

**BLACKBURN POINT MARINA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL REPORTS  
April 30, 2020**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

05/28/20

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2020

	Apr 30, 20
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	54,863.38
Total Operating	54,863.38
Reserve	
1210 · Centennial-SG MM Res 6893	173,603.52
Total Reserve	173,603.52
Total Checking/Savings	228,466.90
Accounts Receivable	
1310 · Accounts Receivable	(1,399.36)
Total Accounts Receivable	(1,399.36)
Other Current Assets	
1610 · Prepaid Insurance	15,515.56
1620 · Prepaid Expenses	733.32
1800 · Deposits	1,443.47
Total Other Current Assets	17,692.35
Total Current Assets	244,759.89
<b>TOTAL ASSETS</b>	<b>244,759.89</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,056.00
Total Accounts Payable	3,056.00
Other Current Liabilities	
3020 · Insurance Loan Payable	8,590.25
3050 · Deferred Revenue	19,885.33
3055 · Operating Income Rollover	133.36
Total Other Current Liabilities	28,608.94
Total Current Liabilities	31,664.94
Long Term Liabilities	
Reserves	173,603.52
Total Long Term Liabilities	173,603.52
Total Liabilities	205,268.46
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	(4,986.80)
Total Equity	39,491.43
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>244,759.89</b>

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

## Revenue &amp; Expense - Budget vs Actual

April 2020

	Apr 20	Budget	\$ Over Budget	Jan - Apr 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	9,942.67	9,942.67	0.00	39,770.67	39,770.64	0.03	119,312.00
6210 · Reserve Fee	5,455.00	5,455.00	0.00	10,910.00	10,910.00	0.00	21,820.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	27.71	0.00	27.71	0.00
6910 · Interest - Operating	7.65	0.00	7.65	25.45	0.00	25.45	0.00
6920 · Interest - Reserves	62.67	0.00	62.67	430.22	0.00	430.22	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	66.64	66.64	0.00	200.00
<b>Total Income</b>	<b>15,484.66</b>	<b>15,414.34</b>	<b>70.32</b>	<b>51,230.69</b>	<b>50,747.28</b>	<b>483.41</b>	<b>141,332.00</b>
<b>Total Income</b>	<b>15,484.66</b>	<b>15,414.34</b>	<b>70.32</b>	<b>51,230.69</b>	<b>50,747.28</b>	<b>483.41</b>	<b>141,332.00</b>
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	216.25	50.00	166.25	234.29	200.00	34.29	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	10,343.72	10,601.00	(257.28)	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	166.64	116.86	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	100.25	83.36	16.89	250.00
7200 · Management Fees	725.00	725.00	0.00	2,900.00	2,900.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	97.40	100.00	(2.60)	422.50	400.00	22.50	1,200.00
7260 · Postage and Delivery	22.65	20.83	1.82	48.95	83.36	(34.41)	250.00
7400 · Telephone	84.59	83.33	1.26	339.86	333.36	6.50	1,000.00
<b>Total Administrative</b>	<b>3,731.82</b>	<b>3,691.91</b>	<b>39.91</b>	<b>14,673.07</b>	<b>14,767.72</b>	<b>(94.65)</b>	<b>44,303.00</b>
Grounds							
7520 · Irrigation Main/Repr/Svc	65.00	100.00	(35.00)	394.50	400.00	(5.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	7,636.00	4,480.00	3,156.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	240.00	207.25	32.75	938.00	829.00	109.00	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
<b>Total Grounds</b>	<b>3,003.00</b>	<b>1,760.58</b>	<b>1,242.42</b>	<b>8,968.50</b>	<b>7,042.36</b>	<b>1,926.14</b>	<b>21,127.00</b>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	416.67	(416.67)	3,406.47	1,666.64	1,739.83	5,000.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	545.00	166.64	378.36	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	125.00	500.00	(375.00)	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	716.68	800.00	(83.32)	2,400.00
<b>Total Maintenance</b>	<b>116.67</b>	<b>783.34</b>	<b>(666.67)</b>	<b>4,793.15</b>	<b>3,133.28</b>	<b>1,659.87</b>	<b>9,400.00</b>
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	1,080.00	1,066.64	13.36	3,200.00
8420 · Pool Equip/Deck Main/Rep	108.00	125.00	(17.00)	1,058.00	500.00	558.00	1,500.00
8430 · Pool Janitor Cleaning Sv	225.00	166.67	58.33	750.00	666.64	83.36	2,000.00
<b>Total Pool and Recreation</b>	<b>603.00</b>	<b>558.34</b>	<b>44.66</b>	<b>2,888.00</b>	<b>2,233.28</b>	<b>654.72</b>	<b>6,700.00</b>
Utilities							
8620 · Electric	440.66	505.83	(65.17)	1,860.94	2,023.36	(162.42)	6,070.00
8640 · Gas - Pool Heater	462.19	433.33	28.86	2,603.72	1,733.36	870.36	5,200.00
8660 · TV Cable	1,073.11	1,061.08	12.03	4,235.56	4,244.36	(8.80)	12,733.00
8700 · Water & Sewer	1,127.24	1,091.67	35.57	4,854.33	4,366.64	487.69	13,100.00
<b>Total Utilities</b>	<b>3,103.20</b>	<b>3,091.91</b>	<b>11.29</b>	<b>13,554.55</b>	<b>12,367.72</b>	<b>1,186.83</b>	<b>37,103.00</b>
<b>Total Expense</b>	<b>10,557.69</b>	<b>9,886.08</b>	<b>671.61</b>	<b>44,877.27</b>	<b>39,544.36</b>	<b>5,332.91</b>	<b>118,633.00</b>
<b>Net Ordinary Income</b>	<b>4,926.97</b>	<b>5,528.26</b>	<b>(601.29)</b>	<b>6,353.42</b>	<b>11,202.92</b>	<b>(4,849.50)</b>	<b>22,699.00</b>
<b>Other Income/Expense</b>							
Other Expense							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	293.00	(293.00)	879.00
9970 · Transfer to Reserves	5,517.67	5,455.00	62.67	11,340.22	10,910.00	430.22	21,820.00
<b>Total Other</b>	<b>5,517.67</b>	<b>5,528.25</b>	<b>(10.58)</b>	<b>11,340.22</b>	<b>11,203.00</b>	<b>137.22</b>	<b>22,699.00</b>
<b>Total Other Expense</b>	<b>5,517.67</b>	<b>5,528.25</b>	<b>(10.58)</b>	<b>11,340.22</b>	<b>11,203.00</b>	<b>137.22</b>	<b>22,699.00</b>
<b>Net Other Income</b>	<b>(5,517.67)</b>	<b>(5,528.25)</b>	<b>10.58</b>	<b>(11,340.22)</b>	<b>(11,203.00)</b>	<b>(137.22)</b>	<b>(22,699.00)</b>
<b>Net Income</b>	<b>(590.70)</b>	<b>0.01</b>	<b>(590.71)</b>	<b>(4,986.80)</b>	<b>(0.08)</b>	<b>(4,986.72)</b>	<b>0.00</b>