

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

07/28/20

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
Operating	
Due to/from Operating	22,362.00
1010 · Centennial-SG Opr 6885	46,310.07
Total Operating	68,672.07
Reserve	
Due to/from Reserves	(22,362.00)
1210 · Centennial-SG MM Res 6893	173,718.09
Total Reserve	151,356.09
Total Checking/Savings	220,028.16
Accounts Receivable	
1310 · Accounts Receivable	(16,684.33)
Total Accounts Receivable	(16,684.33)
Other Current Assets	
1320 · Undeposited Funds	3,714.00
1610 · Prepaid Insurance	10,343.70
1620 · Prepaid Expenses	549.98
1800 · Deposits	1,443.47
Total Other Current Assets	16,051.15
Total Current Assets	219,394.98
TOTAL ASSETS	219,394.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	27,529.56
Total Accounts Payable	27,529.56
Other Current Liabilities	
3020 · Insurance Loan Payable	5,154.15
3055 · Operating Income Rollover	100.02
Total Other Current Liabilities	5,254.17
Total Current Liabilities	32,783.73
Long Term Liabilities	
Reserves	151,356.09
Total Long Term Liabilities	151,356.09
Total Liabilities	184,139.82
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	(9,223.07)
Total Equity	35,255.16
TOTAL LIABILITIES & EQUITY	219,394.98

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

June 2020

	Jun 20	Budget	\$ Over Budget	Jan - Jun 20	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	9,942.66	9,942.67	(0.01)	59,656.00	59,655.98	0.02	119,312.00
6210 · Reserve Fee	0.00	0.00	0.00	10,910.00	10,910.00	0.00	21,820.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	27.71	0.00	27.71	0.00
6410 · Other Income	35.00	0.00	35.00	35.00	0.00	35.00	0.00
6910 · Interest - Operating	3.49	0.00	3.49	33.99	0.00	33.99	0.00
6920 · Interest - Reserves	49.82	0.00	49.82	544.79	0.00	544.79	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	99.98	99.98	0.00	200.00
Total Income	10,047.64	9,959.34	88.30	71,307.47	70,665.96	641.51	141,332.00
Total Income	10,047.64	9,959.34	88.30	71,307.47	70,665.96	641.51	141,332.00
Expense							
Administrative							
7040 · Licenses & Fees	420.00	50.00	370.00	654.29	300.00	354.29	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	15,515.58	15,901.50	(385.92)	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	249.98	33.52	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	300.25	125.02	175.23	250.00
7200 · Management Fees	725.00	725.00	0.00	4,350.00	4,350.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	83.30	100.00	(16.70)	599.90	600.00	(0.10)	1,200.00
7260 · Postage and Delivery	4.00	20.83	(16.83)	57.45	125.02	(67.57)	250.00
7400 · Telephone	84.59	83.33	1.26	509.04	500.02	9.02	1,000.00
Total Administrative	3,902.82	3,691.91	210.91	22,270.01	22,151.54	118.47	44,303.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	394.50	600.00	(205.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	13,032.00	6,720.00	6,312.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	200.00	207.25	(7.25)	3,078.66	1,243.50	1,835.16	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	1,500.00	(1,500.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
Total Grounds	2,898.00	1,760.58	1,137.42	16,505.16	10,563.52	5,941.64	21,127.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	1,940.56	416.67	1,523.89	5,412.03	2,499.98	2,912.05	5,000.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	545.00	249.98	295.02	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	125.00	750.00	(625.00)	1,500.00
8220 · Pest Control	141.67	200.00	(58.33)	1,225.02	1,200.00	25.02	2,400.00
Total Maintenance	2,082.23	783.34	1,298.89	7,307.05	4,699.96	2,607.09	9,400.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	1,620.00	1,599.98	20.02	3,200.00
8420 · Pool Equip/Deck Main/Rep	179.00	125.00	54.00	1,420.00	750.00	670.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,050.00	999.98	50.02	2,000.00
Total Pool and Recreation	599.00	558.34	40.66	4,090.00	3,349.96	740.04	6,700.00
Utilities							
8620 · Electric	336.53	505.83	(169.30)	2,672.50	3,035.02	(362.52)	6,070.00
8640 · Gas - Pool Heater	114.52	433.33	(318.81)	2,840.54	2,600.02	240.52	5,200.00
8660 · TV Cable	1,073.11	1,061.08	12.03	6,381.78	6,366.52	15.26	12,733.00
8700 · Water & Sewer	1,041.44	1,091.67	(50.23)	7,008.71	6,549.98	458.73	13,100.00
Total Utilities	2,565.60	3,091.91	(526.31)	18,903.53	18,551.54	351.99	37,103.00
Total Expense	12,047.65	9,886.08	2,161.57	69,075.75	59,316.52	9,759.23	118,633.00
Net Ordinary Income	(2,000.01)	73.26	(2,073.27)	2,231.72	11,349.44	(9,117.72)	22,699.00
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	439.50	(439.50)	879.00
9970 · Transfer to Reserves	49.82	0.00	49.82	11,454.79	10,910.00	544.79	21,820.00
Total Other	49.82	73.25	(23.43)	11,454.79	11,349.50	105.29	22,699.00
Total Other Expense	49.82	73.25	(23.43)	11,454.79	11,349.50	105.29	22,699.00
Net Other Income	(49.82)	(73.25)	23.43	(11,454.79)	(11,349.50)	(105.29)	(22,699.00)
Net Income	(2,049.83)	0.01	(2,049.84)	(9,223.07)	(0.06)	(9,223.01)	0.00