

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

09/21/20

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

	Aug 31, 20
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial-SG Opr 6885	39,843.06
<b>Total Operating</b>	39,843.06
<b>Reserve</b>	
1210 · Centennial-SG MM Res 6893	156,900.46
<b>Total Reserve</b>	156,900.46
<b>Total Checking/Savings</b>	196,743.52
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(114.33)
<b>Total Accounts Receivable</b>	(114.33)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	5,171.84
1620 · Prepaid Expenses	366.64
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	6,981.95
<b>Total Current Assets</b>	203,611.14
<b>TOTAL ASSETS</b>	<b>203,611.14</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,928.00
<b>Total Accounts Payable</b>	2,928.00
<b>Other Current Liabilities</b>	
3020 · Insurance Loan Payable	1,718.05
3050 · Deferred Revenue	9,942.66
3055 · Operating Income Rollover	66.68
<b>Total Other Current Liabilities</b>	11,727.39
<b>Total Current Liabilities</b>	14,655.39
<b>Long Term Liabilities</b>	
<b>Reserves</b>	156,900.46
<b>Total Long Term Liabilities</b>	156,900.46
<b>Total Liabilities</b>	171,555.85
<b>Equity</b>	
3000 · Operating Balance Fund	44,678.23
3905 · Surplus Rollover	(200.00)
<b>Net Income</b>	(12,422.94)
<b>Total Equity</b>	32,055.29
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>203,611.14</b>

**Blackburn Point Marina Village Condominium Assn., Inc.**

**Revenue & Expense - Budget vs Actual**

August 2020

09/21/20

	Aug 20	Budget	\$ Over Bu...	Jan - Aug 20	YTD Budget	\$ Over Bu...	Annual Bu...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	9,942.67	9,942.67	0.00	79,541.34	79,541.32	0.02	119,312.00
6210 · Reserve Fee	0.00	0.00	0.00	16,365.00	16,365.00	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	0.00	0.00	0.00	35.00	0.00	35.00	0.00
6910 · Interest - Operating	6.62	0.00	6.62	48.79	0.00	48.79	0.00
6920 · Interest - Reserves	42.86	0.00	42.86	634.16	0.00	634.16	0.00
6950 · Surplus Rollover	16.67	16.67	0.00	133.32	133.32	0.00	200.00
<b>Total Income</b>	<b>10,008.82</b>	<b>9,959.34</b>	<b>49.48</b>	<b>96,785.32</b>	<b>96,039.64</b>	<b>745.68</b>	<b>141,332.00</b>
<b>Total Income</b>	<b>10,008.82</b>	<b>9,959.34</b>	<b>49.48</b>	<b>96,785.32</b>	<b>96,039.64</b>	<b>745.68</b>	<b>141,332.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	50.00	(50.00)	654.29	400.00	254.29	600.00
7100 · Insurance Expense	2,585.93	2,650.25	(64.32)	21,287.44	21,202.00	85.44	31,803.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	283.50	333.32	(49.82)	500.00
7170 · Admin Fees, Tax Prep Acc	94.00	20.83	73.17	394.25	166.68	227.57	250.00
7200 · Management Fees	725.00	725.00	0.00	5,800.00	5,800.00	0.00	8,700.00
7250 · Office Supplies/Svc/Misc	88.70	100.00	(11.30)	776.55	800.00	(23.45)	1,200.00
7260 · Postage and Delivery	3.00	20.83	(17.83)	73.60	166.68	(93.08)	250.00
7400 · Telephone	85.89	83.33	2.56	680.82	666.68	14.14	1,000.00
<b>Total Administrative</b>	<b>3,582.52</b>	<b>3,691.91</b>	<b>(109.39)</b>	<b>29,950.45</b>	<b>29,535.36</b>	<b>415.09</b>	<b>44,303.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	100.00	(100.00)	394.50	800.00	(405.50)	1,200.00
7600 · Landscape Contract	2,698.00	1,120.00	1,578.00	18,428.00	8,960.00	9,468.00	13,440.00
7650 · Landscape Svcs/Replc/Oth	45.00	207.25	(162.25)	3,198.66	1,658.00	1,540.66	2,487.00
7665 · Mulch	0.00	250.00	(250.00)	0.00	2,000.00	(2,000.00)	3,000.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
<b>Total Grounds</b>	<b>2,743.00</b>	<b>1,760.58</b>	<b>982.42</b>	<b>22,021.16</b>	<b>14,084.68</b>	<b>7,936.48</b>	<b>21,127.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	185.00	416.67	(231.67)	8,256.38	3,333.32	4,923.06	5,000.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	813.50	333.32	480.18	500.00
8150 · Gate Operations	0.00	125.00	(125.00)	125.00	1,000.00	(875.00)	1,500.00
8220 · Pest Control	391.67	200.00	191.67	1,933.36	1,600.00	333.36	2,400.00
<b>Total Maintenance</b>	<b>576.67</b>	<b>783.34</b>	<b>(206.67)</b>	<b>11,128.24</b>	<b>6,266.64</b>	<b>4,861.60</b>	<b>9,400.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	2,160.00	2,133.32	26.68	3,200.00
8420 · Pool Equip/Deck Main/Rep	26.00	125.00	(99.00)	1,499.00	1,000.00	499.00	1,500.00
8430 · Pool Janitor Cleaning Sv	150.00	166.67	(16.67)	1,350.00	1,333.32	16.68	2,000.00
<b>Total Pool and Recreation</b>	<b>446.00</b>	<b>558.34</b>	<b>(112.34)</b>	<b>5,009.00</b>	<b>4,466.64</b>	<b>542.36</b>	<b>6,700.00</b>
<b>Utilities</b>							
8620 · Electric	459.64	505.83	(46.19)	3,612.32	4,046.68	(434.36)	6,070.00
8640 · Gas - Pool Heater	41.24	433.33	(392.09)	2,920.41	3,466.68	(546.27)	5,200.00
8660 · TV Cable	1,073.24	1,061.08	12.16	8,528.13	8,488.68	39.45	12,733.00
8700 · Water & Sewer	1,059.04	1,091.67	(32.63)	9,039.39	8,733.32	306.07	13,100.00
<b>Total Utilities</b>	<b>2,633.16</b>	<b>3,091.91</b>	<b>(458.75)</b>	<b>24,100.25</b>	<b>24,735.36</b>	<b>(635.11)</b>	<b>37,103.00</b>
<b>Total Expense</b>	<b>9,981.35</b>	<b>9,886.08</b>	<b>95.27</b>	<b>92,209.10</b>	<b>79,088.68</b>	<b>13,120.42</b>	<b>118,633.00</b>
<b>Net Ordinary Income</b>	<b>27.47</b>	<b>73.26</b>	<b>(45.79)</b>	<b>4,576.22</b>	<b>16,950.96</b>	<b>(12,374.74)</b>	<b>22,699.00</b>

09/21/20

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

	<u>Aug 20</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Jan - Aug 20</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>							
9710 · Contingency Fund	0.00	73.25	(73.25)	0.00	586.00	(586.00)	879.00
9970 · Transfer to Reserves	42.86	0.00	42.86	16,999.16	16,365.00	634.16	21,820.00
<b>Total Other</b>	<u>42.86</u>	<u>73.25</u>	<u>(30.39)</u>	<u>16,999.16</u>	<u>16,951.00</u>	<u>48.16</u>	<u>22,699.00</u>
<b>Total Other Expense</b>	<u>42.86</u>	<u>73.25</u>	<u>(30.39)</u>	<u>16,999.16</u>	<u>16,951.00</u>	<u>48.16</u>	<u>22,699.00</u>
<b>Net Other Income</b>	<u>(42.86)</u>	<u>(73.25)</u>	<u>30.39</u>	<u>(16,999.16)</u>	<u>(16,951.00)</u>	<u>(48.16)</u>	<u>(22,699.00)</u>
<b>Net Income</b>	<u><b>(15.39)</b></u>	<u><b>0.01</b></u>	<u><b>(15.40)</b></u>	<u><b>(12,422.94)</b></u>	<u><b>(0.04)</b></u>	<u><b>(12,422.90)</b></u>	<u><b>0.00</b></u>