

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
February 28, 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.

03/11/19

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2019

	Feb 28, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	49,499.52
Total Operating	49,499.52
Reserve	
1210 · Centennial-SG MM Res 6893	146,291.54
Total Reserve	146,291.54
Total Checking/Savings	195,791.06
Accounts Receivable	
1310 · Accounts Receivable	(2,992.66)
Total Accounts Receivable	(2,992.66)
Other Current Assets	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	20,083.94
1620 · Prepaid Expenses	916.66
1800 · Deposits	1,443.47
Total Other Current Assets	22,602.30
Total Current Assets	215,400.70
TOTAL ASSETS	215,400.70
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,188.39
Total Accounts Payable	3,188.39
Other Current Liabilities	
3020 · Insurance Loan Payable	11,857.93
3050 · Deferred Revenue	9,860.25
3055 · Operating Income Carryover	3,750.00
Total Other Current Liabilities	25,468.18
Total Current Liabilities	28,656.57
Long Term Liabilities	
Reserves	146,291.54
Total Long Term Liabilities	146,291.54
Total Liabilities	174,948.11
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	(736.27)
Total Equity	40,452.59
TOTAL LIABILITIES & EQUITY	215,400.70

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

03/11/19

February 2019

	Feb 19	Budget	\$ Over Budget	Jan - Feb 19	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 - Assessment Fees	9,861.00	9,860.75	0.25	19,722.00	19,721.50	0.50	118,329.00
6210 - Reserve Fee	5,510.75	0.00	5,510.75	5,510.75	5,510.75	0.00	22,043.00
6910 - Interest - Operating	4.91	0.00	4.91	12.24	0.00	12.24	0.00
6920 - Interest - Reserves	140.15	0.00	140.15	290.62	0.00	290.62	0.00
6950 - Surplus Rollover	375.00	375.00	0.00	750.00	750.00	0.00	4,500.00
Total Income	15,891.81	10,235.75	5,656.06	26,285.61	25,982.25	303.36	144,872.00
Total Income	15,891.81	10,235.75	5,656.06	26,285.61	25,982.25	303.36	144,872.00
Expense							
Administrative							
7040 - Licenses & Fees	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
7100 - Insurance Expense	2,510.49	2,469.25	41.24	5,020.98	4,938.50	82.48	29,631.00
7150 - Professional Fees Legal	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7170 - Admin Fees, Tax Prep Acc	202.75	20.83	181.92	202.75	41.70	161.05	250.00
7200 - Management Fees	700.00	700.00	0.00	1,400.00	1,400.00	0.00	8,400.00
7250 - Office Supplies/Svc/Misc	88.52	100.00	(11.48)	224.38	200.00	24.38	1,200.00
7260 - Postage and Delivery	12.70	14.58	(1.88)	73.26	29.20	44.06	175.00
7400 - Telephone	82.39	83.33	(0.94)	163.44	166.70	(3.26)	1,000.00
Total Administrative	3,596.85	3,479.66	117.19	7,084.81	6,959.40	125.41	41,756.00
Grounds							
7520 - Irrigation Main/Repr/Svc	130.09	91.67	38.42	130.09	183.30	(53.21)	1,100.00
7600 - Landscape Contract	1,210.00	1,210.00	0.00	2,420.00	2,420.00	0.00	14,520.00
7650 - Landscape Svcs/Replc/Oth	0.00	600.00	(600.00)	0.00	1,200.00	(1,200.00)	7,200.00
7665 - Mulch	0.00	291.67	(291.67)	0.00	583.30	(583.30)	3,500.00
7800 - Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
Total Grounds	1,340.09	2,276.67	(936.58)	2,550.09	4,553.30	(2,003.21)	27,320.00
Maintenance							
8010 - Bldg Main/Repr/Svc/Sup	403.50	518.75	(115.25)	1,405.50	1,037.50	368.00	6,225.00
8040 - Electrical Main/Repr/Svc	0.00	41.67	(41.67)	188.00	83.30	104.70	500.00
8150 - Gate Operations	980.50	125.00	855.50	980.50	250.00	730.50	1,500.00
8220 - Pest Control	116.67	200.00	(83.33)	233.34	400.00	(166.66)	2,400.00
Total Maintenance	1,500.67	865.42	615.25	2,807.34	1,770.80	1,036.54	10,625.00
Pool and Recreation							
8400 - Pool Maintenance Contract	270.00	265.00	5.00	530.00	530.00	0.00	3,180.00
8420 - Pool Equip/Deck Main/Rep	878.00	125.00	753.00	878.00	250.00	628.00	1,500.00
8430 - Pool Janitor Cleaning Sv	232.91	166.67	66.24	532.91	333.30	199.61	2,000.00
Total Pool and Recreation	1,380.91	556.67	824.24	1,940.91	1,113.30	827.61	6,680.00
Utilities							
8620 - Electric	497.23	489.25	7.98	917.29	978.50	(61.21)	5,871.00
8640 - Gas - Pool Heater	870.24	413.08	457.16	1,634.23	826.20	808.03	4,957.00
8660 - TV Cable	1,016.13	1,015.33	0.80	1,987.62	2,030.70	(43.08)	12,184.00
8700 - Water & Sewer	1,127.34	1,041.00	86.34	2,298.22	2,082.00	216.22	12,492.00
Total Utilities	3,510.94	2,958.66	552.28	6,837.36	5,917.40	919.96	35,504.00
Total Expense	11,329.46	10,157.08	1,172.38	21,220.51	20,314.20	906.31	121,885.00
Net Ordinary Income	4,562.35	78.67	4,483.68	5,065.10	5,668.05	(602.95)	22,987.00
Other Income/Expense							
Other Expense							
Other							
9710 - Contingency Fund	0.00	78.67	(78.67)	0.00	157.30	(157.30)	944.00
9970 - Transfer to Reserves	140.15	0.00	140.15	5,801.37	5,510.75	290.62	22,043.00
Total Other	140.15	78.67	61.48	5,801.37	5,668.05	133.32	22,987.00
Total Other Expense	140.15	78.67	61.48	5,801.37	5,668.05	133.32	22,987.00
Net Other Income	(140.15)	(78.67)	(61.48)	(5,801.37)	(5,668.05)	(133.32)	(22,987.00)
Net Income	4,422.20	0.00	4,422.20	(736.27)	0.00	(736.27)	0.00