

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

09/17/21

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

	Aug 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	19,206.11
Total Operating	19,206.11
Reserve	
1210 · Centennial MM Res 6893	159,187.14
Total Reserve	159,187.14
Total Checking/Savings	178,393.25
Accounts Receivable	
1310 · Accounts Receivable	1,948.80
Total Accounts Receivable	1,948.80
Other Current Assets	
1610 · Prepaid Insurance	7,288.14
1800 · Deposits	1,443.47
Total Other Current Assets	8,731.61
Total Current Assets	189,073.66
TOTAL ASSETS	189,073.66
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,411.30
Total Accounts Payable	2,411.30
Other Current Liabilities	
3020 · Insurance Loan Payable	2,648.69
3050 · Deferred Revenue	10,441.41
Total Other Current Liabilities	13,090.10
Total Current Liabilities	15,501.40
Long Term Liabilities	
Reserves	159,187.14
Total Long Term Liabilities	159,187.14
Total Liabilities	174,688.54
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(10,300.59)
Total Equity	14,385.12
TOTAL LIABILITIES & EQUITY	189,073.66

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

09/17/21

August 2021

	Aug 21	Budget	\$ Over Budg...	Jan - Aug 21	YTD Budget	\$ Over Budg...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,441.42	10,441.42	0.00	83,531.34	83,531.32	0.02	125,297.00
6210 · Reserve Fee	0.00	0.00	0.00	15,467.25	15,467.25	0.00	20,623.00
6340 · Late Fee/Penalty	28.80	0.00	28.80	28.80	0.00	28.80	0.00
6350 · Application Fees	100.00	0.00	100.00	400.00	0.00	400.00	0.00
6410 · Other Income	0.00	0.00	0.00	105.00	0.00	105.00	0.00
6910 · Interest - Operating	0.94	0.00	0.94	11.91	0.00	11.91	0.00
6920 · Interest - Reserves	13.52	0.00	13.52	141.06	0.00	141.06	0.00
Total Income	10,584.68	10,441.42	143.26	99,685.36	98,998.57	686.79	145,920.00
Total Income	10,584.68	10,441.42	143.26	99,685.36	98,998.57	686.79	145,920.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	54.17	(54.17)	461.60	433.32	28.28	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	29,152.60	28,666.68	485.92	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	333.32	(323.32)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	230.55	266.68	(36.13)	400.00
7200 · Management Fees	750.00	750.00	0.00	6,000.00	6,000.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	85.30	98.75	(13.45)	983.41	790.00	193.41	1,185.00
7260 · Postage & Delivery	3.57	8.33	(4.76)	53.98	66.68	(12.70)	100.00
7400 · Telephone	87.85	83.33	4.52	701.95	666.68	35.27	1,000.00
Total Administrative	4,570.80	4,652.91	(82.11)	37,594.09	37,223.36	370.73	55,835.00
Grounds							
7520 · Irrigation Main/Repr/Svc	(1.70)	58.33	(60.03)	1,252.95	466.68	786.27	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	12,498.00	10,666.68	1,831.32	16,000.00
7650 · Landscape Svcs/Replc/Oth	590.00	208.33	381.67	5,200.00	1,666.68	3,533.32	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	666.68	(666.68)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	333.32	104.68	500.00
Total Grounds	1,988.30	1,724.99	263.31	19,388.95	13,800.04	5,588.91	20,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	171.83	(171.83)	2,592.67	1,374.68	1,217.99	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	333.32	171.68	500.00
8150 · Gate Operations	325.00	16.67	308.33	1,814.75	133.32	1,681.43	200.00
8220 · Pest Control	53.00	208.33	(155.33)	956.00	1,666.68	(710.68)	2,500.00
Total Maintenance	378.00	438.50	(60.50)	5,868.42	3,508.00	2,360.42	5,262.00
Pool and Recreation							
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	98.00	125.00	(27.00)	1,978.00	1,000.00	978.00	1,500.00
8430 · Pool Janitor Cleaning Sv	170.00	166.67	3.33	1,651.31	1,333.32	317.99	2,000.00
Total Pool and Recreation	538.00	558.34	(20.34)	5,789.31	4,466.64	1,322.67	6,700.00
Utilities							
8620 · Electric	497.84	458.33	39.51	3,707.76	3,666.68	41.08	5,500.00
8640 · Gas - Pool Heater	48.33	375.00	(326.67)	3,098.61	3,000.00	98.61	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	8,934.47	8,666.68	267.79	13,000.00
8700 · Water & Sewer	1,005.15	1,150.00	(144.85)	9,997.36	9,200.00	797.36	13,800.00
Total Utilities	2,674.43	3,066.66	(392.23)	25,738.20	24,533.36	1,204.84	36,800.00
Total Expense	10,149.53	10,441.40	(291.87)	94,378.97	83,531.40	10,847.57	125,297.00
Net Ordinary Income	435.15	0.02	435.13	5,306.39	15,467.17	(10,160.78)	20,623.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	13.52	0.00	13.52	15,606.98	15,467.25	139.73	20,623.00
Total Other	13.52	0.00	13.52	15,606.98	15,467.25	139.73	20,623.00
Total Other Expense	13.52	0.00	13.52	15,606.98	15,467.25	139.73	20,623.00
Net Other Income	(13.52)	0.00	(13.52)	(15,606.98)	(15,467.25)	(139.73)	(20,623.00)
Net Income	421.63	0.02	421.61	(10,300.59)	(0.08)	(10,300.51)	0.00