

**BLACKBURN POINT MARINA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL REPORTS  
February 28, 2021**

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of February 28, 2021

03/10/21

	Feb 28, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial-SG Opr 6885	24,395.09
<b>Total Operating</b>	24,395.09
<b>Reserve</b>	
1210 · Centennial-SG MM Res 6893	152,817.98
<b>Total Reserve</b>	152,817.98
<b>Total Checking/Savings</b>	177,213.07
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(1,829.29)
<b>Total Accounts Receivable</b>	(1,829.29)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	29,152.58
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	30,596.05
<b>Total Current Assets</b>	205,979.83
<b>TOTAL ASSETS</b>	<b>205,979.83</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,289.00
<b>Total Accounts Payable</b>	2,289.00
<b>Other Current Liabilities</b>	
3020 · Insurance Loan Payable	19,377.23
3050 · Deferred Revenue	10,441.41
<b>Total Other Current Liabilities</b>	29,818.64
<b>Total Current Liabilities</b>	32,107.64
<b>Long Term Liabilities</b>	
Reserves	152,817.98
<b>Total Long Term Liabilities</b>	152,817.98
<b>Total Liabilities</b>	184,925.62
<b>Equity</b>	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(3,631.50)
<b>Total Equity</b>	21,054.21
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>205,979.83</b>

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Revenue & Expense - Budget vs Actual**  
**February 2021**

	Feb 21	Budget	\$ Over Bu...	Jan - Feb 21	YTD Budget	\$ Over Bu...	Annual Bu...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,441.42	10,441.42	0.00	20,882.84	20,882.80	0.04	125,297.00
6210 · Reserve Fee	0.00	0.00	0.00	5,155.75	5,155.75	0.00	20,623.00
6350 · Application Fees	0.00	0.00	0.00	100.00	0.00	100.00	0.00
6910 · Interest - Operating	1.88	0.00	1.88	4.79	0.00	4.79	0.00
6920 · Interest - Reserves	23.44	0.00	23.44	59.43	0.00	59.43	0.00
<b>Total Income</b>	<b>10,466.74</b>	<b>10,441.42</b>	<b>25.32</b>	<b>26,202.81</b>	<b>26,038.55</b>	<b>164.26</b>	<b>145,920.00</b>
<b>Total Income</b>	<b>10,466.74</b>	<b>10,441.42</b>	<b>25.32</b>	<b>26,202.81</b>	<b>26,038.55</b>	<b>164.26</b>	<b>145,920.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	54.17	(54.17)	0.00	108.30	(108.30)	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	7,288.16	7,166.70	121.46	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	83.30	(73.30)	500.00
7170 · Admin Fees, Tax Prep Acc	225.00	33.33	191.67	225.00	66.70	158.30	400.00
7200 · Management Fees	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	83.80	98.75	(14.95)	233.77	197.50	36.27	1,185.00
7260 · Postage and Delivery	5.50	8.33	(2.83)	11.00	16.70	(5.70)	100.00
7400 · Telephone	87.30	83.33	3.97	175.14	166.70	8.44	1,000.00
<b>Total Administrative</b>	<b>4,795.68</b>	<b>4,652.91</b>	<b>142.77</b>	<b>9,443.07</b>	<b>9,305.90</b>	<b>137.17</b>	<b>55,835.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	58.33	(58.33)	0.00	116.70	(116.70)	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	4,098.00	2,666.70	1,431.30	16,000.00
7650 · Landscape Svcs/Replc/Oth	275.00	208.33	66.67	515.00	416.70	98.30	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	166.70	(166.70)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
<b>Total Grounds</b>	<b>1,675.00</b>	<b>1,724.99</b>	<b>(49.99)</b>	<b>4,613.00</b>	<b>3,450.10</b>	<b>1,162.90</b>	<b>20,700.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	171.83	(171.83)	1,322.67	343.70	978.97	2,062.00
8040 · Electrical Main/Repr/Svc	389.00	41.67	347.33	389.00	83.30	305.70	500.00
8150 · Gate Operations	0.00	16.67	(16.67)	0.00	33.30	(33.30)	200.00
8220 · Pest Control	300.00	208.33	91.67	350.00	416.70	(66.70)	2,500.00
<b>Total Maintenance</b>	<b>689.00</b>	<b>438.50</b>	<b>250.50</b>	<b>2,061.67</b>	<b>877.00</b>	<b>1,184.67</b>	<b>5,262.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	540.00	533.30	6.70	3,200.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	135.00	250.00	(115.00)	1,500.00
8430 · Pool Janitor Cleaning Sv	291.31	166.67	124.64	461.31	333.30	128.01	2,000.00
<b>Total Pool and Recreation</b>	<b>561.31</b>	<b>558.34</b>	<b>2.97</b>	<b>1,136.31</b>	<b>1,116.60</b>	<b>19.71</b>	<b>6,700.00</b>
<b>Utilities</b>							
8620 · Electric	435.63	458.33	(22.70)	930.20	916.70	13.50	5,500.00
8640 · Gas - Pool Heater	1,129.16	375.00	754.16	1,309.89	750.00	559.89	4,500.00
8660 · TV Cable	1,122.93	1,083.33	39.60	2,196.11	2,166.70	29.41	13,000.00
8700 · Water & Sewer	1,907.81	1,150.00	757.81	2,928.88	2,300.00	628.88	13,800.00
<b>Total Utilities</b>	<b>4,595.53</b>	<b>3,066.66</b>	<b>1,528.87</b>	<b>7,365.08</b>	<b>6,133.40</b>	<b>1,231.68</b>	<b>36,800.00</b>
<b>Total Expense</b>	<b>12,316.52</b>	<b>10,441.40</b>	<b>1,875.12</b>	<b>24,619.13</b>	<b>20,883.00</b>	<b>3,736.13</b>	<b>125,297.00</b>
<b>Net Ordinary Income</b>	<b>(1,849.78)</b>	<b>0.02</b>	<b>(1,849.80)</b>	<b>1,583.68</b>	<b>5,155.55</b>	<b>(3,571.87)</b>	<b>20,623.00</b>

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Revenue & Expense - Budget vs Actual**  
 February 2021

	<u>Feb 21</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Jan - Feb 21</u>	<u>YTD Budget</u>	<u>\$ Over Bu...</u>	<u>Annual Bu...</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
<b>9970 · Transfer to Reserves</b>	23.44	0.00	23.44	5,215.18	5,155.75	59.43	20,623.00
<b>Total Other</b>	23.44	0.00	23.44	5,215.18	5,155.75	59.43	20,623.00
<b>Total Other Expense</b>	23.44	0.00	23.44	5,215.18	5,155.75	59.43	20,623.00
<b>Net Other Income</b>	(23.44)	0.00	(23.44)	(5,215.18)	(5,155.75)	(59.43)	(20,623.00)
<b>Net Income</b>	<b>(1,873.22)</b>	<b>0.02</b>	<b>(1,873.24)</b>	<b>(3,631.50)</b>	<b>(0.20)</b>	<b>(3,631.30)</b>	<b>0.00</b>