

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

02/15/22

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

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial Opr 6885	32,982.65
<b>Total Operating</b>	32,982.65
<b>Reserve</b>	
1210 · Centennial MM Res 6893	162,711.58
<b>Total Reserve</b>	162,711.58
<b>Total Checking/Savings</b>	195,694.23
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	32,863.55
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	34,307.02
<b>Total Current Assets</b>	230,001.25
<b>TOTAL ASSETS</b>	<b>230,001.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,058.31
<b>Total Accounts Payable</b>	2,058.31
<b>Other Current Liabilities</b>	
3110 · 2021 S/A - Pool Resurfacing	22,344.04
3020 · Insurance Loan Payable	11,625.05
3050 · Deferred Revenue	21,769.66
<b>Total Other Current Liabilities</b>	55,738.75
<b>Total Current Liabilities</b>	57,797.06
<b>Long Term Liabilities</b>	
<b>Reserves</b>	162,711.58
<b>Total Long Term Liabilities</b>	162,711.58
<b>Total Liabilities</b>	220,508.64
<b>Equity</b>	
3000 · Operating Balance Fund	9,822.78
Net Income	(330.17)
<b>Total Equity</b>	9,492.61
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>230,001.25</b>

## Blackburn Point Marina Village Condominium Assn., Inc.

## Revenue &amp; Expense - Budget vs Actual

January 2022

	Jan 22	Budget	\$ Over Bud...	Jan 22	YTD Budget	\$ Over Bud...	Annual Bud...
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,884.84	10,884.87	(0.03)	10,884.84	10,884.87	(0.03)	130,618.00
6210 · Reserve Fee	6,200.50	6,200.50	0.00	6,200.50	6,200.50	0.00	24,802.00
6910 · Interest - Operating	1.55	0.00	1.55	1.55	0.00	1.55	0.00
6920 · Interest - Reserves	13.41	0.00	13.41	13.41	0.00	13.41	0.00
<b>Total Income</b>	<b>17,100.30</b>	<b>17,085.37</b>	<b>14.93</b>	<b>17,100.30</b>	<b>17,085.37</b>	<b>14.93</b>	<b>155,420.00</b>
<b>Total Income</b>	<b>17,100.30</b>	<b>17,085.37</b>	<b>14.93</b>	<b>17,100.30</b>	<b>17,085.37</b>	<b>14.93</b>	<b>155,420.00</b>
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	0.00	38.50	(38.50)	462.00
7100 · Insurance Expense	3,651.51	3,666.63	(15.12)	3,651.51	3,666.63	(15.12)	44,000.00
7150 · Professional Fees Legal	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7200 · Management Fees	750.00	750.00	0.00	750.00	750.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	87.90	108.37	(20.47)	87.90	108.37	(20.47)	1,300.00
7260 · Postage & Delivery	12.72	8.37	4.35	12.72	8.37	4.35	100.00
7400 · Telephone	86.16	83.37	2.79	86.16	83.37	2.79	1,000.00
<b>Total Administrative</b>	<b>4,588.29</b>	<b>4,717.74</b>	<b>(129.45)</b>	<b>4,588.29</b>	<b>4,717.74</b>	<b>(129.45)</b>	<b>56,612.00</b>
Grounds							
7520 · Irrigation Main/Repr/Svc	159.70	82.87	76.83	159.70	82.87	76.83	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	1,400.00	1,400.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	275.00	288.25	(13.25)	275.00	288.25	(13.25)	3,459.00
7665 · Mulch	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7800 · Palm/Tree Trimming	700.00	41.63	658.37	700.00	41.63	658.37	500.00
<b>Total Grounds</b>	<b>2,534.70</b>	<b>1,854.38</b>	<b>680.32</b>	<b>2,534.70</b>	<b>1,854.38</b>	<b>680.32</b>	<b>22,253.00</b>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	138.51	218.87	(80.36)	138.51	218.87	(80.36)	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8150 · Gate Operations	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8220 · Pest Control	316.00	141.63	174.37	316.00	141.63	174.37	1,700.00
<b>Total Maintenance</b>	<b>454.51</b>	<b>443.76</b>	<b>10.75</b>	<b>454.51</b>	<b>443.76</b>	<b>10.75</b>	<b>5,326.00</b>
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	270.00	270.00	0.00	3,240.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	45.00	125.00	(80.00)	1,500.00
8430 · Pool Janitorial Svc	303.80	166.63	137.17	303.80	166.63	137.17	2,000.00
<b>Total Pool and Recreation</b>	<b>618.80</b>	<b>561.63</b>	<b>57.17</b>	<b>618.80</b>	<b>561.63</b>	<b>57.17</b>	<b>6,740.00</b>
Utilities							
8620 · Electric	594.80	473.88	120.92	594.80	473.88	120.92	5,687.00
8640 · Gas - Pool Heater	549.53	433.37	116.16	549.53	433.37	116.16	5,200.00
8660 · TV Cable	1,123.11	1,108.37	14.74	1,123.11	1,108.37	14.74	13,300.00
8700 · Water & Sewer	752.82	1,291.63	(538.81)	752.82	1,291.63	(538.81)	15,500.00
<b>Total Utilities</b>	<b>3,020.26</b>	<b>3,307.25</b>	<b>(286.99)</b>	<b>3,020.26</b>	<b>3,307.25</b>	<b>(286.99)</b>	<b>39,687.00</b>
<b>Total Expense</b>	<b>11,216.56</b>	<b>10,884.76</b>	<b>331.80</b>	<b>11,216.56</b>	<b>10,884.76</b>	<b>331.80</b>	<b>130,618.00</b>
<b>Net Ordinary Income</b>	<b>5,883.74</b>	<b>6,200.61</b>	<b>(316.87)</b>	<b>5,883.74</b>	<b>6,200.61</b>	<b>(316.87)</b>	<b>24,802.00</b>
<b>Other Income/Expense</b>							
Other Expense							
Other							
9970 · Transfer to Reserves	6,213.91	6,200.50	13.41	6,213.91	6,200.50	13.41	24,802.00
<b>Total Other</b>	<b>6,213.91</b>	<b>6,200.50</b>	<b>13.41</b>	<b>6,213.91</b>	<b>6,200.50</b>	<b>13.41</b>	<b>24,802.00</b>
<b>Total Other Expense</b>	<b>6,213.91</b>	<b>6,200.50</b>	<b>13.41</b>	<b>6,213.91</b>	<b>6,200.50</b>	<b>13.41</b>	<b>24,802.00</b>
<b>Net Other Income</b>	<b>(6,213.91)</b>	<b>(6,200.50)</b>	<b>(13.41)</b>	<b>(6,213.91)</b>	<b>(6,200.50)</b>	<b>(13.41)</b>	<b>(24,802.00)</b>
<b>Net Income</b>	<b>(330.17)</b>	<b>0.11</b>	<b>(330.28)</b>	<b>(330.17)</b>	<b>0.11</b>	<b>(330.28)</b>	<b>0.00</b>