

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

07/16/21

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of June 30, 2021

	Jun 30, 21
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial-SG Opr 6885	22,882.33
Total Operating	22,882.33
Reserve	
1210 · Centennial-SG MM Res 6893	154,004.51
Total Reserve	154,004.51
Total Checking/Savings	176,886.84
Accounts Receivable	
1310 · Accounts Receivable	(13,440.00)
Total Accounts Receivable	(13,440.00)
Other Current Assets	
1610 · Prepaid Insurance	14,576.30
1800 · Deposits	1,443.47
Total Other Current Assets	16,019.77
Total Current Assets	179,466.61
<b>TOTAL ASSETS</b>	<b>179,466.61</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,074.50
Total Accounts Payable	4,074.50
Other Current Liabilities	
3020 · Insurance Loan Payable	8,224.87
Total Other Current Liabilities	8,224.87
Total Current Liabilities	12,299.37
Long Term Liabilities	
Reserves	154,004.41
Total Long Term Liabilities	154,004.41
Total Liabilities	166,303.78
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(11,522.88)
Total Equity	13,162.83
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>179,466.61</b>

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

**Revenue & Expense - Budget vs Actual**

June 2021

07/16/21

	<u>Jun 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,441.41	10,441.42	(0.01)	62,648.50	62,648.48	0.02	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	0.00	0.00	0.00	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	0.92	0.00	0.92	10.97	0.00	10.97	0.00
6920 · Interest - Reserves	12.66	0.00	12.66	126.21	0.00	126.21	0.00
<b>Total Income</b>	<u>10,454.99</u>	<u>10,441.42</u>	<u>13.57</u>	<u>73,502.18</u>	<u>72,959.98</u>	<u>542.20</u>	<u>145,920.00</u>
<b>Total Income</b>	10,454.99	10,441.42	13.57	73,502.18	72,959.98	542.20	145,920.00
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	0.00	54.17	(54.17)	461.60	324.98	136.62	650.00
7100 · Insurance Expense	3,644.04	3,583.33	60.71	21,864.44	21,500.02	364.42	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	249.98	(239.98)	500.00
7170 · Admin Fees, Tax Prep Acc	5.55	33.33	(27.78)	230.55	200.02	30.53	400.00
7200 · Management Fees	750.00	750.00	0.00	4,500.00	4,500.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	86.60	98.75	(12.15)	809.36	592.50	216.86	1,185.00
7260 · Postage & Delivery	3.77	8.33	(4.56)	38.50	50.02	(11.52)	100.00
7400 · Telephone	87.90	83.33	4.57	526.25	500.02	26.23	1,000.00
<b>Total Administrative</b>	<u>4,577.86</u>	<u>4,652.91</u>	<u>(75.05)</u>	<u>28,440.70</u>	<u>27,917.54</u>	<u>523.16</u>	<u>55,835.00</u>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	684.50	58.33	626.17	1,100.60	350.02	750.58	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	9,698.00	8,000.02	1,697.98	16,000.00
7650 · Landscape Svcs/Repic/Oth	895.00	208.33	686.67	4,335.00	1,250.02	3,084.98	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	500.02	(500.02)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	249.98	188.02	500.00
<b>Total Grounds</b>	<u>2,979.50</u>	<u>1,724.99</u>	<u>1,254.51</u>	<u>15,571.60</u>	<u>10,350.06</u>	<u>5,221.54</u>	<u>20,700.00</u>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	1,155.00	171.83	983.17	2,592.67	1,031.02	1,561.65	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	249.98	255.02	500.00
8150 · Gate Operations	479.75	16.67	463.08	1,489.75	99.98	1,389.77	200.00
8220 · Pest Control	53.00	208.33	(155.33)	850.00	1,250.02	(400.02)	2,500.00
<b>Total Maintenance</b>	<u>1,687.75</u>	<u>438.50</u>	<u>1,249.25</u>	<u>5,437.42</u>	<u>2,631.00</u>	<u>2,806.42</u>	<u>5,262.00</u>
<b>Pool and Recreation</b>							
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	1,715.00	125.00	1,590.00	1,850.00	750.00	1,100.00	1,500.00
8430 · Pool Janitor Cleaning Sv	170.00	166.67	3.33	1,311.31	999.98	311.33	2,000.00
<b>Total Pool and Recreation</b>	<u>2,155.00</u>	<u>558.34</u>	<u>1,596.66</u>	<u>4,781.31</u>	<u>3,349.96</u>	<u>1,431.35</u>	<u>6,700.00</u>
<b>Utilities</b>							
8620 · Electric	481.54	458.33	23.21	2,726.30	2,750.02	(23.72)	5,500.00
8640 · Gas - Pool Heater	81.97	375.00	(293.03)	2,996.91	2,250.00	746.91	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	6,688.25	6,500.02	188.23	13,000.00
8700 · Water & Sewer	1,241.51	1,150.00	91.51	7,944.96	6,900.00	1,044.96	13,800.00
<b>Total Utilities</b>	<u>2,928.13</u>	<u>3,066.66</u>	<u>(138.53)</u>	<u>20,356.42</u>	<u>18,400.04</u>	<u>1,956.38</u>	<u>36,800.00</u>
<b>Total Expense</b>	<u>14,328.24</u>	<u>10,441.40</u>	<u>3,886.84</u>	<u>74,587.45</u>	<u>62,648.60</u>	<u>11,938.85</u>	<u>125,297.00</u>
<b>Net Ordinary Income</b>	<u>(3,873.25)</u>	<u>0.02</u>	<u>(3,873.27)</u>	<u>(1,085.27)</u>	<u>10,311.38</u>	<u>(11,396.65)</u>	<u>20,623.00</u>
<b>Other Income/Expense</b>							
Other Expense							
Other							
9970 · Transfer to Reserves	12.56	0.00	12.56	10,437.61	10,311.50	126.11	20,623.00
<b>Total Other</b>	<u>12.56</u>	<u>0.00</u>	<u>12.56</u>	<u>10,437.61</u>	<u>10,311.50</u>	<u>126.11</u>	<u>20,623.00</u>
<b>Total Other Expense</b>	<u>12.56</u>	<u>0.00</u>	<u>12.56</u>	<u>10,437.61</u>	<u>10,311.50</u>	<u>126.11</u>	<u>20,623.00</u>
<b>Net Other Income</b>	<u>(12.56)</u>	<u>0.00</u>	<u>(12.56)</u>	<u>(10,437.61)</u>	<u>(10,311.50)</u>	<u>(126.11)</u>	<u>(20,623.00)</u>
<b>Net Income</b>	<u><b>(3,885.81)</b></u>	<u><b>0.02</b></u>	<u><b>(3,885.83)</b></u>	<u><b>(11,522.88)</b></u>	<u><b>(0.12)</b></u>	<u><b>(11,522.76)</b></u>	<u><b>0.00</b></u>