

**BLACKBURN POINT MARINA VILLAGE COA, INC.**  
**FINANCIAL REPORTS**  
**July 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.**

08/07/18

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

	Jul 31, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	67,431.14
Total Operating	67,431.14
Reserve	
1210 · Centennial-SG MM Res 6893	134,907.73
Total Reserve	134,907.73
Total Checking/Savings	202,338.87
Accounts Receivable	
1310 · Accounts Receivable	(3,787.40)
Total Accounts Receivable	(3,787.40)
Other Current Assets	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	7,628.36
1800 · Deposits	1,443.47
Total Other Current Assets	9,230.06
Total Current Assets	207,781.53
<b>TOTAL ASSETS</b>	<b>207,781.53</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,572.58
Total Accounts Payable	3,572.58
Other Current Liabilities	
3050 · Deferred Revenue	20,076.66
Total Other Current Liabilities	20,076.66
Total Current Liabilities	23,649.24
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	4,447.50
5142 · Misc Site Improvements	4,077.00
5146 · Furniture/Fixtures/Equip	114.78
5300 · Bldg Restoration/Paintin	23,684.93
5320 · Paving/Roads	38,351.65
5400 · Roofing	62,178.52
5490 · Reserve Interest Current	526.74
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	134,907.73
Total Long Term Liabilities	134,907.73
Total Liabilities	158,556.97
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(1,198.89)
Total Equity	49,224.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>207,781.53</b>

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

July 2018

08/07/18

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,045.34	10,040.67	4.67	70,289.34	70,284.69	4.65	120,488.00
6210 · Reserve Fee	4,971.00	4,971.00	0.00	14,913.00	14,913.00	0.00	19,884.00
6350 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
6410 · Other Income	0.00	0.00	0.00	70.00	0.00	70.00	0.00
6910 · Interest - Operating	9.18	0.00	9.18	51.54	0.00	51.54	0.00
6920 · Interest - Reserves	78.73	0.00	78.73	526.74	0.00	526.74	0.00
<b>Total Income</b>	<u>15,104.25</u>	<u>15,011.67</u>	<u>92.58</u>	<u>86,050.62</u>	<u>85,197.69</u>	<u>852.93</u>	<u>140,372.00</u>
<b>Total Income</b>	15,104.25	15,011.67	92.58	86,050.62	85,197.69	852.93	140,372.00
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	0.00	43.83	(43.83)	461.25	306.81	154.44	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	17,799.46	18,713.31	(913.85)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	291.69	(291.69)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.67	(16.67)	308.04	116.69	191.35	200.00
7200 · Management Fees	675.00	675.00	0.00	4,725.00	4,725.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	91.80	83.33	8.47	749.37	583.31	166.06	1,000.00
7260 · Postage and Delivery	5.00	20.83	(15.83)	68.20	145.81	(77.61)	250.00
7400 · Telephone	78.65	83.33	(4.68)	551.56	583.31	(31.75)	1,000.00
<b>Total Administrative</b>	<u>3,393.23</u>	<u>3,637.99</u>	<u>(244.76)</u>	<u>24,662.88</u>	<u>25,465.93</u>	<u>(803.05)</u>	<u>43,656.00</u>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	62.50	(62.50)	101.90	437.50	(335.60)	750.00
7600 · Landscape Contract	1,210.00	1,300.92	(90.92)	8,833.68	9,106.44	(272.76)	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	3,990.68	2,041.69	1,948.99	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,041.69	(2,041.69)	3,500.00
7800 · Palm/Tree Trimming	450.00	83.33	366.67	2,400.00	583.31	1,816.69	1,000.00
<b>Total Grounds</b>	<u>1,660.00</u>	<u>2,030.09</u>	<u>(370.09)</u>	<u>15,326.26</u>	<u>14,210.63</u>	<u>1,115.63</u>	<u>24,361.00</u>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	437.50	(437.50)	5,362.11	3,062.50	2,299.61	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	677.00	291.69	385.31	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	875.00	(560.00)	1,500.00
8220 · Pest Control	25.00	195.83	(170.83)	1,775.00	1,370.81	404.19	2,350.00
<b>Total Maintenance</b>	<u>25.00</u>	<u>800.00</u>	<u>(775.00)</u>	<u>8,129.11</u>	<u>5,600.00</u>	<u>2,529.11</u>	<u>9,600.00</u>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	1,820.00	1,820.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	46.50	150.00	(103.50)	300.00	1,050.00	(750.00)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	1,125.00	1,050.00	75.00	1,800.00
<b>Total Pool and Recreation</b>	<u>456.50</u>	<u>560.00</u>	<u>(103.50)</u>	<u>3,245.00</u>	<u>3,920.00</u>	<u>(675.00)</u>	<u>6,720.00</u>

08/07/18

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Revenue & Expense - Budget vs Actual**  
 July 2018

	<u>Jul 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electric	472.06	518.50	(46.44)	3,336.01	3,629.50	(293.49)	6,222.00
8640 · Gas - Pool Heater	40.19	354.58	(314.39)	3,536.16	2,482.06	1,054.10	4,255.00
8660 · TV Cable	971.73	925.00	46.73	6,759.51	6,475.00	284.51	11,100.00
8700 · Water & Sewer	839.10	1,077.50	(238.40)	6,814.84	7,542.50	(727.66)	12,930.00
<b>Total Utilities</b>	<u>2,323.08</u>	<u>2,875.58</u>	<u>(552.50)</u>	<u>20,446.52</u>	<u>20,129.06</u>	<u>317.46</u>	<u>34,507.00</u>
<b>Total Expense</b>	<u>7,857.81</u>	<u>9,903.66</u>	<u>(2,045.85)</u>	<u>71,809.77</u>	<u>69,325.62</u>	<u>2,484.15</u>	<u>118,844.00</u>
<b>Net Ordinary Income</b>	<u>7,246.44</u>	<u>5,108.01</u>	<u>2,138.43</u>	<u>14,240.85</u>	<u>15,872.07</u>	<u>(1,631.22)</u>	<u>21,528.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Other							
9710 - Contingency Fund	0.00	137.00	(137.00)	0.00	959.00	(959.00)	1,644.00
9970 · Transfer to Reserves	5,049.73	4,971.00	78.73	15,439.74	14,913.00	526.74	19,884.00
<b>Total Other</b>	<u>5,049.73</u>	<u>5,108.00</u>	<u>(58.27)</u>	<u>15,439.74</u>	<u>15,872.00</u>	<u>(432.26)</u>	<u>21,528.00</u>
<b>Total Other Expense</b>	<u>5,049.73</u>	<u>5,108.00</u>	<u>(58.27)</u>	<u>15,439.74</u>	<u>15,872.00</u>	<u>(432.26)</u>	<u>21,528.00</u>
<b>Net Other Income</b>	<u>(5,049.73)</u>	<u>(5,108.00)</u>	<u>58.27</u>	<u>(15,439.74)</u>	<u>(15,872.00)</u>	<u>432.26</u>	<u>(21,528.00)</u>
<b>Net Income</b>	<u><u>2,196.71</u></u>	<u><u>0.01</u></u>	<u><u>2,196.70</u></u>	<u><u>(1,198.89)</u></u>	<u><u>0.07</u></u>	<u><u>(1,198.96)</u></u>	<u><u>0.00</u></u>