

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

11/24/21

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

	Oct 31, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	30,953.46
Total Operating	30,953.46
Reserve	
1210 · Centennial MM Res 6893	161,106.10
Total Reserve	161,106.10
Total Checking/Savings	192,059.56
Accounts Receivable	
1315 · Special Assessment Receivable	8,842.12
1310 · Accounts Receivable	3,840.00
Total Accounts Receivable	12,682.12
Other Current Assets	
1320 · Undeposited Funds	1,263.16
1610 · Prepaid Insurance	10,891.98
1800 · Deposits	1,443.47
Total Other Current Assets	13,598.61
Total Current Assets	218,340.29
TOTAL ASSETS	218,340.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,576.05
Total Accounts Payable	2,576.05
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	24,000.04
3050 · Deferred Revenue	20,882.83
Total Other Current Liabilities	44,882.87
Total Current Liabilities	47,458.92
Long Term Liabilities	
Reserves	161,106.10
Total Long Term Liabilities	161,106.10
Total Liabilities	208,565.02
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(14,910.44)
Total Equity	9,775.27
TOTAL LIABILITIES & EQUITY	218,340.29

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

October 2021

	Oct 21	Budget	\$ Over Bud...	Jan - Oct 21	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,441.42	10,441.42	0.00	104,414.17	104,414.16	0.01	125,297.00
6210 · Reserve Fee	5,155.75	5,155.75	0.00	20,623.00	20,623.00	0.00	20,623.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	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	1.39	0.00	1.39	14.22	0.00	14.22	0.00
6920 · Interest - Reserves	13.57	0.00	13.57	167.71	0.00	167.71	0.00
Total Income	15,612.13	15,597.17	14.96	125,781.70	125,037.16	744.54	145,920.00
Total Income	15,612.13	15,597.17	14.96	125,781.70	125,037.16	744.54	145,920.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	54.17	(54.17)	616.60	541.66	74.94	650.00
7100 · Insurance Expense	3,644.08	3,583.33	60.75	36,440.76	35,833.34	607.42	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	416.66	(406.66)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	230.55	333.34	(102.79)	400.00
7200 · Management Fees	750.00	750.00	0.00	7,500.00	7,500.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	232.90	98.75	134.15	1,354.46	987.50	366.96	1,185.00
7260 · Postage & Delivery	21.09	8.33	12.76	79.15	83.34	(4.19)	100.00
7400 · Telephone	87.32	83.33	3.99	877.40	833.34	44.06	1,000.00
Total Administrative	4,735.39	4,652.91	82.48	47,108.92	46,529.18	579.74	55,835.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	58.33	(58.33)	1,934.89	583.34	1,351.55	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	15,298.00	13,333.34	1,964.66	16,000.00
7650 · Landscape Svcs/Replc/Oth	275.00	208.33	66.67	6,773.00	2,083.34	4,689.66	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	833.34	(833.34)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	416.66	21.34	500.00
Total Grounds	1,675.00	1,724.99	(49.99)	24,443.89	17,250.02	7,193.87	20,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	125.00	171.83	(46.83)	2,717.67	1,718.34	999.33	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	416.66	88.34	500.00
8150 · Gate Operations	3,841.75	16.67	3,825.08	5,656.50	166.66	5,489.84	200.00
8220 · Pest Control	316.00	208.33	107.67	1,400.00	2,083.34	(683.34)	2,500.00
Total Maintenance	4,282.75	438.50	3,844.25	10,279.17	4,385.00	5,894.17	5,262.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	2,700.00	2,666.66	33.34	3,200.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	2,023.00	1,250.00	773.00	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	2,076.31	1,666.66	409.65	2,000.00
Total Pool and Recreation	485.00	558.34	(73.34)	6,799.31	5,583.32	1,215.99	6,700.00
Utilities							
8620 · Electric	460.37	458.33	2.04	4,644.49	4,583.34	61.15	5,500.00
8640 · Gas - Pool Heater	51.80	375.00	(323.20)	3,202.21	3,750.00	(547.79)	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	11,180.69	10,833.34	347.35	13,000.00
8700 · Water & Sewer	1,113.47	1,150.00	(36.53)	12,244.08	11,500.00	744.08	13,800.00
Total Utilities	2,748.75	3,066.66	(317.91)	31,271.47	30,666.68	604.79	36,800.00
Total Expense	13,926.89	10,441.40	3,485.49	119,902.76	104,414.20	15,488.56	125,297.00
Net Ordinary Income	1,685.24	5,155.77	(3,470.53)	5,878.94	20,622.96	(14,744.02)	20,623.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	5,169.32	5,155.75	13.57	20,789.38	20,623.00	166.38	20,623.00
Total Other	5,169.32	5,155.75	13.57	20,789.38	20,623.00	166.38	20,623.00
Total Other Expense	5,169.32	5,155.75	13.57	20,789.38	20,623.00	166.38	20,623.00
Net Other Income	(5,169.32)	(5,155.75)	(13.57)	(20,789.38)	(20,623.00)	(166.38)	(20,623.00)
Net Income	(3,484.08)	0.02	(3,484.10)	(14,910.44)	(0.04)	(14,910.40)	0.00