

**BLACKBURN POINT MARINA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL REPORTS  
March 31, 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 March 31, 2021

04/14/21

	Mar 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial-SG Opr 6885	30,137.95
<b>Total Operating</b>	30,137.95
<b>Reserve</b>	
1210 · Centennial-SG MM Res 6893	152,838.29
<b>Total Reserve</b>	152,838.29
<b>Total Checking/Savings</b>	182,976.24
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(24,869.29)
<b>Total Accounts Receivable</b>	(24,869.29)
<b>Other Current Assets</b>	
1320 · Undeposited Funds	5,760.00
1610 · Prepaid Insurance	25,508.50
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	32,711.97
<b>Total Current Assets</b>	190,818.92
<b>TOTAL ASSETS</b>	<b>190,818.92</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	3,700.00
<b>Total Accounts Payable</b>	3,700.00
<b>Other Current Liabilities</b>	
3020 · Insurance Loan Payable	16,589.14
<b>Total Other Current Liabilities</b>	16,589.14
<b>Total Current Liabilities</b>	20,289.14
<b>Long Term Liabilities</b>	
<b>Reserves</b>	152,838.29
<b>Total Long Term Liabilities</b>	152,838.29
<b>Total Liabilities</b>	173,127.43
<b>Equity</b>	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(6,994.22)
<b>Total Equity</b>	17,691.49
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>190,818.92</b>

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

04/14/21

March 2021

	Mar 21	Budget	\$ Over Budget	Jan - Mar 21	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,441.41	10,441.42	(0.01)	31,324.25	31,324.22	0.03	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	100.00	0.00	100.00	200.00	0.00	200.00	0.00
6910 · Interest - Operating	1.60	0.00	1.60	6.39	0.00	6.39	0.00
6920 · Interest - Reserves	20.31	0.00	20.31	79.74	0.00	79.74	0.00
<b>Total Income</b>	<b>10,563.32</b>	<b>10,441.42</b>	<b>121.90</b>	<b>36,766.13</b>	<b>36,479.97</b>	<b>286.16</b>	<b>145,920.00</b>
<b>Total Income</b>	<b>10,563.32</b>	<b>10,441.42</b>	<b>121.90</b>	<b>36,766.13</b>	<b>36,479.97</b>	<b>286.16</b>	<b>145,920.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	54.17	(54.17)	0.00	162.47	(162.47)	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	10,932.24	10,750.03	182.21	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	124.97	(114.97)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	225.00	100.03	124.97	400.00
7200 · Management Fees	750.00	750.00	0.00	2,250.00	2,250.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	150.04	98.75	51.29	383.81	296.25	87.56	1,185.00
7260 · Postage and Delivery	5.81	8.33	(2.52)	16.81	25.03	(8.22)	100.00
7400 · Telephone	87.41	83.33	4.08	262.55	250.03	12.52	1,000.00
<b>Total Administrative</b>	<b>4,637.34</b>	<b>4,652.91</b>	<b>(15.57)</b>	<b>14,080.41</b>	<b>13,958.81</b>	<b>121.60</b>	<b>55,835.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	58.33	(58.33)	0.00	175.03	(175.03)	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	5,498.00	4,000.03	1,497.97	16,000.00
7650 · Landscape Svcs/Replc/Oth	2,275.00	208.33	2,066.67	2,790.00	625.03	2,164.97	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
7800 · Palm/Tree Trimming	438.00	41.67	396.33	438.00	124.97	313.03	500.00
<b>Total Grounds</b>	<b>4,113.00</b>	<b>1,724.99</b>	<b>2,388.01</b>	<b>8,726.00</b>	<b>5,175.09</b>	<b>3,550.91</b>	<b>20,700.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	171.83	(171.83)	1,322.67	515.53	807.14	2,062.00
8040 · Electrical Main/Repr/Svc	116.00	41.67	74.33	505.00	124.97	380.03	500.00
8150 · Gate Operations	1,010.00	16.67	993.33	1,010.00	49.97	960.03	200.00
8220 · Pest Control	78.00	208.33	(130.33)	428.00	625.03	(197.03)	2,500.00
<b>Total Maintenance</b>	<b>1,204.00</b>	<b>438.50</b>	<b>765.50</b>	<b>3,265.67</b>	<b>1,315.50</b>	<b>1,950.17</b>	<b>5,262.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	810.00	799.97	10.03	3,200.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	135.00	375.00	(240.00)	1,500.00
8430 · Pool Janitor Cleaning Sv	255.00	166.67	88.33	716.31	499.97	216.34	2,000.00
<b>Total Pool and Recreation</b>	<b>525.00</b>	<b>558.34</b>	<b>(33.34)</b>	<b>1,661.31</b>	<b>1,674.94</b>	<b>(13.63)</b>	<b>6,700.00</b>
<b>Utilities</b>							
8620 · Electric	415.29	458.33	(43.04)	1,345.49	1,375.03	(29.54)	5,500.00
8640 · Gas - Pool Heater	714.15	375.00	339.15	2,024.04	1,125.00	899.04	4,500.00
8660 · TV Cable	1,122.96	1,083.33	39.63	3,319.07	3,250.03	69.04	13,000.00
8700 · Water & Sewer	1,173.99	1,150.00	23.99	4,102.87	3,450.00	652.87	13,800.00
<b>Total Utilities</b>	<b>3,426.39</b>	<b>3,066.66</b>	<b>359.73</b>	<b>10,791.47</b>	<b>9,200.06</b>	<b>1,591.41</b>	<b>36,800.00</b>
<b>Total Expense</b>	<b>13,905.73</b>	<b>10,441.40</b>	<b>3,464.33</b>	<b>38,524.86</b>	<b>31,324.40</b>	<b>7,200.46</b>	<b>125,297.00</b>
<b>Net Ordinary Income</b>	<b>(3,342.41)</b>	<b>0.02</b>	<b>(3,342.43)</b>	<b>(1,758.73)</b>	<b>5,155.57</b>	<b>(6,914.30)</b>	<b>20,623.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9970 · Transfer to Reserves	20.31	0.00	20.31	5,235.49	5,155.75	79.74	20,623.00
<b>Total Other</b>	<b>20.31</b>	<b>0.00</b>	<b>20.31</b>	<b>5,235.49</b>	<b>5,155.75</b>	<b>79.74</b>	<b>20,623.00</b>
<b>Total Other Expense</b>	<b>20.31</b>	<b>0.00</b>	<b>20.31</b>	<b>5,235.49</b>	<b>5,155.75</b>	<b>79.74</b>	<b>20,623.00</b>
<b>Net Other Income</b>	<b>(20.31)</b>	<b>0.00</b>	<b>(20.31)</b>	<b>(5,235.49)</b>	<b>(5,155.75)</b>	<b>(79.74)</b>	<b>(20,623.00)</b>
<b>Net Income</b>	<b>(3,362.72)</b>	<b>0.02</b>	<b>(3,362.74)</b>	<b>(6,994.22)</b>	<b>(0.18)</b>	<b>(6,994.04)</b>	<b>0.00</b>