

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

06/08/21

	May 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	21,085.35
Total Operating	21,085.35
Reserve	
1210 · Centennial-SG MM Res 6893	153,991.85
Total Reserve	153,991.85
Total Checking/Savings	175,077.20
Other Current Assets	
1610 · Prepaid Insurance	18,220.34
1800 · Deposits	1,443.47
Total Other Current Assets	19,663.81
Total Current Assets	194,741.01
TOTAL ASSETS	194,741.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,246.15
Total Accounts Payable	2,246.15
Other Current Liabilities	
3020 · Insurance Loan Payable	11,012.96
3050 · Deferred Revenue	10,441.41
Total Other Current Liabilities	21,454.37
Total Current Liabilities	23,700.52
Long Term Liabilities	
Reserves	153,991.85
Total Long Term Liabilities	153,991.85
Total Liabilities	177,692.37
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(7,637.07)
Total Equity	17,048.64
TOTAL LIABILITIES & EQUITY	194,741.01

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

06/08/21

May 2021

	May 21	Budget	\$ Over Budget	Jan - May 21	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,441.42	10,441.42	0.00	52,207.09	52,207.06	0.03	125,297.00
6210 · Reserve Fee	0.00	0.00	0.00	10,311.50	10,311.50	0.00	20,623.00
6350 · Application Fees	100.00	0.00	100.00	300.00	0.00	300.00	0.00
6410 · Other Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest - Operating	1.30	0.00	1.30	10.05	0.00	10.05	0.00
6920 · Interest - Reserves	14.56	0.00	14.56	113.55	0.00	113.55	0.00
Total Income	10,557.28	10,441.42	115.86	63,047.19	62,518.56	528.63	145,920.00
Total Income	10,557.28	10,441.42	115.86	63,047.19	62,518.56	528.63	145,920.00
Expense							
Administrative							
7040 · Licenses & Fees	400.35	54.17	346.18	461.60	270.81	190.79	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	18,220.40	17,916.69	303.71	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	208.31	(198.31)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	225.00	166.69	58.31	400.00
7200 · Management Fees	750.00	750.00	0.00	3,750.00	3,750.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	146.50	98.75	47.75	722.76	493.75	229.01	1,185.00
7260 · Postage and Delivery	3.77	8.33	(4.56)	34.73	41.69	(6.96)	100.00
7400 · Telephone	87.90	83.33	4.57	438.35	416.69	21.66	1,000.00
Total Administrative	5,032.60	4,652.91	379.69	23,862.84	23,264.63	598.21	55,835.00
Grounds							
7520 · Irrigation Main/Repr/Svc	416.10	58.33	357.77	416.10	291.69	124.41	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	8,298.00	6,666.69	1,631.31	16,000.00
7650 · Landscape Svcs/Replc/Oth	375.00	208.33	166.67	3,440.00	1,041.69	2,398.31	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	416.69	(416.69)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	208.31	229.69	500.00
Total Grounds	2,191.10	1,724.99	466.11	12,592.10	8,625.07	3,967.03	20,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	171.83	(171.83)	1,437.67	859.19	578.48	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	208.31	296.69	500.00
8150 · Gate Operations	0.00	16.67	(16.67)	1,010.00	83.31	926.69	200.00
8220 · Pest Control	316.00	208.33	107.67	797.00	1,041.69	(244.69)	2,500.00
Total Maintenance	316.00	438.50	(122.50)	3,749.67	2,192.50	1,557.17	5,262.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	1,350.00	1,333.31	16.69	3,200.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	135.00	625.00	(490.00)	1,500.00
8430 · Pool Janitor Cleaning Sv	170.00	166.67	3.33	1,141.31	833.31	308.00	2,000.00
Total Pool and Recreation	440.00	558.34	(118.34)	2,626.31	2,791.62	(165.31)	6,700.00
Utilities							
8620 · Electric	464.02	458.33	5.69	2,244.76	2,291.69	(46.93)	5,500.00
8640 · Gas - Pool Heater	385.80	375.00	10.80	2,914.94	1,875.00	1,039.94	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	5,565.14	5,416.69	148.45	13,000.00
8700 · Water & Sewer	1,338.12	1,150.00	188.12	6,703.45	5,750.00	953.45	13,800.00
Total Utilities	3,311.05	3,066.66	244.39	17,428.29	15,333.38	2,094.91	36,800.00
Total Expense	11,290.75	10,441.40	849.35	60,259.21	52,207.20	8,052.01	125,297.00
Net Ordinary Income	(733.47)	0.02	(733.49)	2,787.98	10,311.36	(7,523.38)	20,623.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	14.56	0.00	14.56	10,425.05	10,311.50	113.55	20,623.00
Total Other	14.56	0.00	14.56	10,425.05	10,311.50	113.55	20,623.00
Total Other Expense	14.56	0.00	14.56	10,425.05	10,311.50	113.55	20,623.00
Net Other Income	(14.56)	0.00	(14.56)	(10,425.05)	(10,311.50)	(113.55)	(20,623.00)
Net Income	(748.03)	0.02	(748.05)	(7,637.07)	(0.14)	(7,636.93)	0.00