

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
February 29, 2020**

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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.

03/12/20

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 29, 2020

	Feb 29, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	49,070.29
Total Operating	49,070.29
Reserve	
1210 · Centennial-SG MM Res 6893	167,990.38
Total Reserve	167,990.38
Total Checking/Savings	217,060.67
Accounts Receivable	
1310 · Accounts Receivable	(5,105.34)
Total Accounts Receivable	(5,105.34)
Other Current Assets	
1610 · Prepaid Insurance	20,687.42
1620 · Prepaid Expenses	916.66
1800 · Deposits	1,443.47
Total Other Current Assets	23,047.55
Total Current Assets	235,002.88
TOTAL ASSETS	235,002.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,491.25
Total Accounts Payable	3,491.25
Other Current Liabilities	
3020 · Insurance Loan Payable	12,026.35
3050 · Deferred Revenue	9,942.66
3055 · Operating Income Rollover	166.70
Total Other Current Liabilities	22,135.71
Total Current Liabilities	25,626.96
Long Term Liabilities	
Reserves	167,990.38
Total Long Term Liabilities	167,990.38
Total Liabilities	193,617.34
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	(3,092.69)
Total Equity	41,385.54
TOTAL LIABILITIES & EQUITY	235,002.88

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

03/12/20

February 2020

	Feb 20	Budget	\$ Over Budget	Jan - Feb 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,942.67	9,942.67	0.00	19,885.34	19,885.30	0.04	119,312.00
6210 · Reserve Fee	0.00	0.00	0.00	5,455.00	5,455.00	0.00	21,820.00
6340 · Late Fee/Penalty	27.71	0.00	27.71	27.71	0.00	27.71	0.00
6910 · Interest - Operating	6.25	0.00	6.25	13.68	0.00	13.68	0.00
6920 · Interest - Reserves	133.00	0.00	133.00	272.08	0.00	272.08	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	33.30	33.30	0.00	200.00
Total Income	10,126.30	9,959.34	166.96	25,687.11	25,373.60	313.51	141,332.00
Total Income	10,126.30	9,959.34	166.96	25,687.11	25,373.60	313.51	141,332.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	0.00	100.00	(100.00)	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	5,171.86	5,300.50	(128.64)	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	100.25	41.70	58.55	250.00
7200 · Management Fees	725.00	725.00	0.00	1,450.00	1,450.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	84.00	100.00	(16.00)	182.10	200.00	(17.90)	1,200.00
7260 · Postage and Delivery	5.15	20.83	(15.68)	13.80	41.70	(27.90)	250.00
7400 · Telephone	85.09	83.33	1.76	170.18	166.70	3.48	1,000.00
Total Administrative	3,485.17	3,691.91	(206.74)	7,088.19	7,383.90	(295.71)	44,303.00
Grounds							
7520 · Irrigation Main/Repr/Svc	219.50	100.00	119.50	329.50	200.00	129.50	1,200.00
7600 · Landscape Contract	1,120.00	1,120.00	0.00	2,240.00	2,240.00	0.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	474.00	207.25	266.75	698.00	414.50	283.50	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	500.00	(500.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
Total Grounds	1,813.50	1,760.58	52.92	3,267.50	3,521.20	(253.70)	21,127.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	3,131.75	416.67	2,715.08	3,258.75	833.30	2,425.45	5,000.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	0.00	250.00	(250.00)	1,500.00
8220 · Pest Control	366.67	200.00	166.67	483.34	400.00	83.34	2,400.00
Total Maintenance	3,498.42	783.34	2,715.08	3,742.09	1,566.60	2,175.49	9,400.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	540.00	533.30	6.70	3,200.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	950.00	250.00	700.00	1,500.00
8430 · Pool Janitor Cleaning Sv	0.00	166.67	(166.67)	225.00	333.30	(108.30)	2,000.00
Total Pool and Recreation	270.00	558.34	(288.34)	1,715.00	1,116.60	598.40	6,700.00
Utilities							
8620 · Electric	500.83	505.83	(5.00)	980.22	1,011.70	(31.48)	6,070.00
8640 · Gas - Pool Heater	852.06	433.33	418.73	1,511.13	866.70	644.43	5,200.00
8660 · TV Cable	1,073.11	1,061.08	12.03	2,089.34	2,122.20	(32.86)	12,733.00
8700 · Water & Sewer	1,522.36	1,091.67	430.69	2,659.25	2,183.30	475.95	13,100.00
Total Utilities	3,948.36	3,091.91	856.45	7,239.94	6,183.90	1,056.04	37,103.00
Total Expense	13,015.45	9,886.08	3,129.37	23,052.72	19,772.20	3,280.52	118,633.00
Net Ordinary Income	(2,889.15)	73.26	(2,962.41)	2,634.39	5,601.40	(2,967.01)	22,699.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	146.50	(146.50)	879.00
9970 · Transfer to Reserves	133.00	0.00	133.00	5,727.08	5,455.00	272.08	21,820.00
Total Other	133.00	73.25	59.75	5,727.08	5,601.50	125.58	22,699.00
Total Other Expense	133.00	73.25	59.75	5,727.08	5,601.50	125.58	22,699.00
Net Other Income	(133.00)	(73.25)	(59.75)	(5,727.08)	(5,601.50)	(125.58)	(22,699.00)
Net Income	(3,022.15)	0.01	(3,022.16)	(3,092.69)	(0.10)	(3,092.59)	0.00