

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
March 31, 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.

04/12/18

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of March 31, 2018

	Mar 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	59,884.85
Total Operating	59,884.85
Reserve	
1210 · Centennial-SG MM Res 6893	124,662.03
Total Reserve	124,662.03
Total Checking/Savings	184,546.88
Accounts Receivable	
1310 · Accounts Receivable	(21,257.26)
Total Accounts Receivable	(21,257.26)
Other Current Assets	
1320 · Undeposited Funds	2,005.23
1610 · Prepaid Insurance	17,799.48
1800 · Deposits	1,443.47
Total Other Current Assets	21,248.18
Total Current Assets	184,537.80
TOTAL ASSETS	184,537.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	10,560.15
Total Accounts Payable	10,560.15
Total Current Liabilities	10,560.15
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	3,926.50
5142 · Misc Site Improvements	3,013.00
5146 · Furniture/Fixtures/Equip	(850.72)
5300 · Bldg Restoration/Paintin	21,261.43
5320 · Paving/Roads	37,910.15
5400 · Roofing	57,652.02
5490 · Reserve Interest Current	223.08
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	124,662.07
Total Long Term Liabilities	124,662.07
Total Liabilities	135,222.22
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(1,107.87)
Total Equity	49,315.58
TOTAL LIABILITIES & EQUITY	184,537.80

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

March 2018

	Mar 18	Budget	\$ Over Budget	Jan - Mar 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,040.67	10,040.67	0.00	30,122.00	30,122.01	(0.01)	120,488.00
6210 · Reserve Fee	1,657.00	1,657.00	0.00	4,971.00	4,971.00	0.00	19,884.00
6910 · Interest - Operating	5.43	0.00	5.43	19.73	0.00	19.73	0.00
6920 · Interest - Reserves	78.46	0.00	78.46	223.08	0.00	223.08	0.00
Total Income	11,781.56	11,697.67	83.89	35,335.81	35,093.01	242.80	140,372.00
Total Income	11,781.56	11,697.67	83.89	35,335.81	35,093.01	242.80	140,372.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	43.83	(43.83)	0.00	131.49	(131.49)	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	7,628.34	8,019.99	(391.65)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.67	(16.67)	90.00	50.01	39.99	200.00
7200 · Management Fees	675.00	675.00	0.00	2,025.00	2,025.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	107.83	83.33	24.50	339.05	249.99	89.06	1,000.00
7260 · Postage and Delivery	14.60	20.83	(6.23)	30.80	62.49	(31.69)	250.00
7400 · Telephone	78.94	83.33	(4.39)	236.88	249.99	(13.11)	1,000.00
Total Administrative	3,419.15	3,637.99	(218.84)	10,350.07	10,913.97	(563.90)	43,656.00
Grounds							
7520 · Irrigation Main/Repr/Svc	10.05	62.50	(52.45)	95.10	187.50	(92.40)	750.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	3,902.76	3,902.76	0.00	15,611.00
7650 · Landscape Svcs/Replc/Oth	65.00	291.67	(226.67)	1,004.00	875.01	128.99	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	875.01	(875.01)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	1,950.00	249.99	1,700.01	1,000.00
Total Grounds	1,375.97	2,030.09	(654.12)	6,951.86	6,090.27	861.59	24,361.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	31.91	437.50	(405.59)	1,139.11	1,312.50	(173.39)	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	125.01	(125.01)	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	375.00	(60.00)	1,500.00
8220 · Pest Control	25.00	195.83	(170.83)	1,425.00	587.49	837.51	2,350.00
Total Maintenance	56.91	800.00	(743.09)	2,879.11	2,400.00	479.11	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	780.00	780.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	158.50	150.00	8.50	228.50	450.00	(221.50)	1,800.00
8430 · Pool Janitor Cleaning Sv	0.00	150.00	(150.00)	375.00	450.00	(75.00)	1,800.00
Total Pool and Recreation	418.50	560.00	(141.50)	1,383.50	1,680.00	(296.50)	6,720.00
Utilities							
8620 · Electric	457.22	518.50	(61.28)	1,468.92	1,555.50	(86.58)	6,222.00
8640 · Gas - Pool Heater	801.90	354.58	447.32	2,492.72	1,063.74	1,428.98	4,255.00
8660 · TV Cable	971.76	925.00	46.76	2,872.59	2,775.00	97.59	11,100.00
8700 · Water & Sewer	985.03	1,077.50	(92.47)	2,850.83	3,232.50	(381.67)	12,930.00
Total Utilities	3,215.91	2,875.58	340.33	9,685.06	8,626.74	1,058.32	34,507.00
Total Expense	8,486.44	9,903.66	(1,417.22)	31,249.60	29,710.98	1,538.62	118,844.00
Net Ordinary Income	3,295.12	1,794.01	1,501.11	4,086.21	5,382.03	(1,295.82)	21,528.00

04/12/18

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

March 2018

	<u>Mar 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	137.00	(137.00)	0.00	411.00	(411.00)	1,644.00
9970 · Transfer to Reserves	78.46	1,657.00	(1,578.54)	5,194.08	4,971.00	223.08	19,884.00
Total Other	<u>78.46</u>	<u>1,794.00</u>	<u>(1,715.54)</u>	<u>5,194.08</u>	<u>5,382.00</u>	<u>(187.92)</u>	<u>21,528.00</u>
Total Other Expense	<u>78.46</u>	<u>1,794.00</u>	<u>(1,715.54)</u>	<u>5,194.08</u>	<u>5,382.00</u>	<u>(187.92)</u>	<u>21,528.00</u>
Net Other Income	<u>(78.46)</u>	<u>(1,794.00)</u>	<u>1,715.54</u>	<u>(5,194.08)</u>	<u>(5,382.00)</u>	<u>187.92</u>	<u>(21,528.00)</u>
Net Income	<u><u>3,216.66</u></u>	<u><u>0.01</u></u>	<u><u>3,216.65</u></u>	<u><u>(1,107.87)</u></u>	<u><u>0.03</u></u>	<u><u>(1,107.90)</u></u>	<u><u>0.00</u></u>