

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

08/11/21

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of July 31, 2021

	Jul 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	25,916.46
Total Operating	25,916.46
Reserve	
1210 · Centennial MM Res 6893	159,173.62
Total Reserve	159,173.62
Total Checking/Savings	185,090.08
Accounts Receivable	
1310 · Accounts Receivable	3,840.00
Total Accounts Receivable	3,840.00
Other Current Assets	
1610 · Prepaid Insurance	10,932.22
1800 · Deposits	1,443.47
Total Other Current Assets	12,375.69
Total Current Assets	201,305.77
TOTAL ASSETS	201,305.77
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,849.05
Total Accounts Payable	1,849.05
Other Current Liabilities	
3020 · Insurance Loan Payable	5,436.78
3050 · Deferred Revenue	20,882.83
Total Other Current Liabilities	26,319.61
Total Current Liabilities	28,168.66
Long Term Liabilities	
Reserves	159,173.62
Total Long Term Liabilities	159,173.62
Total Liabilities	187,342.28
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(10,722.22)
Total Equity	13,963.49
TOTAL LIABILITIES & EQUITY	201,305.77

Blackburn Point Marina Village Condominium Assn., Inc.

Revenue & Expense - Budget vs Actual

July 2021

	Jul 21	Budget	\$ Over Bud...	Jan - Jul 21	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,441.42	10,441.42	0.00	73,089.92	73,089.90	0.02	125,297.00
6210 · Reserve Fee	5,155.75	5,155.75	0.00	15,467.25	15,467.25	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	0.00	0.00	0.00	10.97	0.00	10.97	0.00
6920 · Interest - Reserves	1.33	0.00	1.33	127.54	0.00	127.54	0.00
Total Income	15,598.50	15,597.17	1.33	89,100.68	88,557.15	543.53	145,920.00
Total Income	15,598.50	15,597.17	1.33	89,100.68	88,557.15	543.53	145,920.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	54.17	(54.17)	461.60	379.15	82.45	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	25,508.52	25,083.35	425.17	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	291.65	(281.65)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	230.55	233.35	(2.80)	400.00
7200 · Management Fees	750.00	750.00	0.00	5,250.00	5,250.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	88.75	98.75	(10.00)	898.11	691.25	206.86	1,185.00
7260 · Postage & Delivery	11.91	8.33	3.58	50.41	58.35	(7.94)	100.00
7400 · Telephone	87.85	83.33	4.52	614.10	583.35	30.75	1,000.00
Total Administrative	4,582.59	4,652.91	(70.32)	33,023.29	32,570.45	452.84	55,835.00
Grounds							
7520 · Irrigation Main/Repr/Svc	154.05	58.33	95.72	1,254.65	408.35	846.30	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	11,098.00	9,333.35	1,764.65	16,000.00
7650 · Landscape Svcs/Replc/Oth	275.00	208.33	66.67	4,610.00	1,458.35	3,151.65	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	583.35	(583.35)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	291.65	146.35	500.00
Total Grounds	1,829.05	1,724.99	104.06	17,400.65	12,075.05	5,325.60	20,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	171.83	(171.83)	2,592.67	1,202.85	1,389.82	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	291.65	213.35	500.00
8150 · Gate Operations	0.00	16.67	(16.67)	1,489.75	116.65	1,373.10	200.00
8220 · Pest Control	53.00	208.33	(155.33)	903.00	1,458.35	(555.35)	2,500.00
Total Maintenance	53.00	438.50	(385.50)	5,490.42	3,069.50	2,420.92	5,262.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	1,890.00	1,866.65	23.35	3,200.00
8420 · Pool Equip/Deck Main/Rep	30.00	125.00	(95.00)	1,880.00	875.00	1,005.00	1,500.00
8430 · Pool Janitor Cleaning Sv	170.00	166.67	3.33	1,481.31	1,166.65	314.66	2,000.00
Total Pool and Recreation	470.00	558.34	(88.34)	5,251.31	3,908.30	1,343.01	6,700.00
Utilities							
8620 · Electric	483.62	458.33	25.29	3,209.92	3,208.35	1.57	5,500.00
8640 · Gas - Pool Heater	53.37	375.00	(321.63)	3,050.28	2,625.00	425.28	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	7,811.36	7,583.35	228.01	13,000.00
8700 · Water & Sewer	1,047.25	1,150.00	(102.75)	8,992.21	8,050.00	942.21	13,800.00
Total Utilities	2,707.35	3,066.66	(359.31)	23,063.77	21,466.70	1,597.07	36,800.00
Total Expense	9,641.99	10,441.40	(799.41)	84,229.44	73,090.00	11,139.44	125,297.00
Net Ordinary Income	5,956.51	5,155.77	800.74	4,871.24	15,467.15	(10,595.91)	20,623.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	5,155.85	5,155.75	0.10	15,593.46	15,467.25	126.21	20,623.00
Total Other	5,155.85	5,155.75	0.10	15,593.46	15,467.25	126.21	20,623.00
Total Other Expense	5,155.85	5,155.75	0.10	15,593.46	15,467.25	126.21	20,623.00
Net Other Income	(5,155.85)	(5,155.75)	(0.10)	(15,593.46)	(15,467.25)	(126.21)	(20,623.00)
Net Income	800.66	0.02	800.64	(10,722.22)	(0.10)	(10,722.12)	0.00