

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

01/03/21

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

	Dec 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial-SG Opr 6885	28,638.10
<b>Total Operating</b>	28,638.10
<b>Reserve</b>	
1210 · Centennial-SG MM Res 6893	147,602.80
<b>Total Reserve</b>	147,602.80
<b>Total Checking/Savings</b>	176,240.90
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(13,412.29)
<b>Total Accounts Receivable</b>	(13,412.29)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	36,440.74
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	37,884.21
<b>Total Current Assets</b>	200,712.82
<b>TOTAL ASSETS</b>	<b>200,712.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	633.50
<b>Total Accounts Payable</b>	633.50
<b>Other Current Liabilities</b>	
3040 · Accrued Expense	2,848.00
3020 · Insurance Loan Payable	25,092.81
<b>Total Other Current Liabilities</b>	27,940.81
<b>Total Current Liabilities</b>	28,574.31
<b>Long Term Liabilities</b>	
Reserves	147,602.80
<b>Total Long Term Liabilities</b>	147,602.80
<b>Total Liabilities</b>	176,177.11
<b>Equity</b>	
3000 · Operating Balance Fund	44,678.23
3905 · Surplus Rollover	(200.00)
Net Income	(19,942.52)
<b>Total Equity</b>	24,535.71
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>200,712.82</b>

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

01/03/21

December 2020

	Dec 20	Budget	\$ Over Budget	Jan - Dec 20	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	9,942.66	9,942.67	(0.01)	119,312.00	119,312.00	0.00	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	0.00	0.00	0.00	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	2.49	0.00	2.49	60.47	0.00	60.47	0.00
6920 · Interest - Reserves	37.50	0.00	37.50	789.50	0.00	789.50	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	200.00	200.00	0.00	200.00
<b>Total Income</b>	<b>9,999.32</b>	<b>9,959.34</b>	<b>39.98</b>	<b>142,444.68</b>	<b>141,332.00</b>	<b>1,112.68</b>	<b>141,332.00</b>
<b>Total Income</b>	<b>9,999.32</b>	<b>9,959.34</b>	<b>39.98</b>	<b>142,444.68</b>	<b>141,332.00</b>	<b>1,112.68</b>	<b>141,332.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7050 · Bad Debt Expense	0.00	0.00	0.00	0.96	0.00	0.96	0.00
7040 · Licenses & Fees	76.00	50.00	26.00	730.29	600.00	130.29	600.00
7100 · Insurance Expense	3,644.08	2,650.25	993.83	33,747.46	31,803.00	1,944.46	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	500.00	(216.50)	500.00
7170 · Admin Fees, Tax Prep A...	0.00	20.83	(20.83)	394.25	250.00	144.25	250.00
7200 · Management Fees	725.00	725.00	0.00	8,700.00	8,700.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	87.40	100.00	(12.60)	1,195.22	1,200.00	(4.78)	1,200.00
7260 · Postage and Delivery	10.50	20.83	(10.33)	113.00	250.00	(137.00)	250.00
7400 · Telephone	86.40	83.33	3.07	1,025.85	1,000.00	25.85	1,000.00
<b>Total Administrative</b>	<b>4,629.38</b>	<b>3,691.91</b>	<b>937.47</b>	<b>46,190.53</b>	<b>44,303.00</b>	<b>1,887.53</b>	<b>44,303.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	394.50	1,200.00	(805.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	29,220.00	13,440.00	15,780.00	13,440.00
7650 · Landscape Svcs/Replc/...	620.00	207.25	412.75	4,063.66	2,487.00	1,576.66	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	3,000.00	(3,000.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	800.00	1,000.00	(200.00)	1,000.00
<b>Total Grounds</b>	<b>3,318.00</b>	<b>1,760.58</b>	<b>1,557.42</b>	<b>34,478.16</b>	<b>21,127.00</b>	<b>13,351.16</b>	<b>21,127.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	268.50	416.67	(148.17)	10,684.88	5,000.00	5,684.88	5,000.00
8040 · Electrical Main/Repr/Svc	1,126.00	41.67	1,084.33	2,050.50	500.00	1,550.50	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	525.00	1,500.00	(975.00)	1,500.00
8220 · Pest Control	141.63	200.00	(58.37)	3,100.00	2,400.00	700.00	2,400.00
<b>Total Maintenance</b>	<b>1,536.13</b>	<b>783.34</b>	<b>752.79</b>	<b>16,360.38</b>	<b>9,400.00</b>	<b>6,960.38</b>	<b>9,400.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contr...	270.00	266.67	3.33	3,240.00	3,200.00	40.00	3,200.00
8420 · Pool Equip/Deck Main/R...	1,525.00	125.00	1,400.00	3,024.00	1,500.00	1,524.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	2,045.00	2,000.00	45.00	2,000.00
<b>Total Pool and Recreation</b>	<b>1,945.00</b>	<b>558.34</b>	<b>1,386.66</b>	<b>8,309.00</b>	<b>6,700.00</b>	<b>1,609.00</b>	<b>6,700.00</b>
<b>Utilities</b>							
8620 · Electric	695.08	505.83	189.25	5,667.85	6,070.00	(402.15)	6,070.00
8640 · Gas - Pool Heater	205.97	433.33	(227.36)	3,236.99	5,200.00	(1,963.01)	5,200.00
8660 · TV Cable	1,073.18	1,061.08	12.10	12,820.93	12,733.00	87.93	12,733.00
8700 · Water & Sewer	1,032.45	1,091.67	(59.22)	12,713.86	13,100.00	(386.14)	13,100.00
<b>Total Utilities</b>	<b>3,006.68</b>	<b>3,091.91</b>	<b>(85.23)</b>	<b>34,439.63</b>	<b>37,103.00</b>	<b>(2,663.37)</b>	<b>37,103.00</b>
<b>Total Expense</b>	<b>14,435.19</b>	<b>9,886.08</b>	<b>4,549.11</b>	<b>139,777.70</b>	<b>118,633.00</b>	<b>21,144.70</b>	<b>118,633.00</b>
<b>Net Ordinary Income</b>	<b>(4,435.87)</b>	<b>73.26</b>	<b>(4,509.13)</b>	<b>2,666.98</b>	<b>22,699.00</b>	<b>(20,032.02)</b>	<b>22,699.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	879.00	(879.00)	879.00
9970 · Transfer to Reserves	37.50	0.00	37.50	22,609.50	21,820.00	789.50	21,820.00
<b>Total Other</b>	<b>37.50</b>	<b>73.25</b>	<b>(35.75)</b>	<b>22,609.50</b>	<b>22,699.00</b>	<b>(89.50)</b>	<b>22,699.00</b>
<b>Total Other Expense</b>	<b>37.50</b>	<b>73.25</b>	<b>(35.75)</b>	<b>22,609.50</b>	<b>22,699.00</b>	<b>(89.50)</b>	<b>22,699.00</b>
<b>Net Other Income</b>	<b>(37.50)</b>	<b>(73.25)</b>	<b>35.75</b>	<b>(22,609.50)</b>	<b>(22,699.00)</b>	<b>89.50</b>	<b>(22,699.00)</b>
<b>Net Income</b>	<b>(4,473.37)</b>	<b>0.01</b>	<b>(4,473.38)</b>	<b>(19,942.52)</b>	<b>0.00</b>	<b>(19,942.52)</b>	<b>0.00</b>