

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
March 31, 2020**

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

04/23/20

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

	Mar 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	53,044.47
Total Operating	53,044.47
Reserve	
1210 · Centennial-SG MM Res 6893	168,085.85
Total Reserve	168,085.85
Total Checking/Savings	221,130.32
Accounts Receivable	
1310 · Accounts Receivable	(19,959.36)
Total Accounts Receivable	(19,959.36)
Other Current Assets	
1610 · Prepaid Insurance	18,101.49
1620 · Prepaid Expenses	824.99
1800 · Deposits	1,443.47
Total Other Current Assets	20,369.95
Total Current Assets	221,540.91
TOTAL ASSETS	221,540.91
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,914.60
Total Accounts Payable	2,914.60
Other Current Liabilities	
3020 · Insurance Loan Payable	10,308.30
3055 · Operating Income Rollover	150.03
Total Other Current Liabilities	10,458.33
Total Current Liabilities	13,372.93
Long Term Liabilities	
Reserves	168,085.85
Total Long Term Liabilities	168,085.85
Total Liabilities	181,458.78
Equity	
3000 · Operating Balance Fund	41,651.36
3100 · Prior Period Adjustment	(462.50)
3200 · Unrestricted Net Assets	3,489.37
3905 · Surplus Rollover	(200.00)
Net Income	(4,396.10)
Total Equity	40,082.13
TOTAL LIABILITIES & EQUITY	221,540.91

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
March 2020

	Mar 20	Budget	\$ Over Budget	Jan - Mar 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,942.66	9,942.67	(0.01)	29,828.00	29,827.97	0.03	119,312.00
6210 · Reserve Fee	0.00	0.00	0.00	5,455.00	5,455.00	0.00	21,820.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	27.71	0.00	27.71	0.00
6910 · Interest - Operating	4.12	0.00	4.12	17.80	0.00	17.80	0.00
6920 · Interest - Reserves	95.47	0.00	95.47	367.55	0.00	367.55	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	49.97	49.97	0.00	200.00
Total Income	10,058.92	9,959.34	99.58	35,746.03	35,332.94	413.09	141,332.00
Total Income	10,058.92	9,959.34	99.58	35,746.03	35,332.94	413.09	141,332.00
Expense							
Administrative							
7040 · Licenses & Fees	18.04	50.00	(31.96)	18.04	150.00	(131.96)	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	7,757.79	7,950.75	(192.96)	31,803.00
7150 · Professional Fees Legal	283.50	41.67	241.83	283.50	124.97	158.53	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	100.25	62.53	37.72	250.00
7200 · Management Fees	725.00	725.00	0.00	2,175.00	2,175.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	143.00	100.00	43.00	325.10	300.00	25.10	1,200.00
7260 · Postage and Delivery	12.50	20.83	(8.33)	26.30	62.53	(36.23)	250.00
7400 · Telephone	85.09	83.33	1.76	255.27	250.03	5.24	1,000.00
Total Administrative	3,853.06	3,691.91	161.15	10,941.25	11,075.81	(134.56)	44,303.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	329.50	300.00	29.50	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	4,938.00	3,360.00	1,578.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	0.00	207.25	(207.25)	698.00	621.75	76.25	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	250.03	(250.03)	1,000.00
Total Grounds	2,698.00	1,760.58	937.42	5,965.50	5,281.78	683.72	21,127.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	147.72	416.67	(268.95)	3,406.47	1,249.97	2,156.50	5,000.00
8040 · Electrical Main/Repr/Svc	545.00	41.67	503.33	545.00	124.97	420.03	500.00
8150 · Gate Operations	125.00	125.00	0.00	125.00	375.00	(250.00)	1,500.00
8220 · Pest Control	116.67	200.00	(83.33)	600.01	600.00	0.01	2,400.00
Total Maintenance	934.39	783.34	151.05	4,676.48	2,349.94	2,326.54	9,400.00
Pool and Recreation							
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)	950.00	375.00	575.00	1,500.00
8430 · Pool Janitor Cleaning Sv	300.00	166.67	133.33	525.00	499.97	25.03	2,000.00
Total Pool and Recreation	570.00	558.34	11.66	2,285.00	1,674.94	610.06	6,700.00
Utilities							
8620 · Electric	440.06	505.83	(65.77)	1,420.28	1,517.53	(97.25)	6,070.00
8640 · Gas - Pool Heater	630.40	433.33	197.07	2,141.53	1,300.03	841.50	5,200.00
8660 · TV Cable	1,073.11	1,061.08	12.03	3,162.45	3,183.28	(20.83)	12,733.00
8700 · Water & Sewer	1,067.84	1,091.67	(23.83)	3,727.09	3,274.97	452.12	13,100.00
Total Utilities	3,211.41	3,091.91	119.50	10,451.35	9,275.81	1,175.54	37,103.00
Total Expense	11,266.86	9,886.08	1,380.78	34,319.58	29,658.28	4,661.30	118,633.00
Net Ordinary Income	(1,207.94)	73.26	(1,281.20)	1,426.45	5,674.66	(4,248.21)	22,699.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	219.75	(219.75)	879.00
9970 · Transfer to Reserves	95.47	0.00	95.47	5,822.55	5,455.00	367.55	21,820.00
Total Other	95.47	73.25	22.22	5,822.55	5,674.75	147.80	22,699.00
Total Other Expense	95.47	73.25	22.22	5,822.55	5,674.75	147.80	22,699.00
Net Other Income	(95.47)	(73.25)	(22.22)	(5,822.55)	(5,674.75)	(147.80)	(22,699.00)
Net Income	(1,303.41)	0.01	(1,303.42)	(4,396.10)	(0.09)	(4,396.01)	0.00