

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

02/26/21

	Jan 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	32,621.26
Total Operating	32,621.26
Reserve	
1210 · Centennial-SG MM Res 6893	152,794.54
Total Reserve	152,794.54
Total Checking/Savings	185,415.80
Accounts Receivable	
1310 · Accounts Receivable	2,010.71
Total Accounts Receivable	2,010.71
Other Current Assets	
1610 · Prepaid Insurance	32,796.66
1800 · Deposits	1,443.47
Total Other Current Assets	34,240.13
Total Current Assets	221,666.64
<b>TOTAL ASSETS</b>	<b>221,666.64</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
3010 · Accounts Payable	2,896.52
Total Accounts Payable	2,896.52
Other Current Liabilities	
3020 · Insurance Loan Payable	22,165.32
3050 · Deferred Revenue	20,882.83
Total Other Current Liabilities	43,048.15
Total Current Liabilities	45,944.67
<b>Long Term Liabilities</b>	
Reserves	
5141 · Misc Bldg Components	7,400.00
5142 · Misc Site Improvements	9,619.25
5146 · Furniture/Fixtures/Equip	7,039.78
5300 · Bldg Restoration/Paintin	2,832.85
5320 · Paving/Roads	38,805.90
5400 · Roofing	86,271.27
5490 · Reserve Interest Current	825.49
Total Reserves	152,794.54
Total Long Term Liabilities	152,794.54
Total Liabilities	198,739.21
<b>Equity</b>	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(1,758.28)
Total Equity	22,927.43
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>221,666.64</b>

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

## Revenue &amp; Expense - Budget vs Actual

January 2021

02/26/21

	Jan 21	Budget	\$ Over Bu...	Jan 21	YTD Budget	\$ Over Bu...	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,441.42	10,441.38	0.04	10,441.42	10,441.38	0.04	125,297.00
6210 · Reserve Fee	5,155.75	5,155.75	0.00	5,155.75	5,155.75	0.00	20,623.00
6350 · Application Fees	100.00	0.00	100.00	100.00	0.00	100.00	0.00
6910 · Interest - Operating	2.91	0.00	2.91	2.91	0.00	2.91	0.00
6920 · Interest - Reserves	35.99	0.00	35.99	35.99	0.00	35.99	0.00
<b>Total Income</b>	<b>15,736.07</b>	<b>15,597.13</b>	<b>138.94</b>	<b>15,736.07</b>	<b>15,597.13</b>	<b>138.94</b>	<b>145,920.00</b>
<b>Total Income</b>	<b>15,736.07</b>	<b>15,597.13</b>	<b>138.94</b>	<b>15,736.07</b>	<b>15,597.13</b>	<b>138.94</b>	<b>145,920.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	54.13	(54.13)	0.00	54.13	(54.13)	650.00
7100 · Insurance Expense	3,644.08	3,583.37	60.71	3,644.08	3,583.37	60.71	43,000.00
7150 · Professional Fees Legal	10.00	41.63	(31.63)	10.00	41.63	(31.63)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.37	(33.37)	0.00	33.37	(33.37)	400.00
7200 · Management Fees	750.00	750.00	0.00	750.00	750.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	149.97	98.75	51.22	149.97	98.75	51.22	1,185.00
7260 · Postage and Delivery	5.50	8.37	(2.87)	5.50	8.37	(2.87)	100.00
7400 · Telephone	87.84	83.37	4.47	87.84	83.37	4.47	1,000.00
<b>Total Administrative</b>	<b>4,647.39</b>	<b>4,652.99</b>	<b>(5.60)</b>	<b>4,647.39</b>	<b>4,652.99</b>	<b>(5.60)</b>	<b>55,835.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
7600 · Landscape Contract	2,698.00	1,333.37	1,364.63	2,698.00	1,333.37	1,364.63	16,000.00
7650 · Landscape Svcs/Replc/Oth	240.00	208.37	31.63	240.00	208.37	31.63	2,500.00
7665 · Mulch	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
<b>Total Grounds</b>	<b>2,938.00</b>	<b>1,725.11</b>	<b>1,212.89</b>	<b>2,938.00</b>	<b>1,725.11</b>	<b>1,212.89</b>	<b>20,700.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	1,322.67	171.87	1,150.80	1,322.67	171.87	1,150.80	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8150 · Gate Operations	0.00	16.63	(16.63)	0.00	16.63	(16.63)	200.00
8220 · Pest Control	50.00	208.37	(158.37)	50.00	208.37	(158.37)	2,500.00
<b>Total Maintenance</b>	<b>1,372.67</b>	<b>438.50</b>	<b>934.17</b>	<b>1,372.67</b>	<b>438.50</b>	<b>934.17</b>	<b>5,262.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	266.63	3.37	270.00	266.63	3.37	3,200.00
8420 · Pool Equip/Deck Main/Rep	135.00	125.00	10.00	135.00	125.00	10.00	1,500.00
8430 · Pool Janitor Cleaning Sv	170.00	166.63	3.37	170.00	166.63	3.37	2,000.00
<b>Total Pool and Recreation</b>	<b>575.00</b>	<b>558.26</b>	<b>16.74</b>	<b>575.00</b>	<b>558.26</b>	<b>16.74</b>	<b>6,700.00</b>
<b>Utilities</b>							
8620 · Electric	494.57	458.37	36.20	494.57	458.37	36.20	5,500.00
8640 · Gas - Pool Heater	180.73	375.00	(194.27)	180.73	375.00	(194.27)	4,500.00
8660 · TV Cable	1,073.18	1,083.37	(10.19)	1,073.18	1,083.37	(10.19)	13,000.00
8700 · Water & Sewer	1,021.07	1,150.00	(128.93)	1,021.07	1,150.00	(128.93)	13,800.00
<b>Total Utilities</b>	<b>2,769.55</b>	<b>3,066.74</b>	<b>(297.19)</b>	<b>2,769.55</b>	<b>3,066.74</b>	<b>(297.19)</b>	<b>36,800.00</b>
<b>Total Expense</b>	<b>12,302.61</b>	<b>10,441.60</b>	<b>1,861.01</b>	<b>12,302.61</b>	<b>10,441.60</b>	<b>1,861.01</b>	<b>125,297.00</b>
<b>Net Ordinary Income</b>	<b>3,433.46</b>	<b>5,155.53</b>	<b>(1,722.07)</b>	<b>3,433.46</b>	<b>5,155.53</b>	<b>(1,722.07)</b>	<b>20,623.00</b>

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Revenue & Expense - Budget vs Actual**  
**January 2021**

02/26/21

	<u>Jan 21</u>	<u>Budget</u>	<u>\$ Over Bu...</u>	<u>Jan 21</u>	<u>YTD Budget</u>	<u>\$ Over Bu...</u>	<u>Annual Budget</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
<b>9970 · Transfer to Reserves</b>	5,191.74	5,155.75	35.99	5,191.74	5,155.75	35.99	20,623.00
<b>Total Other</b>	5,191.74	5,155.75	35.99	5,191.74	5,155.75	35.99	20,623.00
<b>Total Other Expense</b>	5,191.74	5,155.75	35.99	5,191.74	5,155.75	35.99	20,623.00
<b>Net Other Income</b>	(5,191.74)	(5,155.75)	(35.99)	(5,191.74)	(5,155.75)	(35.99)	(20,623.00)
<b>Net Income</b>	<u>(1,758.28)</u>	<u>(0.22)</u>	<u>(1,758.06)</u>	<u>(1,758.28)</u>	<u>(0.22)</u>	<u>(1,758.06)</u>	<u>0.00</u>