

**BLACKBURN POINT MARINA VILLAGE COA, INC.**  
**FINANCIAL REPORTS**  
**November 30, 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 November 30, 2019

	Nov 30, 19
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	44,209.95
Total Operating	44,209.95
Reserve	
1210 · Centennial-SG MM Res 6893	162,125.62
Total Reserve	162,125.62
Total Checking/Savings	206,335.57
Accounts Receivable	
1310 · Accounts Receivable	(3,298.17)
Total Accounts Receivable	(3,298.17)
Other Current Assets	
1320 · Undeposited Funds	474.69
1610 · Prepaid Insurance	28,445.21
1620 · Prepaid Expenses	91.63
1800 · Deposits	1,443.47
Total Other Current Assets	30,455.00
Total Current Assets	233,492.40
<b>TOTAL ASSETS</b>	<b>233,492.40</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	329.76
Total Accounts Payable	329.76
Other Current Liabilities	
3020 · Insurance Loan Payable	17,180.50
3050 · Deferred Revenue	9,860.75
3055 · Operating Income Carryover	375.00
Total Other Current Liabilities	27,416.25
Total Current Liabilities	27,746.01
Long Term Liabilities	
Reserves	162,125.62
Total Long Term Liabilities	162,125.62
Total Liabilities	189,871.63
Equity	
3000 · Operating Balance Fund	46,151.36
3100 · Prior Period Adjustment	(462.50)
3905 · Surplus carryover	(4,500.00)
Net Income	2,431.91
Total Equity	43,620.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>233,492.40</b>

## Blackburn Point Marina Village Condominium Assn., Inc.

## Revenue &amp; Expense - Budget vs Actual

November 2019

12/19/19

	Nov 19	Budget	\$ Over Budget	Jan - Nov 19	YTD Budget	\$ Over Budget	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
6960 · Returned Check Charges	(10.00)			0.00			
<b>Income</b>							
6200 · Assessment Fees	9,860.25	9,860.75	(0.50)	108,467.25	108,468.25	(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	0.00	0.00	0.00	200.00	0.00	200.00	0.00
6910 · Interest - Operating	5.08	0.00	5.08	70.61	0.00	70.61	0.00
6920 · Interest - Reserves	133.14	0.00	133.14	1,662.45	0.00	1,662.45	0.00
6950 · Surplus Rollover	375.00	375.00	0.00	4,125.00	4,125.00	0.00	4,500.00
<b>Total Income</b>	<b>10,373.47</b>	<b>10,235.75</b>	<b>137.72</b>	<b>136,568.31</b>	<b>134,636.25</b>	<b>1,932.06</b>	<b>144,872.00</b>
<b>Total Income</b>	<b>10,363.47</b>	<b>10,235.75</b>	<b>127.72</b>	<b>136,568.31</b>	<b>134,636.25</b>	<b>1,932.06</b>	<b>144,872.00</b>
<b>Expense</b>							
8710 · Bank Service Charges	(5.00)			0.00			
<b>Administrative</b>							
7040 · Licenses & Fees	76.00	50.00	26.00	537.60	550.00	(12.40)	600.00
7100 · Insurance Expense	2,585.93	2,469.25	116.68	27,690.83	27,161.75	529.08	29,631.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7170 · Admin Fees, Tax Prep Acc	2.75	20.83	(18.08)	205.50	229.17	(23.67)	250.00
7200 · Management Fees	700.00	700.00	0.00	7,700.00	7,700.00	0.00	8,400.00
7250 · Office Supplies/Svc/Misc	175.56	100.00	75.56	1,188.81	1,100.00	88.81	1,200.00
7260 · Postage and Delivery	20.35	14.58	5.77	181.71	160.42	21.29	175.00
7400 · Telephone	85.95	83.33	2.62	920.06	916.67	3.39	1,000.00
<b>Total Administrative</b>	<b>3,646.54</b>	<b>3,479.66</b>	<b>166.88</b>	<b>38,424.51</b>	<b>38,276.34</b>	<b>148.17</b>	<b>41,756.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	110.00	91.67	18.33	3,237.86	1,008.33	2,229.53	1,100.00
7600 · Landscape Contract	1,120.00	1,210.00	(90.00)	11,980.00	13,310.00	(1,330.00)	14,520.00
7650 · Landscape Svcs/Replc/...	224.00	600.00	(376.00)	3,138.00	6,600.00	(3,462.00)	7,200.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	3,208.33	(3,208.33)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	150.00	916.67	(766.67)	1,000.00
<b>Total Grounds</b>	<b>1,454.00</b>	<b>2,276.67</b>	<b>(822.67)</b>	<b>18,505.86</b>	<b>25,043.33</b>	<b>(6,537.47)</b>	<b>27,320.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	518.75	(518.75)	9,820.04	5,706.25	4,113.79	6,225.00
8040 · Electrical Main/Repr/Svc	642.00	41.67	600.33	971.00	458.33	512.67	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	980.50	1,375.00	(394.50)	1,500.00
8220 · Pest Control	366.67	200.00	166.67	2,283.37	2,200.00	83.37	2,400.00
<b>Total Maintenance</b>	<b>1,008.67</b>	<b>885.42</b>	<b>123.25</b>	<b>14,054.91</b>	<b>9,739.58</b>	<b>4,315.33</b>	<b>10,625.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contr...	270.00	265.00	5.00	2,960.00	2,915.00	45.00	3,180.00
8420 · Pool Equip/Deck Main/Rep	165.00	125.00	40.00	1,970.00	1,375.00	595.00	1,500.00
8430 · Pool Janitor Cleaning Sv	225.00	166.67	58.33	2,085.96	1,833.33	252.63	2,000.00
<b>Total Pool and Recreation</b>	<b>660.00</b>	<b>556.67</b>	<b>103.33</b>	<b>7,015.96</b>	<b>6,123.33</b>	<b>892.63</b>	<b>6,680.00</b>
<b>Utilities</b>							
8620 · Electric	510.49	489.25	21.24	5,402.57	5,381.75	20.82	5,871.00
8640 · Gas - Pool Heater	50.64	413.08	(362.44)	3,621.48	4,543.92	(922.44)	4,957.00
8660 · TV Cable	1,016.23	1,015.33	0.90	11,133.39	11,168.67	(35.28)	12,184.00
8700 · Water & Sewer	1,390.72	1,041.00	349.72	12,272.27	11,451.00	821.27	12,492.00
<b>Total Utilities</b>	<b>2,968.08</b>	<b>2,958.66</b>	<b>9.42</b>	<b>32,429.71</b>	<b>32,545.34</b>	<b>(115.63)</b>	<b>35,504.00</b>
<b>Total Expense</b>	<b>9,732.29</b>	<b>10,157.08</b>	<b>(424.79)</b>	<b>110,430.95</b>	<b>111,727.92</b>	<b>(1,296.97)</b>	<b>121,885.00</b>
<b>Net Ordinary Income</b>	<b>631.18</b>	<b>78.67</b>	<b>552.51</b>	<b>26,137.36</b>	<b>22,908.33</b>	<b>3,229.03</b>	<b>22,987.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 · Contingency Fund	0.00	78.67	(78.67)	0.00	865.33	(865.33)	944.00
9970 · Transfer to Reserves	133.14	0.00	133.14	23,705.45	22,043.00	1,662.45	22,043.00
<b>Total Other</b>	<b>133.14</b>	<b>78.67</b>	<b>54.47</b>	<b>23,705.45</b>	<b>22,908.33</b>	<b>797.12</b>	<b>22,987.00</b>
<b>Total Other Expense</b>	<b>133.14</b>	<b>78.67</b>	<b>54.47</b>	<b>23,705.45</b>	<b>22,908.33</b>	<b>797.12</b>	<b>22,987.00</b>
<b>Net Other Income</b>	<b>(133.14)</b>	<b>(78.67)</b>	<b>(54.47)</b>	<b>(23,705.45)</b>	<b>(22,908.33)</b>	<b>(797.12)</b>	<b>(22,987.00)</b>
<b>Net Income</b>	<b>498.04</b>	<b>0.00</b>	<b>498.04</b>	<b>2,431.91</b>	<b>0.00</b>	<b>2,431.91</b>	<b>0.00</b>

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

January through November 2019

2/19/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
<b>Ordinary Income/Expense</b>												
<b>Income</b>												
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
<b>Income</b>												
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	108,467.25
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	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	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	5.08	70.61
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	1,662.45
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	4,125.00
<b>Total Income</b>	<b>10,393.80</b>	<b>15,891.81</b>	<b>10,394.53</b>	<b>15,906.32</b>	<b>10,404.54</b>	<b>10,396.23</b>	<b>15,917.41</b>	<b>10,408.86</b>	<b>10,493.97</b>	<b>15,987.37</b>	<b>10,373.47</b>	<b>136,568.31</b>
<b>Total Income</b>	<b>10,393.80</b>	<b>15,891.81</b>	<b>10,394.53</b>	<b>15,906.32</b>	<b>10,404.54</b>	<b>10,396.23</b>	<b>15,917.41</b>	<b>10,408.86</b>	<b>10,493.97</b>	<b>15,987.37</b>	<b>10,363.47</b>	<b>136,568.31</b>
<b>Expense</b>												
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
<b>Administrative</b>												
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	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	27,690.83
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	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	7,700.00
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	1,188.81
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	181.71
7400 · Telephone	81.05	82.39	82.38	82.04	82.04	82.04	85.05	85.56	85.59	85.97	85.95	920.06
<b>Total Administrative</b>	<b>3,487.96</b>	<b>3,596.85</b>	<b>3,445.95</b>	<b>3,468.23</b>	<b>3,377.43</b>	<b>3,779.23</b>	<b>3,448.78</b>	<b>3,385.80</b>	<b>3,395.73</b>	<b>3,392.01</b>	<b>3,646.54</b>	<b>38,424.51</b>
<b>Grounds</b>												
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	3,237.86
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	1,120.00	11,980.00
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	3,138.00
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	150.00
<b>Total Grounds</b>	<b>1,210.00</b>	<b>1,340.09</b>	<b>2,267.50</b>	<b>1,999.52</b>	<b>1,454.00</b>	<b>2,828.64</b>	<b>1,714.00</b>	<b>963.80</b>	<b>1,604.00</b>	<b>1,670.31</b>	<b>1,454.00</b>	<b>18,505.86</b>
<b>Maintenance</b>												
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	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	642.00	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	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	2,283.37
<b>Total Maintenance</b>	<b>1,306.67</b>	<b>1,500.67</b>	<b>2,580.59</b>	<b>1,084.37</b>	<b>2,497.83</b>	<b>466.16</b>	<b>116.67</b>	<b>501.67</b>	<b>150.67</b>	<b>2,840.94</b>	<b>1,008.67</b>	<b>14,054.91</b>
<b>Pool and Recreation</b>												
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	2,960.00
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	1,970.00
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	225.00	2,085.96
<b>Total Pool and Recreation</b>	<b>560.00</b>	<b>1,380.91</b>	<b>420.00</b>	<b>970.00</b>	<b>420.00</b>	<b>925.05</b>	<b>420.00</b>	<b>420.00</b>	<b>420.00</b>	<b>420.00</b>	<b>660.00</b>	<b>7,015.96</b>
<b>Utilities</b>												
8620 · Electric	420.06	497.23	456.86	477.65	524.56	484.13	508.35	533.99	496.05	493.20	510.49	5,402.57
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	3,621.48
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	11,133.39
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	12,272.27
<b>Total Utilities</b>	<b>3,326.42</b>	<b>3,510.94</b>	<b>3,441.41</b>	<b>3,006.44</b>	<b>2,906.13</b>	<b>2,798.70</b>	<b>2,599.66</b>	<b>2,600.89</b>	<b>2,471.50</b>	<b>2,799.54</b>	<b>2,968.08</b>	<b>32,429.71</b>
<b>Total Expense</b>	<b>9,891.05</b>	<b>11,329.46</b>	<b>12,155.45</b>	<b>10,528.56</b>	<b>10,655.39</b>	<b>10,797.78</b>	<b>8,299.11</b>	<b>7,872.16</b>	<b>8,041.90</b>	<b>11,127.80</b>	<b>9,732.29</b>	<b>110,430.95</b>
<b>Net Ordinary Income</b>	<b>502.75</b>	<b>4,562.35</b>	<b>(1,760.92)</b>	<b>5,377.76</b>	<b>(250.85)</b>	<b>(401.55)</b>	<b>7,618.30</b>	<b>2,536.70</b>	<b>2,452.07</b>	<b>4,869.57</b>	<b>631.18</b>	<b>26,137.36</b>

Blackburn Point Marina Village Condominium Assn., Inc.

**Revenue & Expense Monthly Comparison**

January through November 2019

12/19/19

	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19	Jul 19	Aug 19	Sep 19	Oct 19	Nov 19	TOTAL
<b>Other Income/Expense</b>												
<b>Other Expense</b>												
<b>Other</b>												
<b>9970 - Transfer to Reserves</b>	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	23,705.45
<b>Total Other</b>	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	23,705.45
<b>Total Other Expense</b>	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	23,705.45
<b>Net Other Income</b>	(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)	(23,705.45)
<b>Net Income</b>	<b>(5,158.47)</b>	<b>4,422.20</b>	<b>(1,916.23)</b>	<b>(284.58)</b>	<b>(412.34)</b>	<b>(557.99)</b>	<b>1,945.11</b>	<b>2,371.05</b>	<b>2,300.15</b>	<b>(775.03)</b>	<b>498.04</b>	<b>2,431.91</b>