

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

09/18/19

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

	Aug 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	53,177.95
Total Operating	53,177.95
Reserve	
1210 · Centennial-SG MM Res 6893	156,195.96
Total Reserve	156,195.96
Total Checking/Savings	209,373.91
Accounts Receivable	
1310 · Accounts Receivable	(5,260.64)
Total Accounts Receivable	(5,260.64)
Other Current Assets	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	5,021.00
1620 · Prepaid Expenses	366.64
1800 · Deposits	1,443.47
Total Other Current Assets	6,989.34
Total Current Assets	211,102.61
TOTAL ASSETS	211,102.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	254.80
Total Accounts Payable	254.80
Other Current Liabilities	
3020 · Insurance Loan Payable	1,693.99
3050 · Deferred Revenue	9,860.25
3055 · Operating Income Carryover	1,500.00
Total Other Current Liabilities	13,054.24
Total Current Liabilities	13,309.04
Long Term Liabilities	
Reserves	156,195.96
Total Long Term Liabilities	156,195.96
Total Liabilities	169,505.00
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	408.75
Total Equity	41,597.61
TOTAL LIABILITIES & EQUITY	211,102.61

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

09/18/19

August 2019

	<u>Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,861.00	9,860.75	0.25	78,886.50	78,886.00	0.50	118,329.00
6210 · Reserve Fee	0.00	0.00	0.00	16,532.25	16,532.25	0.00	22,043.00
6910 · Interest - Operating	7.21	0.00	7.21	51.21	0.00	51.21	0.00
6920 · Interest - Reserves	165.65	0.00	165.65	1,243.54	0.00	1,243.54	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	3,000.00	3,000.00	0.00	4,500.00
Total Income	10,408.86	10,235.75	173.11	99,713.50	98,418.25	1,295.25	144,872.00
Total Income	10,408.86	10,235.75	173.11	99,713.50	98,418.25	1,295.25	144,872.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	461.60	400.00	61.60	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	20,083.92	19,754.00	329.92	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	202.75	166.68	36.07	250.00
7200 · Management Fees	700.00	700.00	0.00	5,600.00	5,600.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	87.25	100.00	(12.75)	831.70	800.00	31.70	1,200.00
7260 · Postage and Delivery	2.50	14.58	(12.08)	147.71	116.68	31.03	175.00
7400 · Telephone	85.56	83.33	2.23	662.55	666.68	(4.13)	1,000.00
Total Administrative	3,385.80	3,479.66	(93.86)	27,990.23	27,837.36	152.87	41,756.00
Grounds							
7520 · Irrigation Main/Repr/Svc	229.80	91.67	138.13	2,691.55	733.32	1,958.23	1,100.00
7600 · Landscape Contract	510.00	1,210.00	(700.00)	8,620.00	9,680.00	(1,060.00)	14,520.00
7650 · Landscape Svcs/Replc/Oth	224.00	600.00	(376.00)	2,466.00	4,800.00	(2,334.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,333.32	(2,333.32)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
Total Grounds	963.80	2,276.67	(1,312.87)	13,777.55	18,213.32	(4,435.77)	27,320.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	135.00	518.75	(383.75)	7,311.77	4,150.00	3,161.77	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	329.00	333.32	(4.32)	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	1,000.00	(19.50)	1,500.00
8220 · Pest Control	366.67	200.00	166.67	1,433.36	1,600.00	(166.64)	2,400.00
Total Maintenance	501.67	885.42	(383.75)	10,054.63	7,083.32	2,971.31	10,625.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	265.00	5.00	2,150.00	2,120.00	30.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	1,805.00	1,000.00	805.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,560.96	1,333.32	227.64	2,000.00
Total Pool and Recreation	420.00	556.67	(136.67)	5,515.96	4,453.32	1,062.64	6,680.00
Utilities							
8620 · Electric	533.99	489.25	44.74	3,902.83	3,914.00	(11.17)	5,871.00
8640 · Gas - Pool Heater	59.27	413.08	(353.81)	3,465.78	3,304.68	161.10	4,957.00
8660 · TV Cable	1,016.23	1,015.33	0.90	8,084.70	8,122.68	(37.98)	12,184.00
8700 · Water & Sewer	991.40	1,041.00	(49.60)	8,737.28	8,328.00	409.28	12,492.00
Total Utilities	2,600.89	2,958.66	(357.77)	24,190.59	23,669.36	521.23	35,504.00
Total Expense	7,872.16	10,157.08	(2,284.92)	81,528.96	81,256.68	272.28	121,885.00
Net Ordinary Income	2,536.70	78.67	2,458.03	18,184.54	17,161.57	1,022.97	22,987.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	629.32	(629.32)	944.00
9970 · Transfer to Reserves	165.65	0.00	165.65	17,775.79	16,532.25	1,243.54	22,043.00
Total Other	165.65	78.67	86.98	17,775.79	17,161.57	614.22	22,987.00
Total Other Expense	165.65	78.67	86.98	17,775.79	17,161.57	614.22	22,987.00
Net Other Income	(165.65)	(78.67)	(86.98)	(17,775.79)	(17,161.57)	(614.22)	(22,987.00)
Net Income	2,371.05	0.00	2,371.05	408.75	0.00	408.75	0.00