

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

10/18/21

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

	Sep 30, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
Due to/from Operating	3,263.44
1010 · Centennial Opr 6885	26,532.22
<b>Total Operating</b>	29,795.66
<b>Reserve</b>	
Due to/from Reserves	(3,263.44)
1210 · Centennial MM Res 6893	159,200.22
<b>Total Reserve</b>	155,936.78
<b>Total Checking/Savings</b>	185,732.44
<b>Accounts Receivable</b>	
1315 · Special Assessment Receivable	24,000.04
1310 · Accounts Receivable	(21,120.00)
<b>Total Accounts Receivable</b>	2,880.04
<b>Other Current Assets</b>	
1320 · Undeposited Funds	1,920.00
1610 · Prepaid Insurance	14,536.06
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	17,899.53
<b>Total Current Assets</b>	206,512.01
<b>TOTAL ASSETS</b>	<b>206,512.01</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	13,455.24
<b>Total Accounts Payable</b>	13,455.24
<b>Other Current Liabilities</b>	
3110 · 2021 S/A - Pool Resurfacing	24,000.04
3020 · Insurance Loan Payable	(139.40)
<b>Total Other Current Liabilities</b>	23,860.64
<b>Total Current Liabilities</b>	37,315.88
<b>Long Term Liabilities</b>	
Reserves	155,936.78
<b>Total Long Term Liabilities</b>	155,936.78
<b>Total Liabilities</b>	193,252.66
<b>Equity</b>	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(11,426.36)
<b>Total Equity</b>	13,259.35
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>206,512.01</b>

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

## Revenue &amp; Expense - Budget vs Actual

September 2021

	Sep 21	Budget	\$ Over Bud...	Jan - Sep 21	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,441.41	10,441.42	(0.01)	93,972.75	93,972.74	0.01	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	57.60	0.00	57.60	0.00
6350 · Application Fees	0.00	0.00	0.00	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	0.92	0.00	0.92	12.83	0.00	12.83	0.00
6920 · Interest - Reserves	13.08	0.00	13.08	154.14	0.00	154.14	0.00
<b>Total Income</b>	<b>10,484.21</b>	<b>10,441.42</b>	<b>42.79</b>	<b>110,169.57</b>	<b>109,439.99</b>	<b>729.58</b>	<b>145,920.00</b>
<b>Total Income</b>	<b>10,484.21</b>	<b>10,441.42</b>	<b>42.79</b>	<b>110,169.57</b>	<b>109,439.99</b>	<b>729.58</b>	<b>145,920.00</b>
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	155.00	54.17	100.83	616.60	487.49	129.11	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	32,796.68	32,250.01	546.67	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	374.99	(364.99)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	230.55	300.01	(69.46)	400.00
7200 · Management Fees	750.00	750.00	0.00	6,750.00	6,750.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	138.15	98.75	39.40	1,121.56	888.75	232.81	1,185.00
7260 · Postage & Delivery	4.08	8.33	(4.25)	58.06	75.01	(16.95)	100.00
7400 · Telephone	88.13	83.33	4.80	790.08	750.01	40.07	1,000.00
<b>Total Administrative</b>	<b>4,779.44</b>	<b>4,652.91</b>	<b>126.53</b>	<b>42,373.53</b>	<b>41,876.27</b>	<b>497.26</b>	<b>55,835.00</b>
Grounds							
7520 · Irrigation Main/Repr/Svc	681.94	58.33	623.61	1,934.89	525.01	1,409.88	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	13,898.00	12,000.01	1,897.99	16,000.00
7650 · Landscape Svcs/Replc/Oth	1,298.00	208.33	1,089.67	6,498.00	1,875.01	4,622.99	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	750.01	(750.01)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	374.99	63.01	500.00
<b>Total Grounds</b>	<b>3,379.94</b>	<b>1,724.99</b>	<b>1,654.95</b>	<b>22,768.89</b>	<b>15,525.03</b>	<b>7,243.86</b>	<b>20,700.00</b>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	171.83	(171.83)	2,592.67	1,546.51	1,046.16	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	374.99	130.01	500.00
8150 · Gate Operations	0.00	16.67	(16.67)	1,814.75	149.99	1,664.76	200.00
8220 · Pest Control	128.00	208.33	(80.33)	1,084.00	1,875.01	(791.01)	2,500.00
<b>Total Maintenance</b>	<b>128.00</b>	<b>438.50</b>	<b>(310.50)</b>	<b>5,996.42</b>	<b>3,946.50</b>	<b>2,049.92</b>	<b>5,262.00</b>
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	2,430.00	2,399.99	30.01	3,200.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	1,978.00	1,125.00	853.00	1,500.00
8430 · Pool Janitorial Svc	255.00	166.67	88.33	1,906.31	1,499.99	406.32	2,000.00
<b>Total Pool and Recreation</b>	<b>525.00</b>	<b>558.34</b>	<b>(33.34)</b>	<b>6,314.31</b>	<b>5,024.98</b>	<b>1,289.33</b>	<b>6,700.00</b>
Utilities							
8620 · Electric	476.36	458.33	18.03	4,184.12	4,125.01	59.11	5,500.00
8640 · Gas - Pool Heater	51.80	375.00	(323.20)	3,150.41	3,375.00	(224.59)	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	10,057.58	9,750.01	307.57	13,000.00
8700 · Water & Sewer	1,133.25	1,150.00	(16.75)	11,130.61	10,350.00	780.61	13,800.00
<b>Total Utilities</b>	<b>2,784.52</b>	<b>3,066.66</b>	<b>(282.14)</b>	<b>28,522.72</b>	<b>27,600.02</b>	<b>922.70</b>	<b>36,800.00</b>
<b>Total Expense</b>	<b>11,596.90</b>	<b>10,441.40</b>	<b>1,155.50</b>	<b>105,975.87</b>	<b>93,972.80</b>	<b>12,003.07</b>	<b>125,297.00</b>
<b>Net Ordinary Income</b>	<b>(1,112.69)</b>	<b>0.02</b>	<b>(1,112.71)</b>	<b>4,193.70</b>	<b>15,467.19</b>	<b>(11,273.49)</b>	<b>20,623.00</b>
<b>Other Income/Expense</b>							
Other Expense							
Other							
9970 · Transfer to Reserves	13.08	0.00	13.08	15,620.06	15,467.25	152.81	20,623.00
<b>Total Other</b>	<b>13.08</b>	<b>0.00</b>	<b>13.08</b>	<b>15,620.06</b>	<b>15,467.25</b>	<b>152.81</b>	<b>20,623.00</b>
<b>Total Other Expense</b>	<b>13.08</b>	<b>0.00</b>	<b>13.08</b>	<b>15,620.06</b>	<b>15,467.25</b>	<b>152.81</b>	<b>20,623.00</b>
<b>Net Other Income</b>	<b>(13.08)</b>	<b>0.00</b>	<b>(13.08)</b>	<b>(15,620.06)</b>	<b>(15,467.25)</b>	<b>(152.81)</b>	<b>(20,623.00)</b>
<b>Net Income</b>	<b>(1,125.77)</b>	<b>0.02</b>	<b>(1,125.79)</b>	<b>(11,426.36)</b>	<b>(0.06)</b>	<b>(11,426.30)</b>	<b>0.00</b>