

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
June 30, 2019

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

07/11/19

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

	Jun 30, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	51,560.73
Total Operating	51,560.73
Reserve	
1210 · Centennial-SG MM Res 6893	152,427.12
Total Reserve	152,427.12
Total Checking/Savings	203,987.85
Accounts Receivable	
1310 · Accounts Receivable	(18,454.34)
Total Accounts Receivable	(18,454.34)
Other Current Assets	
1610 · Prepaid Insurance	10,041.98
1620 · Prepaid Expenses	549.98
1800 · Deposits	1,443.47
Total Other Current Assets	12,035.43
Total Current Assets	197,568.94
TOTAL ASSETS	197,568.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	528.05
Total Accounts Payable	528.05
Other Current Liabilities	
3020 · Insurance Loan Payable	5,081.97
3055 · Operating Income Carryover	2,250.00
Total Other Current Liabilities	7,331.97
Total Current Liabilities	7,860.02
Long Term Liabilities	
Reserves	152,427.12
Total Long Term Liabilities	152,427.12
Total Liabilities	160,287.14
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	(3,907.06)
Total Equity	37,281.80
TOTAL LIABILITIES & EQUITY	197,568.94

Blackburn Point Marina Village Condominium Assn., Inc.

Revenue & Expense - Budget vs Actual

June 2019

07/11/19

	<u>Jun 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,860.25	9,860.75	(0.50)	59,164.50	59,164.50	0.00	118,329.00
6210 · Reserve Fee	0.00	0.00	0.00	11,021.50	11,021.50	0.00	22,043.00
6910 · Interest - Operating	4.54	0.00	4.54	35.78	0.00	35.78	0.00
6920 · Interest - Reserves	156.44	0.00	156.44	915.45	0.00	915.45	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	2,250.00	2,250.00	0.00	4,500.00
Total Income	<u>10,396.23</u>	<u>10,235.75</u>	<u>160.48</u>	<u>73,387.23</u>	<u>72,436.00</u>	<u>951.23</u>	<u>144,872.00</u>
Total Income	10,396.23	10,235.75	160.48	73,387.23	72,436.00	951.23	144,872.00
Expense							
Administrative							
7040 · Licenses & Fees	400.00	50.00	350.00	461.25	300.00	161.25	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	15,062.94	14,815.50	247.44	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	202.75	125.02	77.73	250.00
7200 · Management Fees	700.00	700.00	0.00	4,200.00	4,200.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	81.65	100.00	(18.35)	618.11	600.00	18.11	1,200.00
7260 · Postage and Delivery	4.70	14.58	(9.88)	118.31	87.52	30.79	175.00
7400 · Telephone	82.04	83.33	(1.29)	491.94	500.02	(8.08)	1,000.00
Total Administrative	<u>3,778.88</u>	<u>3,479.66</u>	<u>299.22</u>	<u>21,155.30</u>	<u>20,878.04</u>	<u>277.26</u>	<u>41,756.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	398.64	91.67	306.97	2,351.75	549.98	1,801.77	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	6,990.00	7,260.00	(270.00)	14,520.00
7650 · Landscape Svcs/Replc/Oth	1,310.00	600.00	710.00	1,758.00	3,600.00	(1,842.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,749.98	(1,749.98)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
Total Grounds	<u>2,828.64</u>	<u>2,276.67</u>	<u>551.97</u>	<u>11,099.75</u>	<u>13,659.98</u>	<u>(2,560.23)</u>	<u>27,320.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	208.49	518.75	(310.26)	7,176.77	3,112.50	4,064.27	6,225.00
8040 · Electrical Main/Repr/Svc	141.00	41.67	99.33	329.00	249.98	79.02	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	750.00	230.50	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	950.02	1,200.00	(249.98)	2,400.00
Total Maintenance	<u>466.16</u>	<u>885.42</u>	<u>(419.26)</u>	<u>9,436.29</u>	<u>5,312.48</u>	<u>4,123.81</u>	<u>10,625.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	265.00	5.00	1,610.00	1,590.00	20.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	377.00	125.00	252.00	1,805.00	750.00	1,055.00	1,500.00
8430 · Pool Janitor Cleaning Sv	278.05	166.67	111.38	1,260.96	999.98	260.98	2,000.00
Total Pool and Recreation	<u>925.05</u>	<u>556.67</u>	<u>368.38</u>	<u>4,675.96</u>	<u>3,339.98</u>	<u>1,335.98</u>	<u>6,680.00</u>
Utilities							
8620 · Electric	484.13	489.25	(5.12)	2,860.49	2,935.50	(75.01)	5,871.00
8640 · Gas - Pool Heater	159.32	413.08	(253.76)	3,347.26	2,478.52	868.74	4,957.00
8660 · TV Cable	1,016.23	1,015.33	0.90	6,052.24	6,092.02	(39.78)	12,184.00
8700 · Water & Sewer	1,139.02	1,041.00	98.02	6,730.05	6,246.00	484.05	12,492.00
Total Utilities	<u>2,798.70</u>	<u>2,958.66</u>	<u>(159.96)</u>	<u>18,990.04</u>	<u>17,752.04</u>	<u>1,238.00</u>	<u>35,504.00</u>
Total Expense	<u>10,797.43</u>	<u>10,157.08</u>	<u>640.35</u>	<u>65,357.34</u>	<u>60,942.52</u>	<u>4,414.82</u>	<u>121,885.00</u>
Net Ordinary Income	<u>(401.20)</u>	<u>78.67</u>	<u>(479.87)</u>	<u>8,029.89</u>	<u>11,493.48</u>	<u>(3,463.59)</u>	<u>22,987.00</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	471.98	(471.98)	944.00
9970 · Transfer to Reserves	156.44	0.00	156.44	11,936.95	11,021.50	915.45	22,043.00
Total Other	<u>156.44</u>	<u>78.67</u>	<u>77.77</u>	<u>11,936.95</u>	<u>11,493.48</u>	<u>443.47</u>	<u>22,987.00</u>
Total Other Expense	<u>156.44</u>	<u>78.67</u>	<u>77.77</u>	<u>11,936.95</u>	<u>11,493.48</u>	<u>443.47</u>	<u>22,987.00</u>
Net Other Income	<u>(156.44)</u>	<u>(78.67)</u>	<u>(77.77)</u>	<u>(11,936.95)</u>	<u>(11,493.48)</u>	<u>(443.47)</u>	<u>(22,987.00)</u>
Net Income	<u>(557.64)</u>	<u>0.00</u>	<u>(557.64)</u>	<u>(3,907.06)</u>	<u>0.00</u>	<u>(3,907.06)</u>	<u>0.00</u>