

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

05/10/18

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

	Apr 30, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	62,469.55
Total Operating	62,469.55
Reserve	
1210 · Centennial-SG MM Res 6893	129,706.18
Total Reserve	129,706.18
Total Checking/Savings	192,175.73
Accounts Receivable	
1310 · Accounts Receivable	(3,578.41)
Total Accounts Receivable	(3,578.41)
Other Current Assets	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	15,256.70
1800 · Deposits	1,443.47
Total Other Current Assets	16,858.40
Total Current Assets	205,455.72
TOTAL ASSETS	205,455.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	8,752.70
Total Accounts Payable	8,752.70
Other Current Liabilities	
3050 · Deferred Revenue	20,076.66
Total Other Current Liabilities	20,076.66
Total Current Liabilities	28,829.36
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	296.23
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	129,706.22
Total Long Term Liabilities	129,706.22
Total Liabilities	158,535.58
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(3,503.31)
Total Equity	46,920.14
TOTAL LIABILITIES & EQUITY	205,455.72

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

April 2018

	Apr 18	Budget	\$ Over Budget	Jan - Apr 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,045.34	10,040.67	4.67	40,167.34	40,162.68	4.66	120,488.00
6210 · Reserve Fee	4,971.00	4,971.00	0.00	9,942.00	9,942.00	0.00	19,884.00
6910 · Interest - Operating	8.45	0.00	8.45	28.18	0.00	28.18	0.00
6920 · Interest - Reserves	73.15	0.00	73.15	296.23	0.00	296.23	0.00
Total Income	15,097.94	15,011.67	86.27	50,433.75	50,104.68	329.07	140,372.00
Total Income	15,097.94	15,011.67	86.27	50,433.75	50,104.68	329.07	140,372.00
Expense							
Administrative							
7040 · Licenses & Fees	61.25	43.83	17.42	61.25	175.32	(114.07)	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	10,171.12	10,693.32	(522.20)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	166.68	(166.68)	500.00
7170 · Admin Fees, Tax Prep Acc	200.00	16.67	183.33	290.00	66.68	223.32	200.00
7200 · Management Fees	675.00	675.00	0.00	2,700.00	2,700.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	98.85	83.33	15.52	437.90	333.32	104.58	1,000.00
7260 · Postage and Delivery	20.40	20.83	(0.43)	51.20	83.32	(32.12)	250.00
7400 · Telephone	78.67	83.33	(4.66)	315.55	333.32	(17.77)	1,000.00
Total Administrative	3,676.95	3,637.99	38.96	14,027.02	14,551.96	(524.94)	43,656.00
Grounds							
7520 · Irrigation Main/Repr/Svc	6.80	62.50	(55.70)	101.90	250.00	(148.10)	750.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	5,203.68	5,203.68	0.00	15,611.00
7650 · Landscape Svcs/Replc/Oth	2,986.68	291.67	2,695.01	3,990.68	1,166.68	2,824.00	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,166.68	(1,166.68)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	1,950.00	333.32	1,616.68	1,000.00
Total Grounds	4,294.40	2,030.09	2,264.31	11,246.26	8,120.36	3,125.90	24,361.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	437.50	(437.50)	1,139.11	1,750.00	(610.89)	5,250.00
8040 · Electrical Main/Repr/Svc	677.00	41.67	635.33	677.00	166.68	510.32	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	500.00	(185.00)	1,500.00
8220 · Pest Control	25.00	195.83	(170.83)	1,450.00	783.32	666.68	2,350.00
Total Maintenance	702.00	800.00	(98.00)	3,581.11	3,200.00	381.11	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	1,040.00	1,040.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	0.00	150.00	(150.00)	228.50	600.00	(371.50)	1,800.00
8430 · Pool Janitor Cleaning Sv	300.00	150.00	150.00	675.00	600.00	75.00	1,800.00
Total Pool and Recreation	560.00	560.00	0.00	1,943.50	2,240.00	(296.50)	6,720.00
Utilities							
8620 · Electric	442.57	518.50	(75.93)	1,911.49	2,074.00	(162.51)	6,222.00
8640 · Gas - Pool Heater	510.70	354.58	156.12	3,003.42	1,418.32	1,585.10	4,255.00
8660 · TV Cable	971.73	925.00	46.73	3,844.32	3,700.00	144.32	11,100.00
8700 · Water & Sewer	1,290.88	1,077.50	213.38	4,141.71	4,310.00	(168.29)	12,930.00
Total Utilities	3,215.88	2,875.58	340.30	12,900.94	11,502.32	1,398.62	34,507.00
Total Expense	12,449.23	9,903.66	2,545.57	43,698.83	39,614.64	4,084.19	118,844.00
Net Ordinary Income	2,648.71	5,108.01	(2,459.30)	6,734.92	10,490.04	(3,755.12)	21,528.00

05/10/18

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

April 2018

	<u>Apr 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 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	548.00	(548.00)	1,644.00
9970 · Transfer to Reserves	5,044.15	4,971.00	73.15	10,238.23	9,942.00	296.23	19,884.00
Total Other	<u>5,044.15</u>	<u>5,108.00</u>	<u>(63.85)</u>	<u>10,238.23</u>	<u>10,490.00</u>	<u>(251.77)</u>	<u>21,528.00</u>
Total Other Expense	<u>5,044.15</u>	<u>5,108.00</u>	<u>(63.85)</u>	<u>10,238.23</u>	<u>10,490.00</u>	<u>(251.77)</u>	<u>21,528.00</u>
Net Other Income	<u>(5,044.15)</u>	<u>(5,108.00)</u>	<u>63.85</u>	<u>(10,238.23)</u>	<u>(10,490.00)</u>	<u>251.77</u>	<u>(21,528.00)</u>
Net Income	<u><u>(2,395.44)</u></u>	<u><u>0.01</u></u>	<u><u>(2,395.45)</u></u>	<u><u>(3,503.31)</u></u>	<u><u>0.04</u></u>	<u><u>(3,503.35)</u></u>	<u><u>0.00</u></u>