

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
September 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.

10/19/20

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

	Sep 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	34,821.10
Total Operating	34,821.10
Reserve	
1210 · Centennial-SG MM Res 6893	156,942.26
Total Reserve	156,942.26
Total Checking/Savings	191,763.36
Accounts Receivable	
1310 · Accounts Receivable	(14,970.33)
Total Accounts Receivable	(14,970.33)
Other Current Assets	
1320 · Undeposited Funds	3,714.00
1610 · Prepaid Insurance	13,382.91
1620 · Prepaid Expenses	274.97
1800 · Deposits	1,443.47
Total Other Current Assets	18,815.35
Total Current Assets	195,608.38
TOTAL ASSETS	195,608.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	14,040.00
Total Accounts Payable	14,040.00
Other Current Liabilities	
3055 · Operating Income Rollover	50.01
Total Other Current Liabilities	50.01
Total Current Liabilities	14,090.01
Long Term Liabilities	
Reserves	149,488.26
Total Long Term Liabilities	149,488.26
Total Liabilities	163,578.27
Equity	
3000 · Operating Balance Fund	44,678.23
3905 · Surplus Rollover	(200.00)
Net Income	(12,448.12)
Total Equity	32,030.11
TOTAL LIABILITIES & EQUITY	195,608.38

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

10/15/20

September 2020

	Sep 20	Budget	\$ Over Budget	Jan - Sep 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,942.66	9,942.67	(0.01)	89,484.00	89,483.99	0.01	119,312.00
6210 · Reserve Fee	0.00	0.00	0.00	16,365.00	16,365.00	0.00	21,820.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	27.71	0.00	27.71	0.00
6350 · Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
6410 · Other Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
6910 · Interest - Operating	2.92	0.00	2.92	51.71	0.00	51.71	0.00
6920 · Interest - Reserves	41.80	0.00	41.80	675.96	0.00	675.96	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	149.99	149.99	0.00	200.00
Total Income	10,104.05	9,959.34	144.71	106,889.37	105,998.98	890.39	141,332.00
Total Income	10,104.05	9,959.34	144.71	106,889.37	105,998.98	890.39	141,332.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	50.00	(50.00)	654.29	450.00	204.29	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	23,873.37	23,852.25	21.12	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	374.99	(91.49)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	394.25	187.51	206.74	250.00
7200 · Management Fees	725.00	725.00	0.00	6,525.00	6,525.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	86.30	100.00	(13.70)	862.85	900.00	(37.15)	1,200.00
7260 · Postage and Delivery	6.00	20.83	(14.83)	79.60	187.51	(107.91)	250.00
7400 · Telephone	85.89	83.33	2.56	766.71	750.01	16.70	1,000.00
Total Administrative	3,489.12	3,691.91	(202.79)	33,439.57	33,227.27	212.30	44,303.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	394.50	900.00	(505.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	21,126.00	10,080.00	11,046.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	125.00	207.25	(82.25)	3,323.66	1,865.25	1,458.41	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	2,250.00	(2,250.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
Total Grounds	2,823.00	1,760.58	1,062.42	24,844.16	15,845.26	8,998.90	21,127.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	170.00	416.67	(246.67)	8,426.38	3,749.99	4,676.39	5,000.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	813.50	374.99	438.51	500.00
8150 · Gate Operations	400.00	125.00	275.00	525.00	1,125.00	(600.00)	1,500.00
8220 · Pest Control	316.67	200.00	116.67	2,250.03	1,800.00	450.03	2,400.00
Total Maintenance	886.67	783.34	103.33	12,014.91	7,049.98	4,964.93	9,400.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	2,430.00	2,399.99	30.01	3,200.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	1,499.00	1,125.00	374.00	1,500.00
8430 · Pool Janitor Cleaning Sv	225.00	166.67	58.33	1,575.00	1,499.99	75.01	2,000.00
Total Pool and Recreation	495.00	558.34	(63.34)	5,504.00	5,024.98	479.02	6,700.00
Utilities							
8620 · Electric	453.69	505.83	(52.14)	4,066.01	4,552.51	(486.50)	6,070.00
8640 · Gas - Pool Heater	35.89	433.33	(397.44)	2,956.30	3,900.01	(943.71)	5,200.00
8660 · TV Cable	1,073.24	1,061.08	12.16	9,601.37	9,549.76	51.61	12,733.00
8700 · Water & Sewer	830.82	1,091.67	(260.85)	9,870.21	9,824.99	45.22	13,100.00
Total Utilities	2,393.64	3,091.91	(698.27)	26,493.89	27,827.27	(1,333.38)	37,103.00
Total Expense	10,087.43	9,886.08	201.35	102,296.53	88,974.76	13,321.77	118,633.00
Net Ordinary Income	16.62	73.26	(56.64)	4,592.84	17,024.22	(12,431.38)	22,699.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	659.25	(659.25)	879.00
9970 · Transfer to Reserves	41.80	0.00	41.80	17,040.96	16,365.00	675.96	21,820.00
Total Other	41.80	73.25	(31.45)	17,040.96	17,024.25	16.71	22,699.00
Total Other Expense	41.80	73.25	(31.45)	17,040.96	17,024.25	16.71	22,699.00
Net Other Income	(41.80)	(73.25)	31.45	(17,040.96)	(17,024.25)	(16.71)	(22,699.00)
Net Income	(25.18)	0.01	(25.19)	(12,448.12)	(0.03)	(12,448.09)	0.00