

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

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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.**

01/08/19

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

	Dec 31, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Operating	
1010 · Centennial-SG Opr 6885	40,093.08
<b>Total Operating</b>	40,093.08
<b>Reserve</b>	
1210 · Centennial-SG MM Res 6893	140,490.17
<b>Total Reserve</b>	140,490.17
<b>Total Checking/Savings</b>	180,583.25
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(16,502.82)
<b>Total Accounts Receivable</b>	(16,502.82)
<b>Other Current Assets</b>	
1320 · Undeposited Funds	11,400.46
1610 · Prepaid Insurance	25,104.92
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	37,948.85
<b>Total Current Assets</b>	202,029.28
<b>TOTAL ASSETS</b>	<b>202,029.28</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	141.84
<b>Total Accounts Payable</b>	141.84
<b>Other Current Liabilities</b>	
3020 · Insurance Loan Payable	15,245.91
<b>Total Other Current Liabilities</b>	15,245.91
<b>Total Current Liabilities</b>	15,387.75
<b>Long Term Liabilities</b>	
<b>Reserves</b>	
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	1,138.18
6491 · Res Interest Prior Yrs	1,526.61
<b>Total Reserves</b>	140,490.17
<b>Total Long Term Liabilities</b>	140,490.17
<b>Total Liabilities</b>	155,877.92
<b>Equity</b>	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(4,272.09)
<b>Total Equity</b>	46,151.36
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>202,029.28</b>

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

December 2018

	Dec 18	Budget	\$ Over Budget	Jan - Dec 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,038.33	10,040.63	(2.30)	120,488.00	120,488.00	0.00	120,488.00
6210 · Reserve Fee	0.00	0.00	0.00	19,884.00	19,884.00	0.00	19,884.00
6350 · Application Fees	0.00	0.00	0.00	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	3.75	0.00	3.75	85.75	0.00	85.75	0.00
6920 · Interest - Reserves	148.99	0.00	148.99	1,138.18	0.00	1,138.18	0.00
<b>Total Income</b>	<b>10,191.07</b>	<b>10,040.63</b>	<b>150.44</b>	<b>142,165.93</b>	<b>140,372.00</b>	<b>1,793.93</b>	<b>140,372.00</b>
<b>Total Income</b>	<b>10,191.07</b>	<b>10,040.63</b>	<b>150.44</b>	<b>142,165.93</b>	<b>140,372.00</b>	<b>1,793.93</b>	<b>140,372.00</b>
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	76.00	43.87	32.13	2,896.68	526.00	2,370.68	526.00
7100 · Insurance Expense	2,510.49	2,673.37	(162.88)	30,448.80	32,080.00	(1,631.20)	32,080.00
7150 · Professional Fees Legal	0.00	41.63	(41.63)	0.00	500.00	(500.00)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.63	(16.63)	308.04	200.00	108.04	200.00
7200 · Management Fees	675.00	675.00	0.00	8,100.00	8,100.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	104.67	83.37	21.30	1,359.50	1,000.00	359.50	1,000.00
7260 · Postage and Delivery	12.30	20.87	(8.57)	109.90	250.00	(140.10)	250.00
7400 · Telephone	81.03	83.37	(2.34)	949.14	1,000.00	(50.86)	1,000.00
<b>Total Administrative</b>	<b>3,459.49</b>	<b>3,638.11</b>	<b>(178.62)</b>	<b>44,172.06</b>	<b>43,656.00</b>	<b>516.06</b>	<b>43,656.00</b>
Grounds							
7520 · Irrigation Main/Repr/Svc	61.99	62.50	(0.51)	1,019.44	750.00	269.44	750.00
7600 · Landscape Contract	1,210.00	1,300.88	(90.88)	14,883.68	15,611.00	(727.32)	15,611.00
7650 · Landscape Svcs/Replc/Oth	784.00	291.63	492.37	8,910.68	3,500.00	5,410.68	3,500.00
7655 · Mulch	0.00	291.63	(291.63)	0.00	3,500.00	(3,500.00)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.37	(83.37)	2,600.00	1,000.00	1,600.00	1,000.00
<b>Total Grounds</b>	<b>2,055.99</b>	<b>2,030.01</b>	<b>25.98</b>	<b>27,413.80</b>	<b>24,361.00</b>	<b>3,052.80</b>	<b>24,361.00</b>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	119.84	437.50	(317.66)	9,684.85	5,250.00	4,434.85	5,250.00
8040 · Electrical Main/Repr/Svc	393.50	41.63	351.87	1,070.50	500.00	570.50	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	1,500.00	(1,185.00)	1,500.00
8220 · Pest Control	25.00	195.87	(170.87)	2,400.00	2,350.00	50.00	2,350.00
<b>Total Maintenance</b>	<b>538.34</b>	<b>800.00</b>	<b>(261.66)</b>	<b>13,470.35</b>	<b>9,600.00</b>	<b>3,870.35</b>	<b>9,600.00</b>
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	3,120.00	3,120.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	0.00	150.00	(150.00)	976.50	1,800.00	(823.50)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	1,955.76	1,800.00	155.76	1,800.00
<b>Total Pool and Recreation</b>	<b>410.00</b>	<b>560.00</b>	<b>(150.00)</b>	<b>6,052.26</b>	<b>6,720.00</b>	<b>(667.74)</b>	<b>6,720.00</b>
Utilities							
8620 · Electric	460.53	518.50	(57.97)	5,688.24	6,222.00	(533.76)	6,222.00
8640 · Gas - Pool Heater	103.51	354.62	(251.11)	3,794.78	4,255.00	(460.22)	4,255.00
8660 · TV Cable	971.49	925.00	46.49	11,617.68	11,100.00	517.68	11,100.00
8700 · Water & Sewer	1,581.67	1,077.50	504.17	13,206.67	12,930.00	276.67	12,930.00
<b>Total Utilities</b>	<b>3,117.20</b>	<b>2,875.62</b>	<b>241.58</b>	<b>34,307.37</b>	<b>34,507.00</b>	<b>(199.63)</b>	<b>34,507.00</b>
<b>Total Expense</b>	<b>9,581.02</b>	<b>9,903.74</b>	<b>(322.72)</b>	<b>125,415.84</b>	<b>118,844.00</b>	<b>6,571.84</b>	<b>118,844.00</b>
<b>Net Ordinary Income</b>	<b>610.05</b>	<b>136.89</b>	<b>473.16</b>	<b>16,750.09</b>	<b>21,528.00</b>	<b>(4,777.91)</b>	<b>21,528.00</b>
<b>Other Income/Expense</b>							
Other Expense							
Other							
9710 · Contingency Fund	0.00	137.00	(137.00)	0.00	1,644.00	(1,644.00)	1,644.00
9970 · Transfer to Reserves	148.99	0.00	148.99	21,022.18	19,884.00	1,138.18	19,884.00
<b>Total Other</b>	<b>148.99</b>	<b>137.00</b>	<b>11.99</b>	<b>21,022.18</b>	<b>21,528.00</b>	<b>(505.82)</b>	<b>21,528.00</b>
<b>Total Other Expense</b>	<b>148.99</b>	<b>137.00</b>	<b>11.99</b>	<b>21,022.18</b>	<b>21,528.00</b>	<b>(505.82)</b>	<b>21,528.00</b>
<b>Net Other Income</b>	<b>(148.99)</b>	<b>(137.00)</b>	<b>(11.99)</b>	<b>(21,022.18)</b>	<b>(21,528.00)</b>	<b>505.82</b>	<b>(21,528.00)</b>
<b>Net Income</b>	<b>461.06</b>	<b>(0.11)</b>	<b>461.17</b>	<b>(4,272.09)</b>	<b>0.00</b>	<b>(4,272.09)</b>	<b>0.00</b>