

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.**

**FINANCIAL REPORTS
January 31, 2020**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

REVENUES AND EXPENSE

MONTHLY COMPARISON

Prepared By: Sunstate Association Management Group, Inc.

02/05/20

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

	Jan 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	56,713.81
Total Operating	56,713.81
Reserve	
1210 · Centennial-SG MM Res 6893	167,857.38
Total Reserve	167,857.38
Total Checking/Savings	224,571.19
Accounts Receivable	
1310 · Accounts Receivable	(3,268.17)
Total Accounts Receivable	(3,268.17)
Other Current Assets	
1610 · Prepaid Insurance	23,273.35
1620 · Prepaid Expenses	1,008.33
1800 · Deposits	1,443.47
Total Other Current Assets	25,725.15
Total Current Assets	247,028.17
TOTAL ASSETS	247,028.17
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	950.00
Total Accounts Payable	950.00
Other Current Liabilities	
3020 · Insurance Loan Payable	13,744.40
3050 · Deferred Revenue	19,885.33
3055 · Operating Income Rollover	183.37
Total Other Current Liabilities	33,813.10
Total Current Liabilities	34,763.10
Long Term Liabilities	
Reserves	167,857.38
Total Long Term Liabilities	167,857.38
Total Liabilities	202,620.48
Equity	
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	(70.54)
Total Equity	44,407.69
TOTAL LIABILITIES & EQUITY	247,028.17

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

02/05/20

January 2020

	Jan 20	Budget	\$ Over Budget	Jan 20	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,942.67	9,942.63	0.04	9,942.67	9,942.63	0.04	119,312.00
6210 · Reserve Fee	5,455.00	5,455.00	0.00	5,455.00	5,455.00	0.00	21,820.00
6910 · Interest - Operating	7.43			7.43			
6920 · Interest - Reserves	139.08			139.08			
6950 · Surplus Rollover	16.63	16.63	0.00	16.63	16.63	0.00	200.00
Total Income	15,560.81	15,414.26	146.55	15,560.81	15,414.26	146.55	141,332.00
Total Income	15,560.81	15,414.26	146.55	15,560.81	15,414.26	146.55	141,332.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	2,585.93	2,650.25	(64.32)	31,803.00
7150 · Professional Fees Legal	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7170 · Admin Fees, Tax Prep Acc	100.25	20.87	79.38	100.25	20.87	79.38	250.00
7200 · Management Fees	725.00	725.00	0.00	725.00	725.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	98.10	100.00	(1.90)	98.10	100.00	(1.90)	1,200.00
7260 · Postage and Delivery	8.65	20.87	(12.22)	8.65	20.87	(12.22)	250.00
7400 · Telephone	85.09	83.37	1.72	85.09	83.37	1.72	1,000.00
Total Administrative	3,603.02	3,691.99	(88.97)	3,603.02	3,691.99	(88.97)	44,303.00
Grounds							
7520 · Irrigation Main/Repr/Svc	110.00	100.00	10.00	110.00	100.00	10.00	1,200.00
7600 · Landscape Contract	1,120.00	1,120.00	0.00	1,120.00	1,120.00	0.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	224.00	207.25	16.75	224.00	207.25	16.75	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
Total Grounds	1,454.00	1,760.62	(306.62)	1,454.00	1,760.62	(306.62)	21,127.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	127.00	416.63	(289.63)	127.00	416.63	(289.63)	5,000.00
8040 · Electrical Main/Repr/Svc	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	116.67	200.00	(83.33)	2,400.00
Total Maintenance	243.67	783.26	(539.59)	243.67	783.26	(539.59)	9,400.00
Pool and Recreation							
8400 · Pool Maintenance Contra...	270.00	266.63	3.37	270.00	266.63	3.37	3,200.00
8420 · Pool Equip/Deck Main/Rep	950.00	125.00	825.00	950.00	125.00	825.00	1,500.00
8430 · Pool Janitor Cleaning Sv	225.00	166.63	58.37	225.00	166.63	58.37	2,000.00
Total Pool and Recreation	1,445.00	558.26	886.74	1,445.00	558.26	886.74	6,700.00
Utilities							
8620 · Electric	479.39	505.87	(26.48)	479.39	505.87	(26.48)	6,070.00
8640 · Gas - Pool Heater	659.07	433.37	225.70	659.07	433.37	225.70	5,200.00
8660 · TV Cable	1,016.23	1,061.12	(44.89)	1,016.23	1,061.12	(44.89)	12,733.00
8700 · Water & Sewer	1,136.89	1,091.63	45.26	1,136.89	1,091.63	45.26	13,100.00
Total Utilities	3,291.58	3,091.99	199.59	3,291.58	3,091.99	199.59	37,103.00
Total Expense	10,037.27	9,886.12	151.15	10,037.27	9,886.12	151.15	118,633.00
Net Ordinary Income	5,523.54	5,528.14	(4.60)	5,523.54	5,528.14	(4.60)	22,699.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	73.25	(73.25)	879.00
9970 · Transfer to Reserves	5,594.08	5,455.00	139.08	5,594.08	5,455.00	139.08	21,820.00
Total Other	5,594.08	5,528.25	65.83	5,594.08	5,528.25	65.83	22,699.00
Total Other Expense	5,594.08	5,528.25	65.83	5,594.08	5,528.25	65.83	22,699.00
Net Other Income	(5,594.08)	(5,528.25)	(65.83)	(5,594.08)	(5,528.25)	(65.83)	(22,699.00)
Net Income	(70.54)	(0.11)	(70.43)	(70.54)	(0.11)	(70.43)	0.00

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense Monthly Comparison
 January 2020

	TOTAL
Ordinary Income/Expense	
Income	
Income	15,560.81
Total Income	15,560.81
Expense	
Administrative	
7100 · Insurance Expense	2,585.93
7170 · Admin Fees, Tax Prep Acc	100.25
7200 · Management Fees	725.00
7250 · Office Supplies/Svc/Misc	98.10
7260 · Postage and Delivery	8.65
7400 · Telephone	85.09
Total Administrative	3,603.02
Grounds	
7520 · Irrigation Main/Repr/Svc	110.00
7600 · Landscape Contract	1,120.00
7650 · Landscape Svcs/Replc/Oth	224.00
Total Grounds	1,454.00
Maintenance	
8010 · Bldg Main/Repr/Svc/Sup	127.00
8220 · Pest Control	116.67
Total Maintenance	243.67
Pool and Recreation	
8400 · Pool Maintenance Contract	270.00
8420 · Pool Equip/Deck Main/Rep	950.00
8430 · Pool Janitor Cleaning Sv	225.00
Total Pool and Recreation	1,445.00
Utilities	
8620 · Electric	479.39
8640 · Gas - Pool Heater	659.07
8660 · TV Cable	1,016.23
8700 · Water & Sewer	1,136.89
Total Utilities	3,291.58
Total Expense	10,037.27
Net Ordinary Income	5,523.54
Other Income/Expense	
Other Expense	
Other	
9970 · Transfer to Reserves	5,594.08
Total Other	5,594.08
Total Other Expense	5,594.08
Net Other Income	(5,594.08)
Net Income	(70.54)