

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

06/11/18

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

	May 31, 18
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	56,698.16
Total Operating	56,698.16
Reserve	
1210 · Centennial-SG MM Res 6893	129,783.29
Total Reserve	129,783.29
Total Checking/Savings	186,481.45
Accounts Receivable	
1310 · Accounts Receivable	(4,211.33)
Total Accounts Receivable	(4,211.33)
Other Current Assets	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	12,713.92
1800 · Deposits	1,443.47
Total Other Current Assets	14,315.62
Total Current Assets	196,585.74
TOTAL ASSETS	196,585.74
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	10,210.16
Total Accounts Payable	10,210.16
Other Current Liabilities	
3050 · Deferred Revenue	10,038.33
Total Other Current Liabilities	10,038.33
Total Current Liabilities	20,248.49
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	373.34
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	129,783.33
Total Long Term Liabilities	129,783.33
Total Liabilities	150,031.82
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(3,869.53)
Total Equity	46,553.92
TOTAL LIABILITIES & EQUITY	196,585.74

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

May 2018

	May 18	Budget	\$ Over Budget	Jan - May 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,038.33	10,040.67	(2.34)	50,205.67	50,203.35	2.32	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			100.00			
6910 · Interest - Operating	7.52	0.00	7.52	35.70	0.00	35.70	0.00
6920 · Interest - Reserves	77.11	0.00	77.11	373.34	0.00	373.34	0.00
Total Income	10,222.96	10,040.67	182.29	60,656.71	60,145.35	511.36	140,372.00
Total Income	10,222.96	10,040.67	182.29	60,656.71	60,145.35	511.36	140,372.00
Expense							
Administrative							
7040 · Licenses & Fees	400.00	43.83	356.17	461.25	219.15	242.10	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	12,713.90	13,366.65	(652.75)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	208.35	(208.35)	500.00
7170 · Admin Fees, Tax Prep Acc	18.04	16.67	1.37	308.04	83.35	224.69	200.00
7200 · Management Fees	675.00	675.00	0.00	3,375.00	3,375.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	84.82	83.33	1.49	522.72	416.65	106.07	1,000.00
7260 · Postage and Delivery	5.60	20.83	(15.23)	56.80	104.15	(47.35)	250.00
7400 · Telephone	78.68	83.33	(4.65)	394.23	416.65	(22.42)	1,000.00
Total Administrative	3,804.92	3,637.99	166.93	17,831.94	18,189.95	(358.01)	43,656.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	62.50	(62.50)	101.90	312.50	(210.60)	750.00
7600 · Landscape Contract	1,210.00	1,300.92	(90.92)	6,413.68	6,504.60	(90.92)	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	3,990.68	1,458.35	2,532.33	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,458.35	(1,458.35)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	1,950.00	416.65	1,533.35	1,000.00
Total Grounds	1,210.00	2,030.09	(820.09)	12,456.26	10,150.45	2,305.81	24,361.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	1,973.00	437.50	1,535.50	3,112.11	2,187.50	924.61	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	677.00	208.35	468.65	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	625.00	(310.00)	1,500.00
8220 · Pest Control	275.00	195.83	79.17	1,725.00	979.15	745.85	2,350.00
Total Maintenance	2,248.00	800.00	1,448.00	5,829.11	4,000.00	1,829.11	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	1,300.00	1,300.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	25.00	150.00	(125.00)	253.50	750.00	(496.50)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	825.00	750.00	75.00	1,800.00
Total Pool and Recreation	435.00	560.00	(125.00)	2,378.50	2,800.00	(421.50)	6,720.00
Utilities							
8620 · Electric	450.30	518.50	(68.20)	2,361.79	2,592.50	(230.71)	6,222.00
8640 · Gas - Pool Heater	427.27	354.58	72.69	3,430.69	1,772.90	1,657.79	4,255.00
8660 · TV Cable	971.73	925.00	46.73	4,816.05	4,625.00	191.05	11,100.00
8700 · Water & Sewer	964.85	1,077.50	(112.65)	5,106.56	5,387.50	(280.94)	12,930.00
Total Utilities	2,814.15	2,875.58	(61.43)	15,715.09	14,377.90	1,337.19	34,507.00
Total Expense	10,512.07	9,903.66	608.41	54,210.90	49,518.30	4,692.60	118,844.00
Net Ordinary Income	(289.11)	137.01	(426.12)	6,445.81	10,627.05	(4,181.24)	21,528.00

06/11/18

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

May 2018

	<u>May 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 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	685.00	(685.00)	1,644.00
9970 · Transfer to Reserves	77.11	0.00	77.11	10,315.34	9,942.00	373.34	19,884.00
Total Other	<u>77.11</u>	<u>137.00</u>	<u>(59.89)</u>	<u>10,315.34</u>	<u>10,627.00</u>	<u>(311.66)</u>	<u>21,528.00</u>
Total Other Expense	<u>77.11</u>	<u>137.00</u>	<u>(59.89)</u>	<u>10,315.34</u>	<u>10,627.00</u>	<u>(311.66)</u>	<u>21,528.00</u>
Net Other Income	<u>(77.11)</u>	<u>(137.00)</u>	<u>59.89</u>	<u>(10,315.34)</u>	<u>(10,627.00)</u>	<u>311.66</u>	<u>(21,528.00)</u>
Net Income	<u><u>(366.22)</u></u>	<u><u>0.01</u></u>	<u><u>(366.23)</u></u>	<u><u>(3,869.53)</u></u>	<u><u>0.05</u></u>	<u><u>(3,869.58)</u></u>	<u><u>0.00</u></u>