

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

12/23/21

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

	Nov 30, 21
ASSETS	
Current Assets	
Checking/Savings	
Operating	
Due to/from Operating	3,995.00
1010 · Centennial Opr 6885	21,567.26
Total Operating	25,562.26
Reserve	
Due to/from Reserves	(3,995.00)
1210 · Centennial MM Res 6893	161,119.34
Total Reserve	157,124.34
Total Checking/Savings	182,686.60
Accounts Receivable	
1310 · Accounts Receivable	1,948.80
Total Accounts Receivable	1,948.80
Other Current Assets	
1610 · Prepaid Insurance	40,166.57
1800 · Deposits	1,443.47
Total Other Current Assets	41,610.04
Total Current Assets	226,245.44
TOTAL ASSETS	226,245.44
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	6,210.50
Total Accounts Payable	6,210.50
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	22,344.04
3020 · Insurance Loan Payable	19,994.25
3050 · Deferred Revenue	10,441.41
Total Other Current Liabilities	52,779.70
Total Current Liabilities	58,990.20
Long Term Liabilities	157,124.34
Total Liabilities	216,114.54
Equity	
3000 · Operating Balance Fund	24,535.71
3100 · Prior Period Adjustment	150.00
Net Income	(14,554.81)
Total Equity	10,130.90
TOTAL LIABILITIES & EQUITY	226,245.44

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

12/23/21

November 2021

	Nov 21	Budget	\$ Over Bud...	Jan - Nov 21	YTD Budget	\$ Over Bud...	Annual Bud...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,441.42	10,441.42	0.00	114,855.59	114,855.58	0.01	125,297.00
6210 · Reserve Fee	0.00	0.00	0.00	20,623.00	20,623.00	0.00	20,623.00
6340 · Late Fee/Penalty	57.60	0.00	57.60	115.20	0.00	115.20	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	1.32	0.00	1.32	15.54	0.00	15.54	0.00
6920 · Interest - Reserves	13.24	0.00	13.24	180.95	0.00	180.95	0.00
Total Income	10,513.58	10,441.42	72.16	136,295.28	135,478.58	816.70	145,920.00
Total Income	10,513.58	10,441.42	72.16	136,295.28	135,478.58	816.70	145,920.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	54.17	(54.17)	616.60	595.83	20.77	650.00
7100 · Insurance Expense	3,651.51	3,583.33	68.18	40,092.27	39,416.67	675.60	43,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	10.00	458.33	(448.33)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	33.33	(33.33)	230.55	366.67	(136.12)	400.00
7200 · Management Fees	750.00	750.00	0.00	8,250.00	8,250.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	87.80	98.75	(10.95)	1,442.26	1,086.25	356.01	1,185.00
7260 · Postage & Delivery	20.16	8.33	11.83	99.31	91.67	7.64	100.00
7400 · Telephone	87.32	83.33	3.99	964.72	916.67	48.05	1,000.00
Total Administrative	4,596.79	4,652.91	(56.12)	51,705.71	51,182.09	523.62	55,835.00
Grounds							
7520 · Irrigation Main/Repr/Svc	364.20	58.33	305.87	2,299.09	641.67	1,657.42	700.00
7600 · Landscape Contract	1,400.00	1,333.33	66.67	16,698.00	14,666.67	2,031.33	16,000.00
7650 · Landscape Svcs/Replc/Oth	275.00	208.33	66.67	7,048.00	2,291.67	4,756.33	2,500.00
7665 · Mulch	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	438.00	458.33	(20.33)	500.00
Total Grounds	2,039.20	1,724.99	314.21	26,483.09	18,975.01	7,508.08	20,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	410.00	171.83	238.17	3,127.67	1,890.17	1,237.50	2,062.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	505.00	458.33	46.67	500.00
8150 · Gate Operations	0.00	16.67	(16.67)	5,656.50	183.33	5,473.17	200.00
8220 · Pest Control	53.00	208.33	(155.33)	1,453.00	2,291.67	(838.67)	2,500.00
Total Maintenance	463.00	438.50	24.50	10,742.17	4,823.50	5,918.67	5,262.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	266.67	3.33	2,970.00	2,933.33	36.67	3,200.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	2,068.00	1,375.00	693.00	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	2,246.31	1,833.33	412.98	2,000.00
Total Pool and Recreation	485.00	558.34	(73.34)	7,284.31	6,141.66	1,142.65	6,700.00
Utilities							
8620 · Electric	452.76	458.33	(5.57)	5,097.25	5,041.67	55.58	5,500.00
8640 · Gas - Pool Heater	51.78	375.00	(323.22)	3,253.99	4,125.00	(871.01)	4,500.00
8660 · TV Cable	1,123.11	1,083.33	39.78	12,303.80	11,916.67	387.13	13,000.00
8700 · Water & Sewer	933.07	1,150.00	(216.93)	13,177.15	12,650.00	527.15	13,800.00
Total Utilities	2,560.72	3,066.66	(505.94)	33,832.19	33,733.34	98.85	36,800.00
Total Expense	10,144.71	10,441.40	(296.69)	130,047.47	114,855.60	15,191.87	125,297.00
Net Ordinary Income	368.87	0.02	368.85	6,247.81	20,622.98	(14,375.17)	20,623.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	13.24	0.00	13.24	20,802.62	20,623.00	179.62	20,623.00
Total Other	13.24	0.00	13.24	20,802.62	20,623.00	179.62	20,623.00
Total Other Expense	13.24	0.00	13.24	20,802.62	20,623.00	179.62	20,623.00
Net Other Income	(13.24)	0.00	(13.24)	(20,802.62)	(20,623.00)	(179.62)	(20,623.00)
Net Income	355.63	0.02	355.61	(14,554.81)	(0.02)	(14,554.79)	0.00