

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

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.

01/28/20

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

	Dec 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	47,520.74
Total Operating	47,520.74
Reserve	
1210 · Centennial-SG MM Res 6893	162,263.30
Total Reserve	162,263.30
Total Checking/Savings	209,784.04
Accounts Receivable	
1310 · Accounts Receivable	(16,445.40)
Total Accounts Receivable	(16,445.40)
Other Current Assets	
1320 · Undeposited Funds	1,857.00
1610 · Prepaid Insurance	25,859.28
1800 · Deposits	1,443.47
Total Other Current Assets	29,159.75
Total Current Assets	222,498.39
TOTAL ASSETS	222,498.39
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	94.41
Total Accounts Payable	94.41
Other Current Liabilities	
3020 · Insurance Loan Payable	15,462.45
Total Other Current Liabilities	15,462.45
Total Current Liabilities	15,556.86
Long Term Liabilities	
Reserves	162,263.30
Total Long Term Liabilities	162,263.30
Total Liabilities	177,820.16
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	3,489.37
Total Equity	44,678.23
TOTAL LIABILITIES & EQUITY	222,498.39

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

01/28/20

December 2019

	Dec 19	Budget	\$ Over Budget	Jan - Dec 19	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
6200 · Assessment Fees	9,860.75	9,860.75	0.00	118,328.00	118,329.00	(1.00)	118,329.00
6210 · Reserve Fee	0.00	0.00	0.00	22,043.00	22,043.00	0.00	22,043.00
6350 · Application Fees	100.00	0.00	100.00	300.00	0.00	300.00	0.00
6910 · Interest - Operating	3.54	0.00	3.54	74.15	0.00	74.15	0.00
6920 · Interest - Reserves	137.68	0.00	137.68	1,800.13	0.00	1,800.13	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	4,500.00	4,500.00	0.00	4,500.00
Total Income	10,476.97	10,235.75	241.22	147,045.28	144,872.00	2,173.28	144,872.00
Total Income	10,476.97	10,235.75	241.22	147,045.28	144,872.00	2,173.28	144,872.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	537.60	600.00	(62.40)	600.00
7100 · Insurance Expense	2,585.93	2,469.25	116.68	30,276.76	29,631.00	645.76	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	205.50	250.00	(44.50)	250.00
7200 · Management Fees	700.00	700.00	0.00	8,400.00	8,400.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	177.44	100.00	77.44	1,366.25	1,200.00	166.25	1,200.00
7260 · Postage and Delivery	4.30	14.58	(10.28)	186.01	175.00	11.01	175.00
7400 · Telephone	86.25	83.33	2.92	1,006.31	1,000.00	6.31	1,000.00
Total Administrative	3,553.92	3,479.66	74.26	41,978.43	41,756.00	222.43	41,756.00
Grounds							
7520 · Irrigation Main/Repr/Svc	155.09	91.67	63.42	3,392.95	1,100.00	2,292.95	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	13,100.00	14,520.00	(1,420.00)	14,520.00
7650 · Landscape Svcs/Replc/Oth	794.00	600.00	194.00	3,932.00	7,200.00	(3,268.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	3,500.00	(3,500.00)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	150.00	1,000.00	(850.00)	1,000.00
Total Grounds	2,069.09	2,276.67	(207.58)	20,574.95	27,320.00	(6,745.05)	27,320.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	497.68	518.75	(21.07)	10,317.72	6,225.00	4,092.72	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	971.00	500.00	471.00	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	1,500.00	(519.50)	1,500.00
8220 · Pest Control	116.63	200.00	(83.37)	2,400.00	2,400.00	0.00	2,400.00
Total Maintenance	614.31	885.42	(271.11)	14,669.22	10,625.00	4,044.22	10,625.00
Pool and Recreation							
8400 · Pool Maintenance Contra...	270.00	265.00	5.00	3,230.00	3,180.00	50.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	13.50	125.00	(111.50)	1,983.50	1,500.00	483.50	1,500.00
8430 · Pool Janitor Cleaning Sv	0.00	166.67	(166.67)	2,085.96	2,000.00	85.96	2,000.00
Total Pool and Recreation	283.50	556.67	(273.17)	7,299.46	6,680.00	619.46	6,680.00
Utilities							
8620 · Electric	461.70	489.25	(27.55)	5,864.27	5,871.00	(6.73)	5,871.00
8640 · Gas - Pool Heater	47.42	413.08	(365.66)	3,668.90	4,957.00	(1,288.10)	4,957.00
8660 · TV Cable	1,016.23	1,015.33	0.90	12,149.62	12,184.00	(34.38)	12,184.00
8700 · Water & Sewer	1,235.66	1,041.00	194.66	13,507.93	12,492.00	1,015.93	12,492.00
Total Utilities	2,761.01	2,958.66	(197.65)	35,190.72	35,504.00	(313.28)	35,504.00
Total Expense	9,281.83	10,157.08	(875.25)	119,712.78	121,885.00	(2,172.22)	121,885.00
Net Ordinary Income	1,195.14	78.67	1,116.47	27,332.50	22,987.00	4,345.50	22,987.00
Other Income/Expense							
Other Expense							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	944.00	(944.00)	944.00
9970 · Transfer to Reserves	137.68	0.00	137.68	23,843.13	22,043.00	1,800.13	22,043.00
Total Other	137.68	78.67	59.01	23,843.13	22,987.00	856.13	22,987.00
Total Other Expense	137.68	78.67	59.01	23,843.13	22,987.00	856.13	22,987.00
Net Other Income	(137.68)	(78.67)	(59.01)	(23,843.13)	(22,987.00)	(856.13)	(22,987.00)
Net Income	1,057.46	0.00	1,057.46	3,489.37	0.00	3,489.37	0.00

Blackburn Point Marina Village Condominium Assn., Inc.

Revenue & Expense Monthly Comparison

January through December 2019

1/28/20

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	Dec 19	TOTAL
Ordinary Income/Expense													
Income													
6960 · Returned Check Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.00	(10.00)	0.00	0.00
Income													
6200 · Assessment Fees	9,861.00	9,861.00	9,860.25	9,861.00	9,861.00	9,860.25	9,861.00	9,861.00	9,860.25	9,860.25	9,860.25	9,860.75	118,328.00
6210 · Reserve Fee	0.00	5,510.75	0.00	5,510.75	0.00	0.00	5,510.75	0.00	0.00	5,510.75	0.00	0.00	22,043.00
6350 · Application Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00	100.00	0.00	100.00	300.00
6910 · Interest - Operating	7.33	4.91	3.97	7.98	7.05	4.54	8.22	7.21	6.80	7.52	5.08	3.54	74.15
6920 · Interest - Reserves	150.47	140.15	155.31	151.59	161.49	156.44	162.44	165.65	151.92	133.85	133.14	137.68	1,800.13
6950 · Surplus Rollover	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	4,500.00
Total Income	10,393.80	15,891.81	10,394.53	15,906.32	10,404.54	10,396.23	15,917.41	10,408.86	10,493.97	15,987.37	10,373.47	10,476.97	147,045.28
Total Income	10,393.80	15,891.81	10,394.53	15,906.32	10,404.54	10,396.23	15,917.41	10,408.86	10,493.97	15,997.37	10,363.47	10,476.97	147,045.28
Expense													
8710 · Bank Service Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.00	(5.00)	0.00	0.00
Administrative													
7040 · Licenses & Fees	0.00	0.00	0.00	61.25	0.00	400.35	0.00	0.00	0.00	0.00	76.00	0.00	537.60
7100 · Insurance Expense	2,510.49	2,510.49	2,510.49	2,510.49	2,510.49	2,510.49	2,510.49	2,510.49	2,510.49	2,510.49	2,585.93	2,585.93	30,276.76
7170 · Admin Fees, Tax Prep Acc	0.00	202.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	0.00	205.50
7200 · Management Fees	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
7250 · Office Supplies/Svc/Misc	135.86	88.52	127.63	100.25	84.20	81.65	126.34	87.25	88.50	93.05	175.56	177.44	1,366.25
7260 · Postage and Delivery	60.56	12.70	25.45	14.20	0.70	4.70	26.90	2.50	11.15	2.50	20.35	4.30	186.01
7400 · Telephone	81.05	82.39	82.38	82.04	82.04	82.04	85.05	85.56	85.59	85.97	85.95	86.25	1,006.31
Total Administrative	3,487.96	3,596.85	3,445.95	3,468.23	3,377.43	3,779.23	3,448.78	3,385.80	3,395.73	3,392.01	3,648.54	3,553.92	41,978.43
Grounds													
7520 · Irrigation Main/Repr/Svc	0.00	130.09	1,057.50	655.52	110.00	398.64	110.00	229.80	110.00	326.31	110.00	155.09	3,392.95
7600 · Landscape Contract	1,210.00	1,210.00	1,210.00	1,120.00	1,120.00	1,120.00	1,120.00	510.00	1,120.00	1,120.00	1,120.00	1,120.00	13,100.00
7650 · Landscape Svcs/Replc/Oth	0.00	0.00	0.00	224.00	224.00	1,310.00	484.00	224.00	224.00	224.00	224.00	794.00	3,932.00
7800 · Palm/Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	0.00	0.00	150.00
Total Grounds	1,210.00	1,340.09	2,267.50	1,999.52	1,454.00	2,828.64	1,714.00	963.80	1,604.00	1,670.31	1,454.00	2,069.09	20,574.95
Maintenance													
8010 · Bldg Main/Repr/Svc/Sup	1,002.00	403.50	2,463.92	967.70	2,131.16	208.49	0.00	135.00	34.00	2,474.27	0.00	497.68	10,317.72
8040 · Electrical Main/Repr/Svc	188.00	0.00	0.00	0.00	0.00	141.00	0.00	0.00	0.00	0.00	642.00	0.00	971.00
8150 · Gate Operations	0.00	980.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	980.50
8220 · Pest Control	116.67	116.67	116.67	116.67	366.67	116.67	116.67	366.67	116.67	366.67	366.67	116.63	2,400.00
Total Maintenance	1,306.67	1,500.67	2,580.59	1,084.37	2,497.83	466.16	116.67	501.67	150.67	2,840.94	1,008.67	614.31	14,669.22
Pool and Recreation													
8400 · Pool Maintenance Contract	260.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	270.00	3,230.00
8420 · Pool Equip/Deck Main/Rep	0.00	878.00	0.00	550.00	0.00	377.00	0.00	0.00	0.00	0.00	165.00	13.50	1,983.50
8430 · Pool Janitor Cleaning Sv	300.00	232.91	150.00	150.00	150.00	278.05	150.00	150.00	150.00	150.00	225.00	0.00	2,085.96
Total Pool and Recreation	560.00	1,380.91	420.00	970.00	420.00	925.05	420.00	420.00	420.00	420.00	660.00	283.50	7,299.46
Utilities													
8620 · Electric	420.06	497.23	458.86	477.65	524.56	484.13	508.35	533.99	496.05	493.20	510.49	461.70	5,864.27
8640 · Gas - Pool Heater	763.99	870.24	857.01	357.71	338.99	159.32	59.25	59.27	51.68	53.38	50.64	47.42	3,668.90
8660 · TV Cable	971.49	1,016.13	1,016.13	1,016.13	1,016.13	1,016.23	1,016.23	1,016.23	1,016.23	1,016.23	1,016.23	1,016.23	12,149.62
8700 · Water & Sewer	1,170.88	1,127.34	1,111.41	1,154.95	1,026.45	1,139.02	1,015.83	991.40	907.54	1,236.73	1,390.72	1,235.66	13,507.93
Total Utilities	3,326.42	3,510.94	3,441.41	3,006.44	2,906.13	2,798.70	2,599.66	2,600.89	2,471.50	2,799.54	2,968.08	2,761.01	35,190.72
Total Expense	9,891.05	11,329.46	12,155.45	10,528.56	10,655.39	10,797.78	8,299.11	7,872.16	8,041.90	11,127.80	9,732.29	9,281.83	119,712.78
Net Ordinary Income	502.75	4,562.35	(1,760.92)	5,377.76	(250.85)	(401.55)	7,618.30	2,536.70	2,452.07	4,869.57	631.18	1,195.14	27,332.50
Other Income/Expense													
Other Expense													
Other													
9970 · Transfer to Reserves	5,661.22	140.15	155.31	5,662.34	161.49	156.44	5,673.19	165.65	151.92	5,644.60	133.14	137.68	23,843.13
Total Other	5,661.22	140.15	155.31	5,662.34	161.49	156.44	5,673.19	165.65	151.92	5,644.60	133.14	137.68	23,843.13
Total Other Expense	5,661.22	140.15	155.31	5,662.34	161.49	156.44	5,673.19	165.65	151.92	5,644.60	133.14	137.68	23,843.13
Net Other Income	(5,661.22)	(140.15)	(155.31)	(5,662.34)	(161.49)	(156.44)	(5,673.19)	(165.65)	(151.92)	(5,644.60)	(133.14)	(137.68)	(23,843.13)
Net Income	(5,158.47)	4,422.20	(1,916.23)	(284.58)	(412.34)	(557.99)	1,945.11	2,371.05	2,300.15	(775.03)	498.04	1,057.46	3,489.37