

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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.

03/10/22

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2022

	Feb 28, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	25,970.19
Total Operating	25,970.19
Reserve	
1210 · Centennial MM Res 6893	162,724.06
Total Reserve	162,724.06
Total Checking/Savings	188,694.25
Other Current Assets	
1610 · Prepaid Insurance	29,212.04
1800 · Deposits	1,443.47
Total Other Current Assets	30,655.51
Total Current Assets	219,349.76
TOTAL ASSETS	219,349.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,202.90
Total Accounts Payable	2,202.90
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	22,344.04
3020 · Insurance Loan Payable	11,625.05
3050 · Deferred Revenue	10,884.83
Total Other Current Liabilities	44,853.92
Total Current Liabilities	47,056.82
Long Term Liabilities	
Reserves	162,724.06
Total Long Term Liabilities	162,724.06
Total Liabilities	209,780.88
Equity	
3000 · Operating Balance Fund	9,822.78
Net Income	(253.90)
Total Equity	9,568.88
TOTAL LIABILITIES & EQUITY	219,349.76

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

03/10/22

February 2022

	Feb 22	Budget	\$ Over Budget	Jan - Feb 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,884.83	10,884.83	0.00	21,769.67	21,769.70	(0.03)	130,618.00
6210 · Reserve Fee	0.00	0.00	0.00	6,200.50	6,200.50	0.00	24,802.00
6350 · Application Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00
6410 · Other Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
6910 · Interest - Operating	1.16	0.00	1.16	2.71	0.00	2.71	0.00
6920 · Interest - Reserves	12.48	0.00	12.48	25.89	0.00	25.89	0.00
Total Income	11,123.47	10,884.83	238.64	28,223.77	27,970.20	253.57	155,420.00
Total Income	11,123.47	10,884.83	238.64	28,223.77	27,970.20	253.57	155,420.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	0.00	77.00	(77.00)	462.00
7100 · Insurance Expense	3,651.51	3,666.67	(15.16)	7,303.02	7,333.30	(30.28)	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	0.00	41.70	(41.70)	250.00
7200 · Management Fees	750.00	750.00	0.00	1,500.00	1,500.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	90.70	108.33	(17.63)	178.60	216.70	(38.10)	1,300.00
7260 · Postage & Delivery	13.78	8.33	5.45	26.50	16.70	9.80	100.00
7400 · Telephone	86.16	83.33	2.83	172.32	166.70	5.62	1,000.00
Total Administrative	4,592.15	4,717.66	(125.51)	9,180.44	9,435.40	(254.96)	56,612.00
Grounds							
7520 · Irrigation Main/Repr/Svc	529.60	82.83	446.77	689.30	165.70	523.60	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	2,800.00	2,800.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	275.00	288.25	(13.25)	550.00	576.50	(26.50)	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	83.30	616.70	500.00
Total Grounds	2,204.60	1,854.42	350.18	4,739.30	3,708.80	1,030.50	22,253.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	218.83	(218.83)	138.51	437.70	(299.19)	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
8220 · Pest Control	53.00	141.67	(88.67)	369.00	283.30	85.70	1,700.00
Total Maintenance	53.00	443.84	(390.84)	507.51	887.60	(380.09)	5,326.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	540.00	540.00	0.00	3,240.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	90.00	250.00	(160.00)	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	473.80	333.30	140.50	2,000.00
Total Pool and Recreation	485.00	561.67	(76.67)	1,103.80	1,123.30	(19.50)	6,740.00
Utilities							
8620 · Electric	569.88	473.92	95.96	1,164.68	947.80	216.88	5,687.00
8640 · Gas - Pool Heater	971.45	433.33	538.12	1,520.98	866.70	654.28	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	2,325.12	2,216.70	108.42	13,300.00
8700 · Water & Sewer	956.63	1,291.67	(335.04)	1,709.45	2,583.30	(873.85)	15,500.00
Total Utilities	3,699.97	3,307.25	392.72	6,720.23	6,614.50	105.73	39,687.00
Total Expense	11,034.72	10,884.84	149.88	22,251.28	21,769.60	481.68	130,618.00
Net Ordinary Income	88.75	(0.01)	88.76	5,972.49	6,200.60	(228.11)	24,802.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	12.48	0.00	12.48	6,226.39	6,200.50	25.89	24,802.00
Total Other	12.48	0.00	12.48	6,226.39	6,200.50	25.89	24,802.00
Total Other Expense	12.48	0.00	12.48	6,226.39	6,200.50	25.89	24,802.00
Net Other Income	(12.48)	0.00	(12.48)	(6,226.39)	(6,200.50)	(25.89)	(24,802.00)
Net Income	76.27	(0.01)	76.28	(253.90)	0.10	(254.00)	0.00