

**BLACKBURN POINT MARINA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL REPORTS  
July 31, 2020**

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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.**

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of July 31, 2020

	Jul 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
Due to/from Operating	(22,362.00)
1010 · Centennial-SG Opr 6885	73,024.65
<b>Total Operating</b>	50,662.65
<b>Reserve</b>	
Due to/from Reserves	22,362.00
1210 · Centennial-SG MM Res 6893	134,495.60
<b>Total Reserve</b>	156,857.60
<b>Total Checking/Savings</b>	207,520.25
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	1,885.67
<b>Total Accounts Receivable</b>	1,885.67
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	7,757.77
1620 · Prepaid Expenses	458.31
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	9,659.55
<b>Total Current Assets</b>	219,065.47
<b>TOTAL ASSETS</b>	<b>219,065.47</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	6,732.41
<b>Total Accounts Payable</b>	6,732.41
<b>Other Current Liabilities</b>	
3020 · Insurance Loan Payable	3,436.10
3050 · Deferred Revenue	19,885.33
3055 · Operating Income Rollover	83.35
<b>Total Other Current Liabilities</b>	23,404.78
<b>Total Current Liabilities</b>	30,137.19
<b>Long Term Liabilities</b>	
Reserves	156,857.60
<b>Total Long Term Liabilities</b>	156,857.60
<b>Total Liabilities</b>	186,994.79
<b>Equity</b>	
3000 · Operating Balance Fund	41,651.36
3100 · Prior Period Adjustment	(462.50)
3200 · Unrestricted Net Assets	3,489.37
3905 · Surplus Rollover	(200.00)
Net Income	(12,407.55)
<b>Total Equity</b>	32,070.68
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>219,065.47</b>

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

08/19/20

July 2020

	Jul 20	Budget	\$ Over Budget	Jan - Jul 20	YTD Budget	\$ Over Budget	Annual Budg...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	9,942.67	9,942.67	0.00	69,598.67	69,598.65	0.02	119,312.00
6210 · Reserve Fee	5,455.00	5,455.00	0.00	16,365.00	16,365.00	0.00	21,820.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	27.71	0.00	27.71	0.00
6410 · Other Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
6910 · Interest - Operating	8.18	0.00	8.18	42.17	0.00	42.17	0.00
6920 · Interest - Reserves	46.51	0.00	46.51	591.30	0.00	591.30	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	116.65	116.65	0.00	200.00
<b>Total Income</b>	<b>15,469.03</b>	<b>15,414.34</b>	<b>54.69</b>	<b>86,776.50</b>	<b>86,080.30</b>	<b>696.20</b>	<b>141,332.00</b>
<b>Total Income</b>	<b>15,469.03</b>	<b>15,414.34</b>	<b>54.69</b>	<b>86,776.50</b>	<b>86,080.30</b>	<b>696.20</b>	<b>141,332.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	50.00	(50.00)	654.29	350.00	304.29	600.00
7100 · Insurance Expense	3,185.93	2,650.25	535.68	18,701.51	18,551.75	149.76	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	291.65	(8.15)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	300.25	145.85	154.40	250.00
7200 · Management Fees	725.00	725.00	0.00	5,075.00	5,075.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	87.95	100.00	(12.05)	687.85	700.00	(12.15)	1,200.00
7260 · Postage and Delivery	13.15	20.83	(7.68)	70.60	145.85	(75.25)	250.00
7400 · Telephone	85.89	83.33	2.56	594.93	583.35	11.58	1,000.00
<b>Total Administrative</b>	<b>4,097.92</b>	<b>3,691.91</b>	<b>406.01</b>	<b>26,367.93</b>	<b>25,843.45</b>	<b>524.48</b>	<b>44,303.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	394.50	700.00	(305.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	15,730.00	7,840.00	7,890.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	75.00	207.25	(132.25)	3,153.66	1,450.75	1,702.91	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	1,750.00	(1,750.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
<b>Total Grounds</b>	<b>2,773.00</b>	<b>1,760.58</b>	<b>1,012.42</b>	<b>19,278.16</b>	<b>12,324.10</b>	<b>6,954.06</b>	<b>21,127.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	2,659.35	416.67	2,242.68	8,071.38	2,916.65	5,154.73	5,000.00
8040 · Electrical Main/Repr/Svc	268.50	41.67	226.83	813.50	291.65	521.85	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	125.00	875.00	(750.00)	1,500.00
8220 · Pest Control	316.67	200.00	116.67	1,541.69	1,400.00	141.69	2,400.00
<b>Total Maintenance</b>	<b>3,244.52</b>	<b>783.34</b>	<b>2,461.18</b>	<b>10,551.57</b>	<b>5,483.30</b>	<b>5,068.27</b>	<b>9,400.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contra...	270.00	266.67	3.33	1,890.00	1,866.65	23.35	3,200.00
8420 · Pool Equip/Deck Main/Rep	53.00	125.00	(72.00)	1,473.00	875.00	598.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,200.00	1,166.65	33.35	2,000.00
<b>Total Pool and Recreation</b>	<b>473.00</b>	<b>558.34</b>	<b>(85.34)</b>	<b>4,563.00</b>	<b>3,908.30</b>	<b>654.70</b>	<b>6,700.00</b>
<b>Utilities</b>							
8620 · Electric	480.18	505.83	(25.65)	3,152.68	3,540.85	(388.17)	6,070.00
8640 · Gas - Pool Heater	38.63	433.33	(394.70)	2,879.17	3,033.35	(154.18)	5,200.00
8660 · TV Cable	1,073.11	1,061.08	12.03	7,454.89	7,427.60	27.29	12,733.00
8700 · Water & Sewer	971.64	1,091.67	(120.03)	7,980.35	7,641.65	338.70	13,100.00
<b>Total Utilities</b>	<b>2,563.56</b>	<b>3,091.91</b>	<b>(528.35)</b>	<b>21,467.09</b>	<b>21,643.45</b>	<b>(176.36)</b>	<b>37,103.00</b>
<b>Total Expense</b>	<b>13,152.00</b>	<b>9,886.08</b>	<b>3,265.92</b>	<b>82,227.75</b>	<b>69,202.60</b>	<b>13,025.15</b>	<b>118,633.00</b>
<b>Net Ordinary Income</b>	<b>2,317.03</b>	<b>5,528.26</b>	<b>(3,211.23)</b>	<b>4,548.75</b>	<b>16,877.70</b>	<b>(12,328.95)</b>	<b>22,699.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	512.75	(512.75)	879.00
9970 · Transfer to Reserves	5,501.51	5,455.00	46.51	16,956.30	16,365.00	591.30	21,820.00
<b>Total Other</b>	<b>5,501.51</b>	<b>5,528.25</b>	<b>(26.74)</b>	<b>16,956.30</b>	<b>16,877.75</b>	<b>78.55</b>	<b>22,699.00</b>
<b>Total Other Expense</b>	<b>5,501.51</b>	<b>5,528.25</b>	<b>(26.74)</b>	<b>16,956.30</b>	<b>16,877.75</b>	<b>78.55</b>	<b>22,699.00</b>
<b>Net Other Income</b>	<b>(5,501.51)</b>	<b>(5,528.25)</b>	<b>26.74</b>	<b>(16,956.30)</b>	<b>(16,877.75)</b>	<b>(78.55)</b>	<b>(22,699.00)</b>
<b>Net Income</b>	<b>(3,184.48)</b>	<b>0.01</b>	<b>(3,184.49)</b>	<b>(12,407.55)</b>	<b>(0.05)</b>	<b>(12,407.50)</b>	<b>0.00</b>