

**BLACKBURN POINT MARINA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL REPORTS  
July 31, 2022**

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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.**

08/12/22

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of July 31, 2022

	Jul 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial Opr 6885	29,218.08
<b>Total Operating</b>	29,218.08
<b>Reserve</b>	
1210 · Centennial MM Res 6893	175,276.39
<b>Total Reserve</b>	175,276.39
<b>Total Checking/Savings</b>	204,494.47
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	2,045.00
<b>Total Accounts Receivable</b>	2,045.00
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	10,954.52
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	12,397.99
<b>Total Current Assets</b>	218,937.46
<b>TOTAL ASSETS</b>	<b>218,937.46</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	4,792.88
<b>Total Accounts Payable</b>	4,792.88
<b>Other Current Liabilities</b>	
3110 · 2021 S/A - Pool Resurfacing	9,096.04
3020 · Insurance Loan Payable	2,211.58
3050 · Deferred Revenue	21,769.66
<b>Total Other Current Liabilities</b>	33,077.28
<b>Total Current Liabilities</b>	37,870.16
<b>Long Term Liabilities</b>	
<b>Reserves</b>	175,276.39
<b>Total Long Term Liabilities</b>	175,276.39
<b>Total Liabilities</b>	213,146.55
<b>Equity</b>	
3000 · Operating Balance Fund	9,822.78
Net Income	(4,031.87)
<b>Total Equity</b>	5,790.91
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>218,937.46</b>

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

July 2022

	Jul 22	Budget	\$ Over Budget	Jan - Jul 22	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,884.84	10,884.83	0.01	76,193.84	76,193.85	(0.01)	130,618.00
6210 · Reserve Fee	6,200.50	6,200.50	0.00	18,601.50	18,601.50	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	3.06	0.00	3.06	11.89	0.00	11.89	0.00
6920 · Interest - Reserves	50.66	0.00	50.66	177.22	0.00	177.22	0.00
<b>Total Income</b>	<b>17,139.06</b>	<b>17,085.33</b>	<b>53.73</b>	<b>95,209.45</b>	<b>94,795.35</b>	<b>414.10</b>	<b>155,420.00</b>
<b>Total Income</b>	<b>17,139.06</b>	<b>17,085.33</b>	<b>53.73</b>	<b>95,209.45</b>	<b>94,795.35</b>	<b>414.10</b>	<b>155,420.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	38.50	(38.50)	461.60	269.50	192.10	462.00
7100 · Insurance Expense	3,651.51	3,666.67	(15.16)	25,560.54	25,666.65	(106.11)	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	250.00	145.85	104.15	250.00
7200 · Management Fees	750.00	750.00	0.00	5,250.00	5,250.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	88.90	108.33	(19.43)	879.40	758.35	121.05	1,300.00
7260 · Postage & Delivery	4.24	8.33	(4.09)	74.06	58.35	15.71	100.00
7400 · Telephone	93.02	83.33	9.69	617.07	583.35	33.72	1,000.00
<b>Total Administrative</b>	<b>4,587.67</b>	<b>4,717.66</b>	<b>(129.99)</b>	<b>33,092.67</b>	<b>33,023.70</b>	<b>68.97</b>	<b>56,612.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	161.00	82.83	78.17	1,788.95	579.85	1,209.10	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	9,800.00	9,800.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	275.00	288.25	(13.25)	2,983.00	2,017.75	965.25	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	291.65	408.35	500.00
<b>Total Grounds</b>	<b>1,836.00</b>	<b>1,854.42</b>	<b>(18.42)</b>	<b>15,271.95</b>	<b>12,980.90</b>	<b>2,291.05</b>	<b>22,253.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	218.83	(218.83)	2,208.65	1,531.85	676.80	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	291.65	(291.65)	500.00
8220 · Pest Control	316.00	141.67	174.33	1,160.00	991.65	168.35	1,700.00
<b>Total Maintenance</b>	<b>316.00</b>	<b>443.84</b>	<b>(127.84)</b>	<b>3,368.65</b>	<b>3,106.80</b>	<b>261.85</b>	<b>5,326.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	1,661.54	1,890.00	(228.46)	3,240.00
8420 · Pool Equip/Deck Main/Rep	755.00	125.00	630.00	3,368.16	875.00	2,493.16	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	1,408.80	1,166.65	242.15	2,000.00
<b>Total Pool and Recreation</b>	<b>1,195.00</b>	<b>561.67</b>	<b>633.33</b>	<b>6,438.50</b>	<b>3,931.65</b>	<b>2,506.85</b>	<b>6,740.00</b>
<b>Utilities</b>							
8620 · Electric	558.36	473.92	84.44	3,708.92	3,317.40	391.52	5,687.00
8640 · Gas - Pool Heater	48.71	433.33	(384.62)	3,652.25	3,033.35	618.90	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	8,335.17	7,758.35	576.82	13,300.00
8700 · Water & Sewer	1,056.22	1,291.67	(235.45)	6,594.49	9,041.65	(2,447.16)	15,500.00
<b>Total Utilities</b>	<b>2,865.30</b>	<b>3,307.25</b>	<b>(441.95)</b>	<b>22,290.83</b>	<b>23,150.75</b>	<b>(859.92)</b>	<b>39,687.00</b>
<b>Total Expense</b>	<b>10,799.97</b>	<b>10,884.84</b>	<b>(84.87)</b>	<b>80,462.60</b>	<b>76,193.80</b>	<b>4,268.80</b>	<b>130,618.00</b>
<b>Net Ordinary Income</b>	<b>6,339.09</b>	<b>6,200.49</b>	<b>138.60</b>	<b>14,746.85</b>	<b>18,601.55</b>	<b>(3,854.70)</b>	<b>24,802.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Other							
9970 · Transfer to Reserves	6,251.16	6,200.50	50.66	18,778.72	18,601.50	177.22	24,802.00
<b>Total Other</b>	<b>6,251.16</b>	<b>6,200.50</b>	<b>50.66</b>	<b>18,778.72</b>	<b>18,601.50</b>	<b>177.22</b>	<b>24,802.00</b>
<b>Total Other Expense</b>	<b>6,251.16</b>	<b>6,200.50</b>	<b>50.66</b>	<b>18,778.72</b>	<b>18,601.50</b>	<b>177.22</b>	<b>24,802.00</b>
<b>Net Other Income</b>	<b>(6,251.16)</b>	<b>(6,200.50)</b>	<b>(50.66)</b>	<b>(18,778.72)</b>	<b>(18,601.50)</b>	<b>(177.22)</b>	<b>(24,802.00)</b>
<b>Net Income</b>	<b>87.93</b>	<b>(0.01)</b>	<b>87.94</b>	<b>(4,031.87)</b>	<b>0.05</b>	<b>(4,031.92)</b>	<b>0.00</b>