

**BLACKBURN POINT MARINA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL REPORTS  
October 31, 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.**

11/04/20

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of October 31, 2020

	Oct 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
Due to/from Operating	7,454.00
1010 · Centennial-SG Opr 6885	34,424.49
<b>Total Operating</b>	41,878.49
<b>Reserve</b>	
Due to/from Reserves	(7,454.00)
1210 · Centennial-SG MM Res 6893	154,982.84
<b>Total Reserve</b>	147,528.84
<b>Total Checking/Savings</b>	189,407.33
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	27.71
<b>Total Accounts Receivable</b>	27.71
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	10,796.98
1620 · Prepaid Expenses	183.30
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	12,423.75
<b>Total Current Assets</b>	201,858.79
<b>TOTAL ASSETS</b>	<b>201,858.79</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	258.12
<b>Total Accounts Payable</b>	258.12
<b>Other Current Liabilities</b>	
3040 · Accrued Expense	2,848.00
3050 · Deferred Revenue	19,885.33
3055 · Operating Income Rollover	33.34
<b>Total Other Current Liabilities</b>	22,766.67
<b>Total Current Liabilities</b>	23,024.79
<b>Long Term Liabilities</b>	
Reserves	147,528.84
<b>Total Long Term Liabilities</b>	147,528.84
<b>Total Liabilities</b>	170,553.63
<b>Equity</b>	
3000 · Operating Balance Fund	44,678.23
3905 · Surplus Rollover	(200.00)
Net Income	(13,173.07)
<b>Total Equity</b>	31,305.16
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>201,858.79</b>

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

11/04/20

October 2020

	Oct 20	Budget	\$ Over Budget	Jan - Oct 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	99,426.67	99,426.66	0.01	119,312.00
6210 · Reserve Fee	5,455.00	5,455.00	0.00	21,820.00	21,820.00	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	0.00	0.00	0.00	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	3.33	0.00	3.33	55.04	0.00	55.04	0.00
6920 · Interest - Reserves	39.58	0.00	39.58	715.54	0.00	715.54	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	166.66	166.66	0.00	200.00
<b>Total Income</b>	<b>15,457.25</b>	<b>15,414.34</b>	<b>42.91</b>	<b>122,346.62</b>	<b>121,413.32</b>	<b>933.30</b>	<b>141,332.00</b>
<b>Total Income</b>	<b>15,457.25</b>	<b>15,414.34</b>	<b>42.91</b>	<b>122,346.62</b>	<b>121,413.32</b>	<b>933.30</b>	<b>141,332.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7050 · Bad Debt Expense	0.96			0.96			
7040 · Licenses & Fees	0.00	50.00	(50.00)	654.29	500.00	154.29	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	26,459.30	26,502.50	(43.20)	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	416.66	(133.16)	500.00
7170 · Admin Fees, Tax Prep A...	0.00	20.83	(20.83)	394.25	208.34	185.91	250.00
7200 · Management Fees	725.00	725.00	0.00	7,250.00	7,250.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	151.17	100.00	51.17	1,014.02	1,000.00	14.02	1,200.00
7260 · Postage and Delivery	8.50	20.83	(12.33)	88.10	208.34	(120.24)	250.00
7400 · Telephone	86.40	83.33	3.07	853.11	833.34	19.77	1,000.00
<b>Total Administrative</b>	<b>3,557.96</b>	<b>3,691.91</b>	<b>(133.95)</b>	<b>36,997.53</b>	<b>36,919.18</b>	<b>78.35</b>	<b>44,303.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	394.50	1,000.00	(605.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	23,824.00	11,200.00	12,624.00	13,440.00
7650 · Landscape Svcs/Replc/...	0.00	207.25	(207.25)	3,323.66	2,072.50	1,251.16	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	2,500.00	(2,500.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
<b>Total Grounds</b>	<b>2,698.00</b>	<b>1,760.58</b>	<b>937.42</b>	<b>27,542.16</b>	<b>17,605.84</b>	<b>9,936.32</b>	<b>21,127.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	1,380.00	416.67	963.33	9,806.38	4,166.66	5,639.72	5,000.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	813.50	416.66	396.84	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	525.00	1,250.00	(725.00)	1,500.00
8220 · Pest Control	141.67	200.00	(58.33)	2,391.70	2,000.00	391.70	2,400.00
<b>Total Maintenance</b>	<b>1,521.67</b>	<b>783.34</b>	<b>738.33</b>	<b>13,536.58</b>	<b>7,833.32</b>	<b>5,703.26</b>	<b>9,400.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contr...	270.00	266.67	3.33	2,700.00	2,666.66	33.34	3,200.00
8420 · Pool Equip/Deck Main/R...	0.00	125.00	(125.00)	1,499.00	1,250.00	249.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,725.00	1,666.66	58.34	2,000.00
<b>Total Pool and Recreation</b>	<b>420.00</b>	<b>558.34</b>	<b>(138.34)</b>	<b>5,924.00</b>	<b>5,583.32</b>	<b>340.68</b>	<b>6,700.00</b>
<b>Utilities</b>							
8620 · Electric	475.87	505.83	(29.96)	4,541.88	5,058.34	(516.46)	6,070.00
8640 · Gas - Pool Heater	35.89	433.33	(397.44)	2,992.19	4,333.34	(1,341.15)	5,200.00
8660 · TV Cable	1,073.24	1,061.08	12.16	10,674.61	10,610.84	63.77	12,733.00
8700 · Water & Sewer	904.99	1,091.67	(186.68)	10,775.20	10,916.66	(141.46)	13,100.00
<b>Total Utilities</b>	<b>2,489.99</b>	<b>3,091.91</b>	<b>(601.92)</b>	<b>28,983.88</b>	<b>30,919.18</b>	<b>(1,935.30)</b>	<b>37,103.00</b>
<b>Total Expense</b>	<b>10,687.62</b>	<b>9,886.08</b>	<b>801.54</b>	<b>112,984.15</b>	<b>98,860.84</b>	<b>14,123.31</b>	<b>118,633.00</b>
<b>Net Ordinary Income</b>	<b>4,769.63</b>	<b>5,528.26</b>	<b>(758.63)</b>	<b>9,362.47</b>	<b>22,552.48</b>	<b>(13,190.01)</b>	<b>22,699.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	732.50	(732.50)	879.00
9970 · Transfer to Reserves	5,494.58	5,455.00	39.58	22,535.54	21,820.00	715.54	21,820.00
<b>Total Other</b>	<b>5,494.58</b>	<b>5,528.25</b>	<b>(33.67)</b>	<b>22,535.54</b>	<b>22,552.50</b>	<b>(16.96)</b>	<b>22,699.00</b>
<b>Total Other Expense</b>	<b>5,494.58</b>	<b>5,528.25</b>	<b>(33.67)</b>	<b>22,535.54</b>	<b>22,552.50</b>	<b>(16.96)</b>	<b>22,699.00</b>
<b>Net Other Income</b>	<b>(5,494.58)</b>	<b>(5,528.25)</b>	<b>33.67</b>	<b>(22,535.54)</b>	<b>(22,552.50)</b>	<b>16.96</b>	<b>(22,699.00)</b>
<b>Net Income</b>	<b>(724.95)</b>	<b>0.01</b>	<b>(724.96)</b>	<b>(13,173.07)</b>	<b>(0.02)</b>	<b>(13,173.05)</b>	<b>0.00</b>