

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

09/20/22

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

	Aug 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial Opr 6885	16,624.47
<b>Total Operating</b>	16,624.47
<b>Reserve</b>	
1210 · Centennial MM Res 6893	175,328.49
<b>Total Reserve</b>	175,328.49
<b>Total Checking/Savings</b>	191,952.96
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	7,303.01
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	8,746.48
<b>Total Current Assets</b>	200,699.44
<b>TOTAL ASSETS</b>	<b>200,699.44</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,644.29
<b>Total Accounts Payable</b>	2,644.29
<b>Other Current Liabilities</b>	
3110 · 2021 S/A - Pool Resurfacing	7,896.04
3040 · Accrued Expense	1,675.00
3050 · Deferred Revenue	10,884.83
<b>Total Other Current Liabilities</b>	20,455.87
<b>Total Current Liabilities</b>	23,100.16
<b>Long Term Liabilities</b>	
<b>Reserves</b>	175,328.49
<b>Total Long Term Liabilities</b>	175,328.49
<b>Total Liabilities</b>	198,428.65
<b>Equity</b>	
3000 · Operating Balance Fund	9,822.78
Net Income	(7,551.99)
<b>Total Equity</b>	2,270.79
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>200,699.44</b>

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

August 2022

	Aug 22	Budget	\$ Over Budget	Jan - Aug 22	YTD Budget	\$ Over Budget	Annual Budg...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,884.83	10,884.83	0.00	87,078.67	87,078.68	(0.01)	130,618.00
6210 · Reserve Fee	0.00	0.00	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	2.18	0.00	2.18	14.07	0.00	14.07	0.00
6920 · Interest - Reserves	52.10	0.00	52.10	229.32	0.00	229.32	0.00
<b>Total Income</b>	<b>10,939.11</b>	<b>10,884.83</b>	<b>54.28</b>	<b>106,148.56</b>	<b>105,680.18</b>	<b>468.38</b>	<b>155,420.00</b>
<b>Total Income</b>	<b>10,939.11</b>	<b>10,884.83</b>	<b>54.28</b>	<b>106,148.56</b>	<b>105,680.18</b>	<b>468.38</b>	<b>155,420.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	38.50	(38.50)	461.60	308.00	153.60	462.00
7100 · Insurance Expense	3,663.51	3,666.67	(3.16)	29,224.05	29,333.32	(109.27)	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	250.00	166.68	83.32	250.00
7200 · Management Fees	750.00	750.00	0.00	6,000.00	6,000.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	232.76	108.33	124.43	1,112.16	866.68	245.48	1,300.00
7260 · Postage & Delivery	5.34	8.33	(2.99)	79.40	66.68	12.72	100.00
7400 · Telephone	95.96	83.33	12.63	713.03	666.68	46.35	1,000.00
<b>Total Administrative</b>	<b>4,747.57</b>	<b>4,717.66</b>	<b>29.91</b>	<b>37,840.24</b>	<b>37,741.36</b>	<b>98.88</b>	<b>56,612.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	168.05	82.83	85.22	1,957.00	662.68	1,294.32	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	11,200.00	11,200.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	275.00	288.25	(13.25)	3,258.00	2,306.00	952.00	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	333.32	366.68	500.00
<b>Total Grounds</b>	<b>1,843.05</b>	<b>1,854.42</b>	<b>(11.37)</b>	<b>17,115.00</b>	<b>14,835.32</b>	<b>2,279.68</b>	<b>22,253.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	5,578.35	218.83	5,359.52	7,787.00	1,750.68	6,036.32	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
8220 · Pest Control	53.00	141.67	(88.67)	1,213.00	1,133.32	79.68	1,700.00
<b>Total Maintenance</b>	<b>5,631.35</b>	<b>443.84</b>	<b>5,187.51</b>	<b>9,000.00</b>	<b>3,550.64</b>	<b>5,449.36</b>	<b>5,326.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	1,931.54	2,160.00	(228.46)	3,240.00
8420 · Pool Equip/Deck Main/Rep	(962.00)	125.00	(1,087.00)	2,406.16	1,000.00	1,406.16	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	1,578.80	1,333.32	245.48	2,000.00
<b>Total Pool and Recreation</b>	<b>(522.00)</b>	<b>561.67</b>	<b>(1,083.67)</b>	<b>5,916.50</b>	<b>4,493.32</b>	<b>1,423.18</b>	<b>6,740.00</b>
<b>Utilities</b>							
8620 · Electric	383.25	473.92	(90.67)	4,092.17	3,791.32	300.85	5,687.00
8640 · Gas - Pool Heater	50.63	433.33	(382.70)	3,702.88	3,466.68	236.20	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	9,537.18	8,866.68	670.50	13,300.00
8700 · Water & Sewer	1,071.27	1,291.67	(220.40)	7,665.76	10,333.32	(2,667.56)	15,500.00
<b>Total Utilities</b>	<b>2,707.16</b>	<b>3,307.25</b>	<b>(600.09)</b>	<b>24,997.99</b>	<b>26,458.00</b>	<b>(1,460.01)</b>	<b>39,687.00</b>
<b>Total Expense</b>	<b>14,407.13</b>	<b>10,884.84</b>	<b>3,522.29</b>	<b>94,869.73</b>	<b>87,078.64</b>	<b>7,791.09</b>	<b>130,618.00</b>
<b>Net Ordinary Income</b>	<b>(3,468.02)</b>	<b>(0.01)</b>	<b>(3,468.01)</b>	<b>11,278.83</b>	<b>18,601.54</b>	<b>(7,322.71)</b>	<b>24,802.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9970 · Transfer to Reserves	52.10	0.00	52.10	18,830.82	18,601.50	229.32	24,802.00
<b>Total Other</b>	<b>52.10</b>	<b>0.00</b>	<b>52.10</b>	<b>18,830.82</b>	<b>18,601.50</b>	<b>229.32</b>	<b>24,802.00</b>
<b>Total Other Expense</b>	<b>52.10</b>	<b>0.00</b>	<b>52.10</b>	<b>18,830.82</b>	<b>18,601.50</b>	<b>229.32</b>	<b>24,802.00</b>
<b>Net Other Income</b>	<b>(52.10)</b>	<b>0.00</b>	<b>(52.10)</b>	<b>(18,830.82)</b>	<b>(18,601.50)</b>	<b>(229.32)</b>	<b>(24,802.00)</b>
<b>Net Income</b>	<b>(3,520.12)</b>	<b>(0.01)</b>	<b>(3,520.11)</b>	<b>(7,551.99)</b>	<b>0.04</b>	<b>(7,552.03)</b>	<b>0.00</b>