

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
September 30, 2018

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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10/11/18

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of September 30, 2018

| | Sep 30, 18 |
|---------------------------------------|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating | |
| 1010 · Centennial-SG Opr 6885 | 57,215.80 |
| Total Operating | 57,215.80 |
| Reserve | |
| 1210 · Centennial-SG MM Res 6893 | 135,079.84 |
| Total Reserve | 135,079.84 |
| Total Checking/Savings | 192,295.64 |
| Accounts Receivable | |
| 1310 · Accounts Receivable | (19,827.92) |
| Total Accounts Receivable | (19,827.92) |
| Other Current Assets | |
| 1320 · Undeposited Funds | 3,694.00 |
| 1610 · Prepaid Insurance | 2,542.80 |
| 1800 · Deposits | 1,443.47 |
| Total Other Current Assets | 7,680.27 |
| Total Current Assets | 180,147.99 |
| TOTAL ASSETS | 180,147.99 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 11.00 |
| Total Accounts Payable | 11.00 |
| Total Current Liabilities | 11.00 |
| 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 | 698.85 |
| 6491 · Res Interest Prior Yrs | 1,526.61 |
| Total Reserves | 135,079.84 |
| Total Long Term Liabilities | 135,079.84 |
| Total Liabilities | 135,090.84 |
| Equity | |
| 30000 · Opening Balance Equity | 35,187.57 |
| 32000 · Unrestricted Net Assets | 15,235.88 |
| Net Income | (5,366.30) |
| Total Equity | 45,057.15 |
| TOTAL LIABILITIES & EQUITY | 180,147.99 |

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

10/11/18

| | Sep 18 | Budget | \$ Over Budget | Jan - Sep 18 | YTD Budget | \$ Over Budget | Annual Budget |
|----------------------------------|------------------|------------------|-----------------|-------------------|-------------------|-----------------|-------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| 6200 · Assessment Fees | 10,038.33 | 10,040.67 | (2.34) | 90,366.00 | 90,366.03 | (0.03) | 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 | 100.00 | 0.00 | 100.00 | 300.00 | 0.00 | 300.00 | 0.00 |
| 6410 · Other Income | 0.00 | 0.00 | 0.00 | 70.00 | 0.00 | 70.00 | 0.00 |
| 6910 · Interest - Operating | 7.10 | 0.00 | 7.10 | 66.81 | 0.00 | 66.81 | 0.00 |
| 6920 · Interest - Reserves | 91.90 | 0.00 | 91.90 | 698.85 | 0.00 | 698.85 | 0.00 |
| Total Income | 10,237.33 | 10,040.67 | 196.66 | 106,414.66 | 105,279.03 | 1,135.63 | 140,372.00 |
| Total Income | 10,237.33 | 10,040.67 | 196.66 | 106,414.66 | 105,279.03 | 1,135.63 | 140,372.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7040 · Licenses & Fees | 14.43 | 43.83 | (29.40) | 2,820.68 | 394.47 | 2,426.21 | 526.00 |
| 7100 · Insurance Expense | 2,542.78 | 2,673.33 | (130.55) | 22,885.02 | 24,059.97 | (1,174.95) | 32,080.00 |
| 7150 · Professional Fees Legal | 0.00 | 41.67 | (41.67) | 0.00 | 375.03 | (375.03) | 500.00 |
| 7170 · Admin Fees, Tax Prep Acc | 0.00 | 16.67 | (16.67) | 308.04 | 150.03 | 158.01 | 200.00 |
| 7200 · Management Fees | 675.00 | 675.00 | 0.00 | 6,075.00 | 6,075.00 | 0.00 | 8,100.00 |
| 7250 · Office Supplies/Svc/Misc | 79.85 | 83.33 | (3.48) | 911.35 | 749.97 | 161.38 | 1,000.00 |
| 7260 · Postage and Delivery | 10.80 | 20.83 | (10.03) | 82.70 | 187.47 | (104.77) | 250.00 |
| 7400 · Telephone | 78.65 | 83.33 | (4.68) | 708.87 | 749.97 | (41.10) | 1,000.00 |
| Total Administrative | 3,401.51 | 3,637.99 | (236.48) | 33,791.66 | 32,741.91 | 1,049.75 | 43,656.00 |
| Grounds | | | | | | | |
| 7520 · Irrigation Main/Repr/Svc | 750.00 | 62.50 | 687.50 | 851.90 | 562.50 | 289.40 | 750.00 |
| 7600 · Landscape Contract | 1,210.00 | 1,300.92 | (90.92) | 11,253.68 | 11,708.28 | (454.60) | 15,611.00 |
| 7650 · Landscape Svcs/Replc/Oth | 2,371.00 | 291.67 | 2,079.33 | 6,361.68 | 2,625.03 | 3,736.65 | 3,500.00 |
| 7665 · Mulch | 0.00 | 291.67 | (291.67) | 0.00 | 2,625.03 | (2,625.03) | 3,500.00 |
| 7800 · Palm/Tree Trimming | 0.00 | 83.33 | (83.33) | 2,400.00 | 749.97 | 1,650.03 | 1,000.00 |
| Total Grounds | 4,331.00 | 2,030.09 | 2,300.91 | 20,867.26 | 18,270.81 | 2,596.45 | 24,361.00 |
| Maintenance | | | | | | | |
| 8010 · Bldg Main/Repr/Svc/Sup | 3,172.90 | 437.50 | 2,735.40 | 8,535.01 | 3,937.50 | 4,597.51 | 5,250.00 |
| 8040 · Electrical Main/Repr/Svc | 0.00 | 41.67 | (41.67) | 677.00 | 375.03 | 301.97 | 500.00 |
| 8150 · Gate Operations | 0.00 | 125.00 | (125.00) | 315.00 | 1,125.00 | (810.00) | 1,500.00 |
| 8220 · Pest Control | 25.00 | 195.83 | (170.83) | 2,075.00 | 1,762.47 | 312.53 | 2,350.00 |
| Total Maintenance | 3,197.90 | 800.00 | 2,397.90 | 11,602.01 | 7,200.00 | 4,402.01 | 9,600.00 |
| Pool and Recreation | | | | | | | |
| 8400 · Pool Maintenance Contract | 260.00 | 260.00 | 0.00 | 2,340.00 | 2,340.00 | 0.00 | 3,120.00 |
| 8420 · Pool Equip/Deck Main/Rep | 57.50 | 150.00 | (92.50) | 379.50 | 1,350.00 | (970.50) | 1,800.00 |
| 8430 · Pool Janitor Cleaning Sv | 230.76 | 150.00 | 80.76 | 1,505.76 | 1,350.00 | 155.76 | 1,800.00 |
| Total Pool and Recreation | 548.26 | 560.00 | (11.74) | 4,225.26 | 5,040.00 | (814.74) | 6,720.00 |

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

10/11/18

| | Sep 18 | Budget | \$ Over Budget | Jan - Sep 18 | YTD Budget | \$ Over Budget | Annual Budget |
|-----------------------------|-------------------|-----------------|-------------------|-------------------|------------------|-------------------|-------------------|
| Utilities | | | | | | | |
| 8620 · Electric | 437.80 | 518.50 | (80.70) | 4,275.10 | 4,666.50 | (391.40) | 6,222.00 |
| 8640 · Gas - Pool Heater | 35.00 | 354.58 | (319.58) | 3,609.58 | 3,191.22 | 418.36 | 4,255.00 |
| 8660 · TV Cable | 971.73 | 925.00 | 46.73 | 8,702.97 | 8,325.00 | 377.97 | 11,100.00 |
| 8700 · Water & Sewer | 1,382.22 | 1,077.50 | 304.72 | 9,095.27 | 9,697.50 | (602.23) | 12,930.00 |
| Total Utilities | <u>2,826.75</u> | <u>2,875.58</u> | <u>(48.83)</u> | <u>25,682.92</u> | <u>25,880.22</u> | <u>(197.30)</u> | <u>34,507.00</u> |
| Total Expense | <u>14,305.42</u> | <u>9,903.66</u> | <u>4,401.76</u> | <u>96,169.11</u> | <u>89,132.94</u> | <u>7,036.17</u> | <u>118,844.00</u> |
| Net Ordinary Income | (4,068.09) | 137.01 | (4,205.10) | 10,245.55 | 16,146.09 | (5,900.54) | 21,528.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Other | | | | | | | |
| 9710 · Contingency Fund | 0.00 | 137.00 | (137.00) | 0.00 | 1,233.00 | (1,233.00) | 1,644.00 |
| 9970 · Transfer to Reserves | 91.90 | 0.00 | 91.90 | 15,611.85 | 14,913.00 | 698.85 | 19,884.00 |
| Total Other | <u>91.90</u> | <u>137.00</u> | <u>(45.10)</u> | <u>15,611.85</u> | <u>16,146.00</u> | <u>(534.15)</u> | <u>21,528.00</u> |
| Total Other Expense | <u>91.90</u> | <u>137.00</u> | <u>(45.10)</u> | <u>15,611.85</u> | <u>16,146.00</u> | <u>(534.15)</u> | <u>21,528.00</u> |
| Net Other Income | (91.90) | (137.00) | 45.10 | (15,611.85) | (16,146.00) | 534.15 | (21,528.00) |
| Net Income | <u>(4,159.99)</u> | <u>0.01</u> | <u>(4,160.00)</u> | <u>(5,366.30)</u> | <u>0.09</u> | <u>(5,366.39)</u> | <u>0.00</u> |