

**BLACKBURN POINT MARINA VILLAGE COA, INC.**  
**FINANCIAL REPORTS**  
**November 30, 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.**

12/13/18

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of November 30, 2018

	Nov 30, 18
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial-SG Opr 6885	48,227.94
<b>Total Operating</b>	48,227.94
<b>Reserve</b>	
1210 · Centennial-SG MM Res 6893	140,341.18
<b>Total Reserve</b>	140,341.18
<b>Total Checking/Savings</b>	188,569.12
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(2,781.99)
<b>Total Accounts Receivable</b>	(2,781.99)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	27,615.41
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	29,058.88
<b>Total Current Assets</b>	214,846.01
<b>TOTAL ASSETS</b>	<b>214,846.01</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	1,836.30
<b>Total Accounts Payable</b>	1,836.30
<b>Other Current Liabilities</b>	
3020 · Insurance Loan Payable	16,939.90
3050 · Deferred Revenue	10,038.33
<b>Total Other Current Liabilities</b>	26,978.23
<b>Total Current Liabilities</b>	28,814.53
<b>Long Term Liabilities</b>	
<b>Reserves</b>	
5141 · Misc Bldg Components	4,708.00
5142 · Misc Site Improvements	4,609.00
5146 · Furniture/Fixtures/Equip	597.53
5300 · Bldg Restoration/Paintin	24,896.68
5320 · Paving/Roads	38,572.40
5400 · Roofing	64,441.77
5490 · Reserve Interest Current	989.19
6491 · Res Interest Prior Yrs	1,526.61
<b>Total Reserves</b>	140,341.18
<b>Total Long Term Liabilities</b>	140,341.18
<b>Total Liabilities</b>	169,155.71
<b>Equity</b>	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(4,733.15)
<b>Total Equity</b>	45,690.30
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>214,846.01</b>

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

12/13/18

November 2018

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,038.33	10,040.67	(2.34)	110,449.67	110,447.37	2.30	120,488.00
6210 · Reserve Fee	0.00	0.00	0.00	19,884.00	19,884.00	0.00	19,884.00
6350 · Application Fees	0.00	0.00	0.00	500.00	0.00	500.00	0.00
6410 · Other Income	0.00	0.00	0.00	70.00	0.00	70.00	0.00
6910 · Interest - Operating	6.38	0.00	6.38	82.00	0.00	82.00	0.00
6920 · Interest - Reserves	144.04	0.00	144.04	989.19	0.00	989.19	0.00
<b>Total Income</b>	<b>10,188.75</b>	<b>10,040.67</b>	<b>148.08</b>	<b>131,974.86</b>	<b>130,331.37</b>	<b>1,643.49</b>	<b>140,372.00</b>
<b>Total Income</b>	<b>10,188.75</b>	<b>10,040.67</b>	<b>148.08</b>	<b>131,974.86</b>	<b>130,331.37</b>	<b>1,643.49</b>	<b>140,372.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	43.83	(43.83)	2,820.68	482.13	2,338.55	526.00
7100 · Insurance Expense	2,510.49	2,673.33	(162.84)	27,938.31	29,406.63	(1,468.32)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	458.37	(458.37)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.67	(16.67)	308.04	183.37	124.67	200.00
7200 · Management Fees	675.00	675.00	0.00	7,425.00	7,425.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	226.42	83.33	143.09	1,254.83	916.63	338.20	1,000.00
7260 · Postage and Delivery	8.70	20.83	(12.13)	97.60	229.13	(131.53)	250.00
7400 · Telephone	79.62	83.33	(3.71)	868.11	916.63	(48.52)	1,000.00
<b>Total Administrative</b>	<b>3,500.23</b>	<b>3,637.99</b>	<b>(137.76)</b>	<b>40,712.57</b>	<b>40,017.89</b>	<b>694.68</b>	<b>43,656.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	34.62	62.50	(27.88)	957.45	687.50	269.95	750.00
7600 · Landscape Contract	1,210.00	1,300.92	(90.92)	13,673.68	14,310.12	(636.44)	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	8,126.68	3,208.37	4,918.31	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	3,208.37	(3,208.37)	3,500.00
7800 · Palm/Tree Trimming	200.00	83.33	116.67	2,600.00	916.63	1,683.37	1,000.00
<b>Total Grounds</b>	<b>1,444.62</b>	<b>2,030.09</b>	<b>(585.47)</b>	<b>25,357.81</b>	<b>22,330.99</b>	<b>3,026.82</b>	<b>24,361.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	1,030.00	437.50	592.50	9,565.01	4,812.50	4,752.51	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	677.00	458.37	218.63	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	315.00	1,375.00	(1,060.00)	1,500.00
8220 · Pest Control	275.00	195.83	79.17	2,375.00	2,154.13	220.87	2,350.00
<b>Total Maintenance</b>	<b>1,305.00</b>	<b>800.00</b>	<b>505.00</b>	<b>12,932.01</b>	<b>8,800.00</b>	<b>4,132.01</b>	<b>9,600.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	2,860.00	2,860.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	597.00	150.00	447.00	976.50	1,650.00	(673.50)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	1,805.76	1,650.00	155.76	1,800.00
<b>Total Pool and Recreation</b>	<b>1,007.00</b>	<b>560.00</b>	<b>447.00</b>	<b>5,642.26</b>	<b>6,160.00</b>	<b>(517.74)</b>	<b>6,720.00</b>

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

12/13/18

November 2018

	Nov 18	Budget	\$ Over Budget	Jan - Nov 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Utilities</b>							
8620 - Electric	494.40	518.50	(24.10)	5,227.71	5,703.50	(475.79)	6,222.00
8640 - Gas - Pool Heater	43.27	354.58	(311.31)	3,691.27	3,900.38	(209.11)	4,255.00
8660 - TV Cable	971.49	925.00	46.49	10,646.19	10,175.00	471.19	11,100.00
8700 - Water & Sewer	1,538.33	1,077.50	460.83	11,625.00	11,852.50	(227.50)	12,930.00
<b>Total Utilities</b>	<b>3,047.49</b>	<b>2,875.58</b>	<b>171.91</b>	<b>31,190.17</b>	<b>31,631.38</b>	<b>(441.21)</b>	<b>34,507.00</b>
<b>Total Expense</b>	<b>10,304.34</b>	<b>9,903.66</b>	<b>400.68</b>	<b>115,834.82</b>	<b>108,940.26</b>	<b>6,894.56</b>	<b>118,844.00</b>
<b>Net Ordinary Income</b>	<b>(115.59)</b>	<b>137.01</b>	<b>(252.60)</b>	<b>16,140.04</b>	<b>21,391.11</b>	<b>(5,251.07)</b>	<b>21,528.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 - Contingency Fund	0.00	137.00	(137.00)	0.00	1,507.00	(1,507.00)	1,644.00
9970 - Transfer to Reserves	144.04	0.00	144.04	20,873.19	19,884.00	989.19	19,884.00
<b>Total Other</b>	<b>144.04</b>	<b>137.00</b>	<b>7.04</b>	<b>20,873.19</b>	<b>21,391.00</b>	<b>(517.81)</b>	<b>21,528.00</b>
<b>Total Other Expense</b>	<b>144.04</b>	<b>137.00</b>	<b>7.04</b>	<b>20,873.19</b>	<b>21,391.00</b>	<b>(517.81)</b>	<b>21,528.00</b>
<b>Net Other Income</b>	<b>(144.04)</b>	<b>(137.00)</b>	<b>(7.04)</b>	<b>(20,873.19)</b>	<b>(21,391.00)</b>	<b>517.81</b>	<b>(21,528.00)</b>
<b>Net Income</b>	<b>(259.63)</b>	<b>0.01</b>	<b>(259.64)</b>	<b>(4,733.15)</b>	<b>0.11</b>	<b>(4,733.26)</b>	<b>0.00</b>