

**BLACKBURN POINT MARINA VILLAGE COA, INC.**  
**FINANCIAL REPORTS**  
**July 31, 2019**

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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.**

08/16/19

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of July 31, 2019

	Jul 31, 19
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial-SG Opr 6885	59,348.78
<b>Total Operating</b>	59,348.78
<b>Reserve</b>	
1210 · Centennial-SG MM Res 6893	156,030.31
<b>Total Reserve</b>	156,030.31
<b>Total Checking/Savings</b>	215,379.09
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(4,469.49)
<b>Total Accounts Receivable</b>	(4,469.49)
<b>Other Current Assets</b>	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	7,531.49
1620 · Prepaid Expenses	458.31
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	9,591.50
<b>Total Current Assets</b>	220,501.10
<b>TOTAL ASSETS</b>	<b>220,501.10</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	260.00
<b>Total Accounts Payable</b>	260.00
<b>Other Current Liabilities</b>	
3020 · Insurance Loan Payable	3,387.98
3050 · Deferred Revenue	19,721.25
3055 · Operating Income Carryover	1,875.00
<b>Total Other Current Liabilities</b>	24,984.23
<b>Total Current Liabilities</b>	25,244.23
<b>Long Term Liabilities</b>	
Reserves	156,030.31
<b>Total Long Term Liabilities</b>	156,030.31
<b>Total Liabilities</b>	181,274.54
<b>Equity</b>	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	(1,962.30)
<b>Total Equity</b>	39,226.56
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>220,501.10</b>

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

08/16/19

July 2019

	Jul 19	Budget	\$ Over Budget	Jan - Jul 19	YTD Budget	\$ Over Budget	Annual Budg...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	9,861.00	9,860.75	0.25	69,025.50	69,025.25	0.25	118,329.00
6210 · Reserve Fee	5,510.75	5,510.75	0.00	16,532.25	16,532.25	0.00	22,043.00
6910 · Interest - Operating	8.22	0.00	8.22	44.00	0.00	44.00	0.00
6920 · Interest - Reserves	162.44	0.00	162.44	1,077.89	0.00	1,077.89	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	2,625.00	2,625.00	0.00	4,500.00
<b>Total Income</b>	<b>15,917.41</b>	<b>15,746.50</b>	<b>170.91</b>	<b>89,304.64</b>	<b>88,182.50</b>	<b>1,122.14</b>	<b>144,872.00</b>
<b>Total Income</b>	<b>15,917.41</b>	<b>15,746.50</b>	<b>170.91</b>	<b>89,304.64</b>	<b>88,182.50</b>	<b>1,122.14</b>	<b>144,872.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	50.00	(50.00)	461.60	350.00	111.60	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	17,573.43	17,284.75	288.68	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	202.75	145.85	56.90	250.00
7200 · Management Fees	700.00	700.00	0.00	4,900.00	4,900.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	126.34	100.00	26.34	744.45	700.00	44.45	1,200.00
7260 · Postage and Delivery	26.90	14.58	12.32	145.21	102.10	43.11	175.00
7400 · Telephone	85.05	83.33	1.72	576.99	583.35	(6.36)	1,000.00
<b>Total Administrative</b>	<b>3,448.78</b>	<b>3,479.66</b>	<b>(30.88)</b>	<b>24,604.43</b>	<b>24,357.70</b>	<b>246.73</b>	<b>41,756.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	110.00	91.67	18.33	2,461.75	641.65	1,820.10	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	8,110.00	8,470.00	(360.00)	14,520.00
7650 · Landscape Svcs/Replc/Oth	484.00	600.00	(116.00)	2,242.00	4,200.00	(1,958.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,041.65	(2,041.65)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
<b>Total Grounds</b>	<b>1,714.00</b>	<b>2,276.67</b>	<b>(562.67)</b>	<b>12,813.75</b>	<b>15,936.65</b>	<b>(3,122.90)</b>	<b>27,320.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	518.75	(518.75)	7,176.77	3,631.25	3,545.52	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	329.00	291.65	37.35	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	875.00	105.50	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	1,066.69	1,400.00	(333.31)	2,400.00
<b>Total Maintenance</b>	<b>116.67</b>	<b>885.42</b>	<b>(768.75)</b>	<b>9,552.96</b>	<b>6,197.90</b>	<b>3,355.06</b>	<b>10,625.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	265.00	5.00	1,880.00	1,855.00	25.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	1,805.00	875.00	930.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,410.96	1,166.65	244.31	2,000.00
<b>Total Pool and Recreation</b>	<b>420.00</b>	<b>556.67</b>	<b>(136.67)</b>	<b>5,095.96</b>	<b>3,896.65</b>	<b>1,199.31</b>	<b>6,680.00</b>
<b>Utilities</b>							
8620 · Electric	508.35	489.25	19.10	3,368.84	3,424.75	(55.91)	5,871.00
8640 · Gas - Pool Heater	59.25	413.08	(353.83)	3,406.51	2,891.60	514.91	4,957.00
8660 · TV Cable	1,016.23	1,015.33	0.90	7,068.47	7,107.35	(38.88)	12,184.00
8700 · Water & Sewer	1,015.83	1,041.00	(25.17)	7,745.88	7,287.00	458.88	12,492.00
<b>Total Utilities</b>	<b>2,599.66</b>	<b>2,958.66</b>	<b>(359.00)</b>	<b>21,589.70</b>	<b>20,710.70</b>	<b>879.00</b>	<b>35,504.00</b>
<b>Total Expense</b>	<b>8,299.11</b>	<b>10,157.08</b>	<b>(1,857.97)</b>	<b>73,656.80</b>	<b>71,099.60</b>	<b>2,557.20</b>	<b>121,885.00</b>
<b>Net Ordinary Income</b>	<b>7,618.30</b>	<b>5,589.42</b>	<b>2,028.88</b>	<b>15,647.84</b>	<b>17,082.90</b>	<b>(1,435.06)</b>	<b>22,987.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	550.65	(550.65)	944.00
9970 · Transfer to Reserves	5,673.19	5,510.75	162.44	17,610.14	16,532.25	1,077.89	22,043.00
<b>Total Other</b>	<b>5,673.19</b>	<b>5,589.42</b>	<b>83.77</b>	<b>17,610.14</b>	<b>17,082.90</b>	<b>527.24</b>	<b>22,987.00</b>
<b>Total Other Expense</b>	<b>5,673.19</b>	<b>5,589.42</b>	<b>83.77</b>	<b>17,610.14</b>	<b>17,082.90</b>	<b>527.24</b>	<b>22,987.00</b>
<b>Net Other Income</b>	<b>(5,673.19)</b>	<b>(5,589.42)</b>	<b>(83.77)</b>	<b>(17,610.14)</b>	<b>(17,082.90)</b>	<b>(527.24)</b>	<b>(22,987.00)</b>
<b>Net Income</b>	<b>1,945.11</b>	<b>0.00</b>	<b>1,945.11</b>	<b>(1,962.30)</b>	<b>0.00</b>	<b>(1,962.30)</b>	<b>0.00</b>