

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

12/09/20

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

	Nov 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	28,549.68
Total Operating	28,549.68
Reserve	
1210 · Centennial-SG MM Res 6893	147,565.30
Total Reserve	147,565.30
Total Checking/Savings	176,114.98
Accounts Receivable	
1310 · Accounts Receivable	27.71
Total Accounts Receivable	27.71
Other Current Assets	
1610 · Prepaid Insurance	40,084.82
1620 · Prepaid Expenses	91.63
1800 · Deposits	1,443.47
Total Other Current Assets	41,619.92
Total Current Assets	217,762.61
TOTAL ASSETS	217,762.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	500.00
Total Accounts Payable	500.00
Other Current Liabilities	
3040 · Accrued Expense	2,848.00
3020 · Insurance Loan Payable	27,880.90
3050 · Deferred Revenue	9,942.66
3055 · Operating Income Rollover	16.67
Total Other Current Liabilities	40,688.23
Total Current Liabilities	41,188.23
Long Term Liabilities	
Reserves	147,565.30
Total Long Term Liabilities	147,565.30
Total Liabilities	188,753.53
Equity	
3000 · Operating Balance Fund	44,678.23
3905 · Surplus Rollover	(200.00)
Net Income	(15,469.15)
Total Equity	29,009.08
TOTAL LIABILITIES & EQUITY	217,762.61

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

12/09/20

November 2020

	Nov 20	Budget	\$ Over Budget	Jan - Nov 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,942.67	9,942.67	0.00	109,369.34	109,369.33	0.01	119,312.00
6210 · Reserve Fee	0.00	0.00	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	100.00	0.00	100.00	200.00	0.00	200.00	0.00
6410 · Other Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
6910 · Interest - Operating	2.94	0.00	2.94	57.98	0.00	57.98	0.00
6920 · Interest - Reserves	36.46	0.00	36.46	752.00	0.00	752.00	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	183.33	183.33	0.00	200.00
Total Income	10,098.74	9,959.34	139.40	132,445.36	131,372.66	1,072.70	141,332.00
Total Income	10,098.74	9,959.34	139.40	132,445.36	131,372.66	1,072.70	141,332.00
Expense							
Administrative							
7050 · Bad Debt Expense	0.00	0.00	0.00	0.96	0.00	0.96	0.00
7040 · Licenses & Fees	0.00	50.00	(50.00)	654.29	550.00	104.29	600.00
7100 · Insurance Expense	3,644.08	2,650.25	993.83	30,103.38	29,152.75	950.63	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	458.33	(174.83)	500.00
7170 · Admin Fees, Tax Prep ...	0.00	20.83	(20.83)	394.25	229.17	165.08	250.00
7200 · Management Fees	725.00	725.00	0.00	7,975.00	7,975.00	0.00	8,700.00
7250 · Office Supplies/Svc/Mi...	93.80	100.00	(6.20)	1,107.82	1,100.00	7.82	1,200.00
7260 · Postage and Delivery	14.40	20.83	(6.43)	102.50	229.17	(126.67)	250.00
7400 · Telephone	86.34	83.33	3.01	939.45	916.67	22.78	1,000.00
Total Administrative	4,563.62	3,691.91	871.71	41,561.15	40,611.09	950.06	44,303.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	394.50	1,100.00	(705.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	26,522.00	12,320.00	14,202.00	13,440.00
7650 · Landscape Svcs/Replc...	120.00	207.25	(87.25)	3,443.66	2,279.75	1,163.91	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	2,750.00	(2,750.00)	3,000.00
7800 · Palm/Tree Trimming	800.00	83.33	716.67	800.00	916.67	(116.67)	1,000.00
Total Grounds	3,618.00	1,760.58	1,857.42	31,160.16	19,366.42	11,793.74	21,127.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	610.00	416.67	193.33	10,416.38	4,583.33	5,833.05	5,000.00
8040 · Electrical Main/Repr/Svc	111.00	41.67	69.33	924.50	458.33	466.17	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	525.00	1,375.00	(850.00)	1,500.00
8220 · Pest Control	566.67	200.00	366.67	2,958.37	2,200.00	758.37	2,400.00
Total Maintenance	1,287.67	783.34	504.33	14,824.25	8,616.66	6,207.59	9,400.00
Pool and Recreation							
8400 · Pool Maintenance Con...	270.00	266.67	3.33	2,970.00	2,933.33	36.67	3,200.00
8420 · Pool Equip/Deck Main/...	0.00	125.00	(125.00)	1,499.00	1,375.00	124.00	1,500.00
8430 · Pool Janitor Cleaning ...	170.00	166.67	3.33	1,895.00	1,833.33	61.67	2,000.00
Total Pool and Recreation	440.00	558.34	(118.34)	6,364.00	6,141.66	222.34	6,700.00
Utilities							
8620 · Electric	430.89	505.83	(74.94)	4,972.77	5,564.17	(591.40)	6,070.00
8640 · Gas - Pool Heater	38.83	433.33	(394.50)	3,031.02	4,766.67	(1,735.65)	5,200.00
8660 · TV Cable	1,073.14	1,061.08	12.06	11,747.75	11,671.92	75.83	12,733.00
8700 · Water & Sewer	906.21	1,091.67	(185.46)	11,681.41	12,008.33	(326.92)	13,100.00
Total Utilities	2,449.07	3,091.91	(642.84)	31,432.95	34,011.09	(2,578.14)	37,103.00
Total Expense	12,358.36	9,886.08	2,472.28	125,342.51	108,746.92	16,595.59	118,633.00
Net Ordinary Income	(2,259.62)	73.26	(2,332.88)	7,102.85	22,625.74	(15,522.89)	22,699.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	805.75	(805.75)	879.00
9970 · Transfer to Reserves	36.46	0.00	36.46	22,572.00	21,820.00	752.00	21,820.00
Total Other	36.46	73.25	(36.79)	22,572.00	22,625.75	(53.75)	22,699.00
Total Other Expense	36.46	73.25	(36.79)	22,572.00	22,625.75	(53.75)	22,699.00
Net Other Income	(36.46)	(73.25)	36.79	(22,572.00)	(22,625.75)	53.75	(22,699.00)
Net Income	(2,296.08)	0.01	(2,296.09)	(15,469.15)	(0.01)	(15,469.14)	0.00