808.37
Total Operating	57,808.37
Reserve	
1210 · Centennial-SG MM Res 6893	156,347.88
Total Reserve	156,347.88
Total Checking/Savings	214,156.25
Accounts Receivable	
1310 · Accounts Receivable	(16,975.56)
Total Accounts Receivable	(16,975.56)
Other Current Assets	
1610 · Prepaid Insurance	12,937.51
1620 · Prepaid Expenses	274.97
1800 · Deposits	1,443.47
Total Other Current Assets	14,655.95
Total Current Assets	211,836.64
TOTAL ASSETS	211,836.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	10,466.00
Total Accounts Payable	10,466.00
Other Current Liabilities	
3055 · Operating Income Carryover	1,125.00
Total Other Current Liabilities	1,125.00
Total Current Liabilities	11,591.00
Long Term Liabilities	
Reserves	156,347.88
Total Long Term Liabilities	156,347.88
Total Liabilities	167,938.88
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	2,708.90
Total Equity	43,897.76
TOTAL LIABILITIES & EQUITY	211,836.64

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

10/14/19

September 2019

	Sep 19	Budget	\$ Over Budget	Jan - Sep 19	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
6200 · Assessment Fees	9,860.25	9,860.75	(0.50)	88,746.75	88,746.75	0.00	118,329.00
6210 · Reserve Fee	0.00	0.00	0.00	16,532.25	16,532.25	0.00	22,043.00
6350 · Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
6910 · Interest - Operating	6.80	0.00	6.80	58.01	0.00	58.01	0.00
6920 · Interest - Reserves	151.92	0.00	151.92	1,395.46	0.00	1,395.46	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	3,375.00	3,375.00	0.00	4,500.00
Total Income	10,493.97	10,235.75	258.22	110,207.47	108,654.00	1,553.47	144,872.00
Total Income	10,493.97	10,235.75	258.22	110,207.47	108,654.00	1,553.47	144,872.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	461.60	450.00	11.60	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	22,594.41	22,223.25	371.16	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	202.75	187.51	15.24	250.00
7200 · Management Fees	700.00	700.00	0.00	6,300.00	6,300.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	88.50	100.00	(11.50)	920.20	900.00	20.20	1,200.00
7260 · Postage and Delivery	11.15	14.58	(3.43)	158.86	131.26	27.60	175.00
7400 · Telephone	85.59	83.33	2.26	748.14	750.01	(1.87)	1,000.00
Total Administrative	3,395.73	3,479.66	(83.93)	31,385.96	31,317.02	68.94	41,756.00
Grounds							
7520 · Irrigation Main/Repr/Svc	110.00	91.67	18.33	2,801.55	824.99	1,976.56	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	9,740.00	10,890.00	(1,150.00)	14,520.00
7650 · Landscape Svcs/Replc/Oth	224.00	600.00	(376.00)	2,690.00	5,400.00	(2,710.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,624.99	(2,624.99)	3,500.00
7800 · Palm/Tree Trimming	150.00	83.33	66.67	150.00	750.01	(600.01)	1,000.00
Total Grounds	1,604.00	2,276.67	(672.67)	15,381.55	20,489.99	(5,108.44)	27,320.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	34.00	518.75	(484.75)	7,345.77	4,668.75	2,677.02	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	329.00	374.99	(45.99)	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	1,125.00	(144.50)	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	1,550.03	1,800.00	(249.97)	2,400.00
Total Maintenance	150.67	885.42	(734.75)	10,205.30	7,968.74	2,236.56	10,625.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	265.00	5.00	2,420.00	2,385.00	35.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	1,805.00	1,125.00	680.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,710.96	1,499.99	210.97	2,000.00
Total Pool and Recreation	420.00	556.67	(136.67)	5,935.96	5,009.99	925.97	6,680.00
Utilities							
8620 · Electric	496.05	489.25	6.80	4,398.88	4,403.25	(4.37)	5,871.00
8640 · Gas - Pool Heater	51.68	413.08	(361.40)	3,517.46	3,717.76	(200.30)	4,957.00
8660 · TV Cable	1,016.23	1,015.33	0.90	9,100.93	9,138.01	(37.08)	12,184.00
8700 · Water & Sewer	907.54	1,041.00	(133.46)	9,644.82	9,369.00	275.82	12,492.00
Total Utilities	2,471.50	2,958.66	(487.16)	26,662.09	26,628.02	34.07	35,504.00
Total Expense	8,041.90	10,157.08	(2,115.18)	89,570.86	91,413.76	(1,842.90)	121,885.00
Net Ordinary Income	2,452.07	78.67	2,373.40	20,636.61	17,240.24	3,396.37	22,987.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	707.99	(707.99)	944.00
9970 · Transfer to Reserves	151.92	0.00	151.92	17,927.71	16,532.25	1,395.46	22,043.00
Total Other	151.92	78.67	73.25	17,927.71	17,240.24	687.47	22,987.00
Total Other Expense	151.92	78.67	73.25	17,927.71	17,240.24	687.47	22,987.00
Net Other Income	(151.92)	(78.67)	(73.25)	(17,927.71)	(17,240.24)	(687.47)	(22,987.00)
Net Income	2,300.15	0.00	2,300.15	2,708.90	0.00	2,708.90	0.00