

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

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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.

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

11/21/19

	Oct 31, 19
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	52,606.13
Total Operating	52,606.13
Reserve	161,992.48
Total Checking/Savings	214,598.61
Accounts Receivable	
1310 · Accounts Receivable	(660.02)
Total Accounts Receivable	(660.02)
Other Current Assets	
1610 · Prepaid Insurance	10,427.02
1620 · Prepaid Expenses	183.30
1800 · Deposits	1,443.47
Total Other Current Assets	12,053.79
Total Current Assets	225,992.38
TOTAL ASSETS	225,992.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	406.17
Total Accounts Payable	406.17
Other Current Liabilities	
3050 · Deferred Revenue	19,721.00
3055 · Operating Income Carryover	750.00
Total Other Current Liabilities	20,471.00
Total Current Liabilities	20,877.17
Long Term Liabilities	
Reserves	161,992.48
Total Long Term Liabilities	161,992.48
Total Liabilities	182,869.65
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	1,933.87
Total Equity	43,122.73
TOTAL LIABILITIES & EQUITY	225,992.38

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
 October 2019

11/21/19

	<u>Oct 19</u>	<u>Budget</u>	<u>\$ Over Budg...</u>	<u>Jan - Oct 19</u>	<u>YTD Budget</u>	<u>\$ Over Budg...</u>	<u>Annual Bud...</u>
Ordinary Income/Expense							
Income							
6960 · Returned Check Charges	10.00			10.00			
Income							
6200 · Assessment Fees	9,860.25	9,860.75	(0.50)	98,607.00	98,607.50	(0.50)	118,329.00
6210 · Reserve Fee	5,510.75	5,510.75	0.00	22,043.00	22,043.00	0.00	22,043.00
6350 · Application Fees	100.00	0.00	100.00	200.00	0.00	200.00	0.00
6910 · Interest - Operating	7.52	0.00	7.52	65.53	0.00	65.53	0.00
6920 · Interest - Reserves	133.85	0.00	133.85	1,529.31	0.00	1,529.31	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	3,750.00	3,750.00	0.00	4,500.00
Total Income	<u>15,987.37</u>	<u>15,746.50</u>	<u>240.87</u>	<u>126,194.84</u>	<u>124,400.50</u>	<u>1,794.34</u>	<u>144,872.00</u>
Total Income	15,997.37	15,746.50	250.87	126,204.84	124,400.50	1,804.34	144,872.00
Expense							
8710 · Bank Service Charges	5.00			5.00			
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	461.60	500.00	(38.40)	600.00
7100 · Insurance Expense	2,510.49	2,469.25	41.24	25,104.90	24,692.50	412.40	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7170 · Admin Fees, Tax Prep A...	0.00	20.83	(20.83)	202.75	208.34	(5.59)	250.00
7200 · Management Fees	700.00	700.00	0.00	7,000.00	7,000.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	93.05	100.00	(6.95)	1,013.25	1,000.00	13.25	1,200.00
7260 · Postage and Delivery	2.50	14.58	(12.08)	161.36	145.84	15.52	175.00
7400 · Telephone	85.97	83.33	2.64	834.11	833.34	0.77	1,000.00
Total Administrative	<u>3,392.01</u>	<u>3,479.66</u>	<u>(87.65)</u>	<u>34,777.97</u>	<u>34,796.68</u>	<u>(18.71)</u>	<u>41,756.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	326.31	91.67	234.64	3,127.86	916.66	2,211.20	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	10,860.00	12,100.00	(1,240.00)	14,520.00
7650 · Landscape Svcs/Replc/...	224.00	600.00	(376.00)	2,914.00	6,000.00	(3,086.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,916.66	(2,916.66)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	150.00	833.34	(683.34)	1,000.00
Total Grounds	<u>1,670.31</u>	<u>2,276.67</u>	<u>(606.36)</u>	<u>17,051.86</u>	<u>22,766.66</u>	<u>(5,714.80)</u>	<u>27,320.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	2,474.27	518.75	1,955.52	9,820.04	5,187.50	4,632.54	6,225.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	329.00	416.66	(87.66)	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	1,250.00	(269.50)	1,500.00
8220 · Pest Control	366.67	200.00	166.67	1,916.70	2,000.00	(83.30)	2,400.00
Total Maintenance	<u>2,840.94</u>	<u>885.42</u>	<u>1,955.52</u>	<u>13,046.24</u>	<u>8,854.16</u>	<u>4,192.08</u>	<u>10,625.00</u>

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
 October 2019

	Oct 19	Budget	\$ Over Budg...	Jan - Oct 19	YTD Budget	\$ Over Budg...	Annual Bud...
Pool and Recreation							
8400 · Pool Maintenance Cont...	270.00	265.00	5.00	2,690.00	2,650.00	40.00	3,180.00
8420 · Pool Equip/Deck Main/...	0.00	125.00	(125.00)	1,805.00	1,250.00	555.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,860.96	1,666.66	194.30	2,000.00
Total Pool and Recreation	420.00	556.67	(136.67)	6,355.96	5,566.66	789.30	6,680.00
Utilities							
8620 · Electric	493.20	489.25	3.95	4,892.08	4,892.50	(0.42)	5,871.00
8640 · Gas - Pool Heater	53.38	413.08	(359.70)	3,570.84	4,130.84	(560.00)	4,957.00
8660 · TV Cable	1,016.23	1,015.33	0.90	10,117.16	10,153.34	(36.18)	12,184.00
8700 · Water & Sewer	1,236.73	1,041.00	195.73	10,881.55	10,410.00	471.55	12,492.00
Total Utilities	2,799.54	2,958.66	(159.12)	29,461.63	29,586.68	(125.05)	35,504.00
Total Expense	11,127.80	10,157.08	970.72	100,698.66	101,570.84	(872.18)	121,885.00
Net Ordinary Income	4,869.57	5,589.42	(719.85)	25,506.18	22,829.66	2,676.52	22,987.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	786.66	(786.66)	944.00
9970 · Transfer to Reserves	5,644.60	5,510.75	133.85	23,572.31	22,043.00	1,529.31	22,043.00
Total Other	5,644.60	5,589.42	55.18	23,572.31	22,829.66	742.65	22,987.00
Total Other Expense	5,644.60	5,589.42	55.18	23,572.31	22,829.66	742.65	22,987.00
Net Other Income	(5,644.60)	(5,589.42)	(55.18)	(23,572.31)	(22,829.66)	(742.65)	(22,987.00)
Net Income	<u>(775.03)</u>	<u>0.00</u>	<u>(775.03)</u>	<u>1,933.87</u>	<u>0.00</u>	<u>1,933.87</u>	<u>0.00</u>

Blackburn Point Marina Village Condominium Assn., Inc.

Revenue & Expense Monthly Comparison

January through October 2019

11/21/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 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
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	98,607.00
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	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	200.00
6910 · Interest - Operating	7.33	4.91	3.97	7.98	7.05	4.54	8.22	7.21	6.80	7.52	65.53
6920 · Interest - Reserves	150.47	140.15	155.31	151.59	161.49	156.44	162.44	165.65	151.92	133.85	1,529.31
6950 · Surplus Rollover	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	375.00	3,750.00
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	126,194.84
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	126,204.84
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
Administrative											
7040 · Licenses & Fees	0.00	0.00	0.00	61.25	0.00	400.35	0.00	0.00	0.00	0.00	461.60
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	25,104.90
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	202.75
7200 · Management Fees	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	7,000.00
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	1,013.25
7260 · Postage and Delivery	60.56	12.70	25.45	14.20	0.70	4.70	26.90	2.50	11.15	2.50	161.36
7400 · Telephone	81.05	82.39	82.38	82.04	82.04	82.04	85.05	85.56	85.59	85.97	834.11
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	34,777.97
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	3,127.86
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	10,860.00
7650 · Landscape Svcs/Repic/Oth	0.00	0.00	0.00	224.00	224.00	1,310.00	484.00	224.00	224.00	224.00	2,914.00
7800 · Palm/Tree Trimming	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	150.00	0.00	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	17,051.86
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	9,820.04
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	329.00
8150 · Gate Operations	0.00	980.50	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	1,916.70
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	13,046.24
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	2,690.00
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	1,805.00
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	1,860.96
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	6,355.96
Utilities											
8620 · Electric	420.06	497.23	456.86	477.65	524.56	484.13	508.35	533.99	496.05	493.20	4,892.08
8640 · Gas - Pool Heater	763.99	870.24	857.01	357.71	338.99	159.32	59.25	59.27	51.68	53.38	3,570.84
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	10,117.16
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	10,881.55
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	29,461.63
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	100,698.66
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	25,506.18

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense Monthly Comparison
 January through October 2019

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	TOTAL
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	23,572.31
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	23,572.31
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	23,572.31
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)	(23,572.31)
Net Income	<u>(5,158.47)</u>	<u>4,422.20</u>	<u>(1,916.23)</u>	<u>(284.58)</u>	<u>(412.34)</u>	<u>(557.99)</u>	<u>1,945.11</u>	<u>2,371.05</u>	<u>2,300.15</u>	<u>(775.03)</u>	<u>1,933.87</u>