

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
June 30, 2022**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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07/15/22

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of June 30, 2022

| | Jun 30, 22 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating | |
| 1010 · Centennial Opr 6885 | 28,489.86 |
| Total Operating | 28,489.86 |
| Reserve | |
| 1210 · Centennial MM Res 6893 | 169,025.23 |
| Total Reserve | 169,025.23 |
| Total Checking/Savings | 197,515.09 |
| Accounts Receivable | |
| 1310 · Accounts Receivable | (20,450.00) |
| Total Accounts Receivable | (20,450.00) |
| Other Current Assets | |
| 1610 · Prepaid Insurance | 14,606.03 |
| 1800 · Deposits | 1,443.47 |
| Total Other Current Assets | 16,049.50 |
| Total Current Assets | 193,114.59 |
| TOTAL ASSETS | 193,114.59 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 4,855.18 |
| Total Accounts Payable | 4,855.18 |
| Other Current Liabilities | |
| 3110 · 2021 S/A - Pool Resurfacing | 9,096.04 |
| 3020 · Insurance Loan Payable | 4,435.16 |
| Total Other Current Liabilities | 13,531.20 |
| Total Current Liabilities | 18,386.38 |
| Long Term Liabilities | |
| Reserves | 169,025.23 |
| Total Long Term Liabilities | 169,025.23 |
| Total Liabilities | 187,411.61 |
| Equity | |
| 3000 · Operating Balance Fund | 9,822.78 |
| Net Income | (4,119.80) |
| Total Equity | 5,702.98 |
| TOTAL LIABILITIES & EQUITY | 193,114.59 |

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

07/15/22

June 2022

| | Jun 22 | Budget | \$ Over Budget | Jan - Jun 22 | YTD Budget | \$ Over Budget | Annual Budget |
|----------------------------------|------------------------|----------------------|------------------------|--------------------------|--------------------|--------------------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| 6200 · Assessment Fees | 10,884.83 | 10,884.83 | 0.00 | 65,309.00 | 65,309.02 | (0.02) | 130,618.00 |
| 6210 · Reserve Fee | 0.00 | 0.00 | 0.00 | 12,401.00 | 12,401.00 | 0.00 | 24,802.00 |
| 6350 · Application Fees | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 | 0.00 |
| 6410 · Other Income | 0.00 | 0.00 | 0.00 | 25.00 | 0.00 | 25.00 | 0.00 |
| 6910 · Interest - Operating | 1.68 | 0.00 | 1.68 | 8.83 | 0.00 | 8.83 | 0.00 |
| 6920 · Interest - Reserves | 48.61 | 0.00 | 48.61 | 126.56 | 0.00 | 126.56 | 0.00 |
| Total Income | <u>10,935.12</u> | <u>10,884.83</u> | <u>50.29</u> | <u>78,070.39</u> | <u>77,710.02</u> | <u>360.37</u> | <u>155,420.00</u> |
| Total Income | 10,935.12 | 10,884.83 | 50.29 | 78,070.39 | 77,710.02 | 360.37 | 155,420.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7040 · Licenses & Fees | 400.35 | 38.50 | 361.85 | 461.60 | 231.00 | 230.60 | 462.00 |
| 7100 · Insurance Expense | 3,651.48 | 3,666.67 | (15.19) | 21,909.03 | 21,999.98 | (90.95) | 44,000.00 |
| 7150 · Professional Fees Legal | 0.00 | 41.67 | (41.67) | 0.00 | 249.98 | (249.98) | 500.00 |
| 7170 · Admin Fees, Tax Prep Acc | 0.00 | 20.83 | (20.83) | 250.00 | 125.02 | 124.98 | 250.00 |
| 7200 · Management Fees | 750.00 | 750.00 | 0.00 | 4,500.00 | 4,500.00 | 0.00 | 9,000.00 |
| 7250 · Office Supplies/Svc/Misc | 129.56 | 108.33 | 21.23 | 790.50 | 650.02 | 140.48 | 1,300.00 |
| 7260 · Postage & Delivery | 10.07 | 8.33 | 1.74 | 69.82 | 50.02 | 19.80 | 100.00 |
| 7400 · Telephone | 89.92 | 83.33 | 6.59 | 524.05 | 500.02 | 24.03 | 1,000.00 |
| Total Administrative | <u>5,031.38</u> | <u>4,717.66</u> | <u>313.72</u> | <u>28,505.00</u> | <u>28,306.04</u> | <u>198.96</u> | <u>56,612.00</u> |
| Grounds | | | | | | | |
| 7520 · Irrigation Main/Repr/Svc | 425.30 | 82.83 | 342.47 | 1,627.95 | 497.02 | 1,130.93 | 994.00 |
| 7600 · Landscape Contract | 1,400.00 | 1,400.00 | 0.00 | 8,400.00 | 8,400.00 | 0.00 | 16,800.00 |
| 7650 · Landscape Svcs/Replc/Oth | 895.00 | 288.25 | 606.75 | 2,708.00 | 1,729.50 | 978.50 | 3,459.00 |
| 7665 · Mulch | 0.00 | 41.67 | (41.67) | 0.00 | 249.98 | (249.98) | 500.00 |
| 7800 · Palm/Tree Trimming | 0.00 | 41.67 | (41.67) | 700.00 | 249.98 | 450.02 | 500.00 |
| Total Grounds | <u>2,720.30</u> | <u>1,854.42</u> | <u>865.88</u> | <u>13,435.95</u> | <u>11,126.48</u> | <u>2,309.47</u> | <u>22,253.00</u> |
| Maintenance | | | | | | | |
| 8010 · Bldg Main/Repr/Svc/Sup | 423.00 | 218.83 | 204.17 | 2,208.65 | 1,313.02 | 895.63 | 2,626.00 |
| 8040 · Electrical Main/Repr/Svc | 0.00 | 41.67 | (41.67) | 0.00 | 249.98 | (249.98) | 500.00 |
| 8150 · Gate Operations | 0.00 | 41.67 | (41.67) | 0.00 | 249.98 | (249.98) | 500.00 |
| 8220 · Pest Control | 53.00 | 141.67 | (88.67) | 844.00 | 849.98 | (5.98) | 1,700.00 |
| Total Maintenance | <u>476.00</u> | <u>443.84</u> | <u>32.16</u> | <u>3,052.65</u> | <u>2,662.96</u> | <u>389.69</u> | <u>5,326.00</u> |
| Pool and Recreation | | | | | | | |
| 8400 · Pool Maintenance Contract | 270.00 | 270.00 | 0.00 | 1,391.54 | 1,620.00 | (228.46) | 3,240.00 |
| 8420 · Pool Equip/Deck Main/Rep | 327.00 | 125.00 | 202.00 | 2,613.16 | 750.00 | 1,863.16 | 1,500.00 |
| 8430 · Pool Janitorial Svc | 255.00 | 166.67 | 88.33 | 1,238.80 | 999.98 | 238.82 | 2,000.00 |
| Total Pool and Recreation | <u>852.00</u> | <u>561.67</u> | <u>290.33</u> | <u>5,243.50</u> | <u>3,369.98</u> | <u>1,873.52</u> | <u>6,740.00</u> |
| Utilities | | | | | | | |
| 8620 · Electric | 547.63 | 473.92 | 73.71 | 3,150.56 | 2,843.48 | 307.08 | 5,687.00 |
| 8640 · Gas - Pool Heater | 108.57 | 433.33 | (324.76) | 3,603.54 | 2,600.02 | 1,003.52 | 5,200.00 |
| 8660 · TV Cable | 1,202.01 | 1,108.33 | 93.68 | 7,133.16 | 6,650.02 | 483.14 | 13,300.00 |
| 8700 · Water & Sewer | 868.62 | 1,291.67 | (423.05) | 5,538.27 | 7,749.98 | (2,211.71) | 15,500.00 |
| Total Utilities | <u>2,726.83</u> | <u>3,307.25</u> | <u>(580.42)</u> | <u>19,425.53</u> | <u>19,843.50</u> | <u>(417.97)</u> | <u>39,687.00</u> |
| Total Expense | <u>11,806.51</u> | <u>10,884.84</u> | <u>921.67</u> | <u>69,662.63</u> | <u>65,308.96</u> | <u>4,353.67</u> | <u>130,618.00</u> |
| Net Ordinary Income | <u>(871.39)</u> | <u>(0.01)</u> | <u>(871.38)</u> | <u>8,407.76</u> | <u>12,401.06</u> | <u>(3,993.30)</u> | <u>24,802.00</u> |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Other | | | | | | | |
| 9970 · Transfer to Reserves | 48.61 | 0.00 | 48.61 | 12,527.56 | 12,401.00 | 126.56 | 24,802.00 |
| Total Other | <u>48.61</u> | <u>0.00</u> | <u>48.61</u> | <u>12,527.56</u> | <u>12,401.00</u> | <u>126.56</u> | <u>24,802.00</u> |
| Total Other Expense | <u>48.61</u> | <u>0.00</u> | <u>48.61</u> | <u>12,527.56</u> | <u>12,401.00</u> | <u>126.56</u> | <u>24,802.00</u> |
| Net Other Income | <u>(48.61)</u> | <u>0.00</u> | <u>(48.61)</u> | <u>(12,527.56)</u> | <u>(12,401.00)</u> | <u>(126.56)</u> | <u>(24,802.00)</u> |
| Net Income | <u>(920.00)</u> | <u>(0.01)</u> | <u>(919.99)</u> | <u>(4,119.80)</u> | <u>0.06</u> | <u>(4,119.86)</u> | <u>0.00</u> |