

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

07/12/18

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

	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	60,284.15
Total Operating	60,284.15
Reserve	
1210 · Centennial-SG MM Res 6893	129,857.96
Total Reserve	129,857.96
Total Checking/Savings	190,142.11
Accounts Receivable	
1310 · Accounts Receivable	(23,313.25)
Total Accounts Receivable	(23,313.25)
Other Current Assets	
1320 · Undeposited Funds	3,694.00
1610 · Prepaid Insurance	10,171.14
1800 · Deposits	1,443.47
Total Other Current Assets	15,308.61
Total Current Assets	182,137.47
TOTAL ASSETS	182,137.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,251.62
Total Accounts Payable	5,251.62
Total Current Liabilities	5,251.62
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	4,187.00
5142 · Misc Site Improvements	3,545.00
5146 · Furniture/Fixtures/Equip	(367.97)
5300 · Bldg Restoration/Paintin	22,473.18
5320 · Paving/Roads	38,130.90
5400 · Roofing	59,915.27
5490 · Reserve Interest Current	448.01
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	129,858.00
Total Long Term Liabilities	129,858.00
Total Liabilities	135,109.62
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(3,395.60)
Total Equity	47,027.85
TOTAL LIABILITIES & EQUITY	182,137.47

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

	Jun 18	Budget	\$ Over Budget	Jan - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
6200 · Assessment Fees	10,038.33	10,040.67	(2.34)	60,244.00	60,244.02	(0.02)	120,488.00
6210 · Reserve Fee	0.00	0.00	0.00	9,942.00	9,942.00	0.00	19,884.00
6350 · Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
6410 · Other Income	70.00			70.00			
6910 · Interest - Operating	6.66	0.00	6.66	42.36	0.00	42.36	0.00
6920 · Interest - Reserves	74.67	0.00	74.67	448.01	0.00	448.01	0.00
Total income	10,289.66	10,040.67	248.99	70,946.37	70,186.02	760.35	140,372.00
Total Income	10,289.66	10,040.67	248.99	70,946.37	70,186.02	760.35	140,372.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	43.83	(43.83)	461.25	262.98	198.27	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	15,256.68	16,039.98	(783.30)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	250.02	(250.02)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.67	(16.67)	308.04	100.02	208.02	200.00
7200 · Management Fees	675.00	675.00	0.00	4,050.00	4,050.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	134.85	83.33	51.52	657.57	499.98	157.59	1,000.00
7260 · Postage and Delivery	6.40	20.83	(14.43)	63.20	124.98	(61.78)	250.00
7400 · Telephone	78.68	83.33	(4.65)	472.91	499.98	(27.07)	1,000.00
Total Administrative	3,437.71	3,637.99	(200.28)	21,269.65	21,827.94	(558.29)	43,656.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	62.50	(62.50)	101.90	375.00	(273.10)	750.00
7600 · Landscape Contract	1,210.00	1,300.92	(90.92)	7,623.68	7,805.52	(181.84)	15,611.00
7650 · Landscape Svcs/Repic/Oth	0.00	291.67	(291.67)	3,990.68	1,750.02	2,240.66	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,750.02	(1,750.02)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	1,950.00	499.98	1,450.02	1,000.00
Total Grounds	1,210.00	2,030.09	(820.09)	13,666.26	12,180.54	1,485.72	24,361.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	2,250.00	437.50	1,812.50	5,362.11	2,625.00	2,737.11	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	677.00	250.02	426.98	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	750.00	(435.00)	1,500.00
8220 · Pest Control	25.00	195.83	(170.83)	1,750.00	1,174.98	575.02	2,350.00
Total Maintenance	2,275.00	800.00	1,475.00	8,104.11	4,800.00	3,304.11	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	1,560.00	1,560.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	0.00	150.00	(150.00)	253.50	900.00	(646.50)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	975.00	900.00	75.00	1,800.00
Total Pool and Recreation	410.00	560.00	(150.00)	2,788.50	3,360.00	(571.50)	6,720.00

07/12/18

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

	Jun 18	Budget	\$ Over Budget	Jan - Jun 18	YTD Budget	\$ Over Budget	Annual Budget
Utilities							
8620 · Electric	502.16	518.50	(16.34)	2,863.95	3,111.00	(247.05)	6,222.00
8640 · Gas - Pool Heater	65.28	354.58	(289.30)	3,495.97	2,127.48	1,368.49	4,255.00
8660 · TV Cable	971.73	925.00	46.73	5,787.78	5,550.00	237.78	11,100.00
8700 · Water & Sewer	869.18	1,077.50	(208.32)	5,975.74	6,465.00	(489.26)	12,930.00
Total Utilities	2,408.35	2,875.58	(467.23)	18,123.44	17,253.48	869.96	34,507.00
Total Expense	9,741.06	9,903.66	(162.60)	63,951.96	59,421.96	4,530.00	118,844.00
Net Ordinary Income	548.60	137.01	411.59	6,994.41	10,764.06	(3,769.65)	21,528.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	137.00	(137.00)	0.00	822.00	(822.00)	1,644.00
9970 · Transfer to Reserves	74.67	0.00	74.67	10,390.01	9,942.00	448.01	19,884.00
Total Other	74.67	137.00	(62.33)	10,390.01	10,764.00	(373.99)	21,528.00
Total Other Expense	74.67	137.00	(62.33)	10,390.01	10,764.00	(373.99)	21,528.00
Net Other Income	(74.67)	(137.00)	62.33	(10,390.01)	(10,764.00)	373.99	(21,528.00)
Net Income	473.93	0.01	473.92	(3,395.60)	0.06	(3,395.66)	0.00