

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 2021**

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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.

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2021

05/12/21

	Apr 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	30,962.66
Total Operating	30,962.66
Reserve	
1210 · Centennial-SG MM Res 6893	158,013.29
Total Reserve	158,013.29
Total Checking/Savings	188,975.95
Other Current Assets	
1610 · Prepaid Insurance	21,864.42
1800 · Deposits	1,443.47
Total Other Current Assets	23,307.89
Total Current Assets	212,283.84
TOTAL ASSETS	212,283.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,790.00
Total Accounts Payable	1,790.00
Other Current Liabilities	
3020 · Insurance Loan Payable	13,801.05
3050 · Deferred Revenue	20,882.83
Total Other Current Liabilities	34,683.88
Total Current Liabilities	36,473.88
Long Term Liabilities	
Reserves	158,013.29
Total Long Term Liabilities	158,013.29
Total Liabilities	194,487.17
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(6,889.04)
Total Equity	17,796.67
TOTAL LIABILITIES & EQUITY	212,283.84

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

05/12/21

April 2021

	<u>Apr 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,441.42	10,441.42	0.00	41,765.67	41,765.64	0.03	125,297.00
6210 · Reserve Fee	5,155.75	5,155.75	0.00	10,311.50	10,311.50	0.00	20,623.00
6350 · Application Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00
6410 · Other Income	105.00	0.00	105.00	105.00	0.00	105.00	0.00
6910 · Interest - Operating	2.36	0.00	2.36	8.75	0.00	8.75	0.00
6920 · Interest - Reserves	19.25	0.00	19.25	98.99	0.00	98.99	0.00
Total Income	<u>15,723.78</u>	<u>15,597.17</u>	<u>126.61</u>	<u>52,489.91</u>	<u>52,077.14</u>	<u>412.77</u>	<u>145,920.00</u>
Total Income	15,723.78	15,597.17	126.61	52,489.91	52,077.14	412.77	145,920.00
Expense							
Administrative							
7040 · Licenses & Fees	61.25	54.17	7.08	61.25	216.64	(155.39)	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	14,576.32	14,333.36	242.96	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	166.64	(156.64)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	225.00	133.36	91.64	400.00
7200 · Management Fees	750.00	750.00	0.00	3,000.00	3,000.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	192.45	98.75	93.70	576.26	395.00	181.26	1,185.00
7260 · Postage and Delivery	14.15	8.33	5.82	30.96	33.36	(2.40)	100.00
7400 · Telephone	87.90	83.33	4.57	350.45	333.36	17.09	1,000.00
Total Administrative	<u>4,749.83</u>	<u>4,652.91</u>	<u>96.92</u>	<u>18,830.24</u>	<u>18,611.72</u>	<u>218.52</u>	<u>55,835.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	58.33	(58.33)	0.00	233.36	(233.36)	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	6,898.00	5,333.36	1,564.64	16,000.00
7650 · Landscape Svcs/Replc/Oth	275.00	208.33	66.67	3,065.00	833.36	2,231.64	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	333.36	(333.36)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	166.64	271.36	500.00
Total Grounds	<u>1,675.00</u>	<u>1,724.99</u>	<u>(49.99)</u>	<u>10,401.00</u>	<u>6,900.08</u>	<u>3,500.92</u>	<u>20,700.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	115.00	171.83	(56.83)	1,437.67	687.36	750.31	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	166.64	338.36	500.00
8150 · Gate Operations	0.00	16.67	(16.67)	1,010.00	66.64	943.36	200.00
8220 · Pest Control	53.00	208.33	(155.33)	481.00	833.36	(352.36)	2,500.00
Total Maintenance	<u>168.00</u>	<u>438.50</u>	<u>(270.50)</u>	<u>3,433.67</u>	<u>1,754.00</u>	<u>1,679.67</u>	<u>5,262.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	1,080.00	1,066.64	13.36	3,200.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	135.00	500.00	(365.00)	1,500.00
8430 · Pool Janitor Cleaning Sv	255.00	166.67	88.33	971.31	666.64	304.67	2,000.00
Total Pool and Recreation	<u>525.00</u>	<u>558.34</u>	<u>(33.34)</u>	<u>2,186.31</u>	<u>2,233.28</u>	<u>(46.97)</u>	<u>6,700.00</u>
Utilities							
8620 · Electric	435.25	458.33	(23.08)	1,780.74	1,833.36	(52.62)	5,500.00
8640 · Gas - Pool Heater	505.10	375.00	130.10	2,529.14	1,500.00	1,029.14	4,500.00
8660 · TV Cable	1,122.96	1,083.33	39.63	4,442.03	4,333.36	108.67	13,000.00
8700 · Water & Sewer	1,262.46	1,150.00	112.46	5,365.33	4,600.00	765.33	13,800.00
Total Utilities	<u>3,325.77</u>	<u>3,066.66</u>	<u>259.11</u>	<u>14,117.24</u>	<u>12,266.72</u>	<u>1,850.52</u>	<u>36,800.00</u>
Total Expense	<u>10,443.60</u>	<u>10,441.40</u>	<u>2.20</u>	<u>48,968.46</u>	<u>41,765.80</u>	<u>7,202.66</u>	<u>125,297.00</u>
Net Ordinary Income	<u>5,280.18</u>	<u>5,155.77</u>	<u>124.41</u>	<u>3,521.45</u>	<u>10,311.34</u>	<u>(6,789.89)</u>	<u>20,623.00</u>
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	5,175.00	5,155.75	19.25	10,410.49	10,311.50	98.99	20,623.00
Total Other	<u>5,175.00</u>	<u>5,155.75</u>	<u>19.25</u>	<u>10,410.49</u>	<u>10,311.50</u>	<u>98.99</u>	<u>20,623.00</u>
Total Other Expense	<u>5,175.00</u>	<u>5,155.75</u>	<u>19.25</u>	<u>10,410.49</u>	<u>10,311.50</u>	<u>98.99</u>	<u>20,623.00</u>
Net Other Income	<u>(5,175.00)</u>	<u>(5,155.75)</u>	<u>(19.25)</u>	<u>(10,410.49)</u>	<u>(10,311.50)</u>	<u>(98.99)</u>	<u>(20,623.00)</u>
Net Income	<u><u>105.18</u></u>	<u><u>0.02</u></u>	<u><u>105.16</u></u>	<u><u>(6,889.04)</u></u>	<u><u>(0.16)</u></u>	<u><u>(6,888.88)</u></u>	<u><u>0.00</u></u>