

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

06/14/19

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

	May 31, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	50,623.87
Total Operating	50,623.87
Reserve	
1210 · Centennial-SG MM Res 6893	152,270.68
Total Reserve	152,270.68
Total Checking/Savings	202,894.55
Accounts Receivable	
1310 · Accounts Receivable	(6,897.65)
Total Accounts Receivable	(6,897.65)
Other Current Assets	
1610 · Prepaid Insurance	12,552.47
1620 · Prepaid Expenses	641.65
1800 · Deposits	1,443.47
Total Other Current Assets	14,637.59
Total Current Assets	210,634.49
<b>TOTAL ASSETS</b>	<b>210,634.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,263.16
Total Accounts Payable	1,263.16
Other Current Liabilities	
3020 · Insurance Loan Payable	6,775.96
3050 · Deferred Revenue	9,860.25
3055 · Operating Income Carryover	2,625.00
Total Other Current Liabilities	19,261.21
Total Current Liabilities	20,524.37
Long Term Liabilities	
Reserves	152,270.68
Total Long Term Liabilities	152,270.68
Total Liabilities	172,795.05
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	(3,349.42)
Total Equity	37,839.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>210,634.49</b>

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

06/14/19

May 2019

	<u>May 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 19</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	9,861.00	9,860.75	0.25	49,304.25	49,303.75	0.50	118,329.00
6210 · Reserve Fee	0.00	0.00	0.00	11,021.50	11,021.50	0.00	22,043.00
6910 · Interest - Operating	7.05	0.00	7.05	31.24	0.00	31.24	0.00
6920 · Interest - Reserves	161.49	0.00	161.49	759.01	0.00	759.01	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	1,875.00	1,875.00	0.00	4,500.00
<b>Total Income</b>	<u>10,404.54</u>	<u>10,235.75</u>	<u>168.79</u>	<u>62,991.00</u>	<u>62,200.25</u>	<u>790.75</u>	<u>144,872.00</u>
<b>Total Income</b>	10,404.54	10,235.75	168.79	62,991.00	62,200.25	790.75	144,872.00
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	50.00	(50.00)	61.25	250.00	(188.75)	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	12,552.45	12,346.25	206.20	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	202.75	104.19	98.56	250.00
7200 · Management Fees	700.00	700.00	0.00	3,500.00	3,500.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	84.20	100.00	(15.80)	536.46	500.00	36.46	1,200.00
7260 · Postage and Delivery	0.70	14.58	(13.88)	113.61	72.94	40.67	175.00
7400 · Telephone	82.04	83.33	(1.29)	409.90	416.69	(6.79)	1,000.00
<b>Total Administrative</b>	<u>3,377.43</u>	<u>3,479.66</u>	<u>(102.23)</u>	<u>17,376.42</u>	<u>17,398.38</u>	<u>(21.96)</u>	<u>41,756.00</u>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	110.00	91.67	18.33	1,953.11	458.31	1,494.80	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	5,870.00	6,050.00	(180.00)	14,520.00
7650 · Landscape Svcs/Repic/Oth	224.00	600.00	(376.00)	448.00	3,000.00	(2,552.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,458.31	(1,458.31)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
<b>Total Grounds</b>	<u>1,454.00</u>	<u>2,276.67</u>	<u>(822.67)</u>	<u>8,271.11</u>	<u>11,383.31</u>	<u>(3,112.20)</u>	<u>27,320.00</u>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	2,131.16	518.75	1,612.41	6,968.28	2,593.75	4,374.53	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	188.00	208.31	(20.31)	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	625.00	355.50	1,500.00
8220 · Pest Control	366.67	200.00	166.67	833.35	1,000.00	(166.65)	2,400.00
<b>Total Maintenance</b>	<u>2,497.83</u>	<u>885.42</u>	<u>1,612.41</u>	<u>8,970.13</u>	<u>4,427.06</u>	<u>4,543.07</u>	<u>10,625.00</u>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	265.00	5.00	1,340.00	1,325.00	15.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	1,428.00	625.00	803.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	982.91	833.31	149.60	2,000.00
<b>Total Pool and Recreation</b>	<u>420.00</u>	<u>556.67</u>	<u>(136.67)</u>	<u>3,750.91</u>	<u>2,783.31</u>	<u>967.60</u>	<u>6,680.00</u>
<b>Utilities</b>							
8620 · Electric	524.56	489.25	35.31	2,376.36	2,446.25	(69.89)	5,871.00
8640 · Gas - Pool Heater	338.99	413.08	(74.09)	3,187.94	2,065.44	1,122.50	4,957.00
8660 · TV Cable	1,016.13	1,015.33	0.80	5,036.01	5,076.69	(40.68)	12,184.00
8700 · Water & Sewer	1,026.45	1,041.00	(14.55)	5,591.03	5,205.00	386.03	12,492.00
<b>Total Utilities</b>	<u>2,906.13</u>	<u>2,958.66</u>	<u>(52.53)</u>	<u>16,191.34</u>	<u>14,793.38</u>	<u>1,397.96</u>	<u>35,504.00</u>
<b>Total Expense</b>	<u>10,655.39</u>	<u>10,157.08</u>	<u>498.31</u>	<u>54,559.91</u>	<u>50,785.44</u>	<u>3,774.47</u>	<u>121,885.00</u>
<b>Net Ordinary Income</b>	<u>(250.85)</u>	<u>78.67</u>	<u>(329.52)</u>	<u>8,431.09</u>	<u>11,414.81</u>	<u>(2,983.72)</u>	<u>22,987.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	393.31	(393.31)	944.00
9970 · Transfer to Reserves	161.49	0.00	161.49	11,780.51	11,021.50	759.01	22,043.00
<b>Total Other</b>	<u>161.49</u>	<u>78.67</u>	<u>82.82</u>	<u>11,780.51</u>	<u>11,414.81</u>	<u>365.70</u>	<u>22,987.00</u>
<b>Total Other Expense</b>	<u>161.49</u>	<u>78.67</u>	<u>82.82</u>	<u>11,780.51</u>	<u>11,414.81</u>	<u>365.70</u>	<u>22,987.00</u>
<b>Net Other Income</b>	<u>(161.49)</u>	<u>(78.67)</u>	<u>(82.82)</u>	<u>(11,780.51)</u>	<u>(11,414.81)</u>	<u>(365.70)</u>	<u>(22,987.00)</u>
<b>Net Income</b>	<u>(412.34)</u>	<u>0.00</u>	<u>(412.34)</u>	<u>(3,349.42)</u>	<u>0.00</u>	<u>(3,349.42)</u>	<u>0.00</u>