

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

05/15/19

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2019

	Apr 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	58,277.35
Total Operating	58,277.35
Reserve	
1210 · Centennial-SG MM Res 6893	152,109.19
Total Reserve	152,109.19
Total Checking/Savings	210,386.54
Accounts Receivable	
1310 · Accounts Receivable	(4,259.50)
Total Accounts Receivable	(4,259.50)
Other Current Assets	
1610 · Prepaid Insurance	15,062.96
1620 · Prepaid Expenses	733.32
1800 · Deposits	1,443.47
Total Other Current Assets	17,239.75
Total Current Assets	223,366.79
TOTAL ASSETS	223,366.79
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,814.62
Total Accounts Payable	1,814.62
Other Current Liabilities	
3020 · Insurance Loan Payable	8,469.95
3050 · Deferred Revenue	19,721.25
3055 · Operating Income Carryover	3,000.00
Total Other Current Liabilities	31,191.20
Total Current Liabilities	33,005.82
Long Term Liabilities	152,109.19
Total Liabilities	185,115.01
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	(2,937.08)
Total Equity	38,251.78
TOTAL LIABILITIES & EQUITY	223,366.79

Blackburn Point Marina Village Condominium Assn., Inc.

Revenue & Expense - Budget vs Actual

April 2019

05/15/19

	Apr 19	Budget	\$ Over Budget	Jan - Apr 19	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,861.00	9,860.75	0.25	39,443.25	39,443.00	0.25	118,329.00
6210 · Reserve Fee	5,510.75	5,510.75	0.00	11,021.50	11,021.50	0.00	22,043.00
6910 · Interest - Operating	7.98	0.00	7.98	24.19	0.00	24.19	0.00
6920 · Interest - Reserves	151.59	0.00	151.59	597.52	0.00	597.52	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	1,500.00	1,500.00	0.00	4,500.00
Total Income	15,906.32	15,746.50	159.82	52,586.46	51,964.50	621.96	144,872.00
Total Income	15,906.32	15,746.50	159.82	52,586.46	51,964.50	621.96	144,872.00
Expense							
Administrative							
7040 · Licenses & Fees	61.25	50.00	11.25	61.25	200.00	(138.75)	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	10,041.96	9,877.00	164.96	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	202.75	83.36	119.39	250.00
7200 · Management Fees	700.00	700.00	0.00	2,800.00	2,800.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	100.25	100.00	0.25	452.26	400.00	52.26	1,200.00
7260 · Postage and Delivery	14.20	14.58	(0.38)	112.91	58.36	54.55	175.00
7400 · Telephone	82.04	83.33	(1.29)	327.86	333.36	(5.50)	1,000.00
Total Administrative	3,468.23	3,479.66	(11.43)	13,998.99	13,918.72	80.27	41,756.00
Grounds							
7520 · Irrigation Main/Repr/Svc	655.52	91.67	563.85	1,843.11	366.64	1,476.47	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	4,750.00	4,840.00	(90.00)	14,520.00
7650 · Landscape Svcs/Replc/Oth	224.00	600.00	(376.00)	224.00	2,400.00	(2,176.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,166.64	(1,166.64)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
Total Grounds	1,999.52	2,276.67	(277.15)	6,817.11	9,106.64	(2,289.53)	27,320.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	967.70	518.75	448.95	4,837.12	2,075.00	2,762.12	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	188.00	166.64	21.36	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	500.00	480.50	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	466.68	800.00	(333.32)	2,400.00
Total Maintenance	1,084.37	885.42	198.95	6,472.30	3,541.64	2,930.66	10,625.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	265.00	5.00	1,070.00	1,060.00	10.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	550.00	125.00	425.00	1,428.00	500.00	928.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	832.91	666.64	166.27	2,000.00
Total Pool and Recreation	970.00	556.67	413.33	3,330.91	2,226.64	1,104.27	6,680.00
Utilities							
8620 · Electric	477.65	489.25	(11.60)	1,851.80	1,957.00	(105.20)	5,871.00
8640 · Gas - Pool Heater	357.71	413.08	(55.37)	2,848.95	1,652.36	1,196.59	4,957.00
8660 · TV Cable	1,016.13	1,015.33	0.80	4,019.88	4,061.36	(41.48)	12,184.00
8700 · Water & Sewer	1,154.95	1,041.00	113.95	4,564.58	4,164.00	400.58	12,492.00
Total Utilities	3,006.44	2,958.66	47.78	13,285.21	11,834.72	1,450.49	35,504.00
Total Expense	10,528.56	10,157.08	371.48	43,904.52	40,628.36	3,276.16	121,885.00
Net Ordinary Income	5,377.76	5,589.42	(211.66)	8,681.94	11,336.14	(2,654.20)	22,987.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	314.64	(314.64)	944.00
9970 · Transfer to Reserves	5,662.34	5,510.75	151.59	11,619.02	11,021.50	597.52	22,043.00
Total Other	5,662.34	5,589.42	72.92	11,619.02	11,336.14	282.88	22,987.00
Total Other Expense	5,662.34	5,589.42	72.92	11,619.02	11,336.14	282.88	22,987.00
Net Other Income	(5,662.34)	(5,589.42)	(72.92)	(11,619.02)	(11,336.14)	(282.88)	(22,987.00)
Net Income	(284.58)	0.00	(284.58)	(2,937.08)	0.00	(2,937.08)	0.00