BLACKBURN POINT MARINA VILLAGE CONDOMINIUM ASSOCIATON, INC.

FINANCIAL REPORTS

March 31, 2022

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Prepared By: Sunstate Association Management Group, Inc.

04/04/22

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

		Mar 31, 22
ASSETS		
Current Assets		
Checking/Savings		
Operating		
1010 · Centennial Opr 6885	30,641.96	
Total Operating		30,641.96
Reserve		
1210 · Centennial MM Res 6893	162,737.88	
Total Reserve		162,737.88
Total Checking/Savings		193,379.84
Accounts Receivable		
1310 · Accounts Receivable		(14,315.00)
Total Accounts Receivable		(14,315.00)
Other Current Assets		
1610 · Prepaid Insurance		25,560.53
1800 · Deposits		1,443.47
Total Other Current Assets		27,004.00
Total Current Assets		206,068.84
TOTAL ASSETS		**206,068.84**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
3010 · Accounts Payable		4,298.50
Total Accounts Payable		4,298.50
Other Current Liabilities		
3110 · 2021 S/A - Pool Resurfacing		22,344.04
3020 · Insurance Loan Payable		11,105.90
Total Other Current Liabilities		33,449.94
Total Current Liabilities		37,748.44
Long Term Liabilities		
Reserves		162,737.88
Total Long Term Liabilities		162,737.88
Total Liabilities		200,486.32
Equity		
3000 · Operating Balance Fund		9,822.78
Net Income		(4,240.26)
Total Equity		5,582.52
TOTAL LIABILITIES & EQUITY		**206,068.84**

04/04/22

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
March 2022

	Mar 22	Budget	$ Over Budget	Jan - Mar 22	YTD Budget	$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,884.83	10,884.83	0.00	32,654.50	32,654.53	(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	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	1.10	0.00	1.10	3.81	0.00	3.81	0.00
6920 · Interest - Reserves	13.82	0.00	13.82	39.71	0.00	39.71	0.00
Total Income	10,899.75	10,884.83	14.92	39,123.52	38,855.03	268.49	155,420.00
Total Income	10,899.75	10,884.83	14.92	39,123.52	38,855.03	268.49	155,420.00
Expense							
Administrative							
7040 · Licenses & Fees	61.25	38.50	22.75	61.25	115.50	(54.25)	462.00
7100 · Insurance Expense	3,651.51	3,666.67	(15.16)	10,954.53	10,999.97	(45.44)	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7170 · Admin Fees, Tax Prep Acc	250.00	20.83	229.17	250.00	62.53	187.47	250.00
7200 · Management Fees	750.00	750.00	0.00	2,250.00	2,250.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	149.40	108.33	41.07	328.00	325.03	2.97	1,300.00
7260 · Postage & Delivery	7.09	8.33	(1.24)	33.59	25.03	8.56	100.00
7400 · Telephone	86.16	83.33	2.83	258.48	250.03	8.45	1,000.00
Total Administrative	4,955.41	4,717.66	237.75	14,135.85	14,153.06	(17.21)	56,612.00
Grounds							
7520 · Irrigation Main/Repr/Svc	154.50	82.83	71.67	843.80	248.53	595.27	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	4,200.00	4,200.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	713.00	288.25	424.75	1,263.00	864.75	398.25	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	124.97	575.03	500.00
Total Grounds	2,267.50	1,854.42	413.08	7,006.80	5,563.22	1,443.58	22,253.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	1,647.14	218.83	1,428.31	1,785.65	656.53	1,129.12	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
8220 · Pest Control	53.00	141.67	(88.67)	422.00	424.97	(2.97)	1,700.00
Total Maintenance	1,700.14	443.84	1,256.30	2,207.65	1,331.44	876.21	5,326.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	810.00	810.00	0.00	3,240.00
8420 · Pool Equip/Deck Main/Rep	1,660.16	125.00	1,535.16	1,750.16	375.00	1,375.16	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	643.80	499.97	143.83	2,000.00
Total Pool and Recreation	2,100.16	561.67	1,538.49	3,203.96	1,684.97	1,518.99	6,740.00
Utilities							
8620 · Electric	549.60	473.92	75.68	1,714.28	1,421.72	292.56	5,687.00
8640 · Gas - Pool Heater	1,113.05	433.33	679.72	2,634.03	1,300.03	1,334.00	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	3,527.13	3,325.03	202.10	13,300.00
8700 · Water & Sewer	984.42	1,291.67	(307.25)	2,693.87	3,874.97	(1,181.10)	15,500.00
Total Utilities	3,849.08	3,307.25	541.83	10,569.31	9,921.75	647.56	39,687.00
Total Expense	14,872.29	10,884.84	3,987.45	37,123.57	32,654.44	4,469.13	130,618.00
Net Ordinary Income	(3,972.54)	(0.01)	(3,972.53)	1,999.95	6,200.59	(4,200.64)	24,802.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	13.82	0.00	13.82	6,240.21	6,200.50	39.71	24,802.00
Total Other	13.82	0.00	13.82	6,240.21	6,200.50	39.71	24,802.00
Total Other Expense	13.82	0.00	13.82	6,240.21	6,200.50	39.71	24,802.00
Net Other Income	(13.82)	0.00	(13.82)	(6,240.21)	(6,200.50)	(39.71)	(24,802.00)
Net Income	**(3,986.36)**	**(0.01)**	**(3,986.35)**	**(4,240.26)**	**0.09**	**(4,240.35)**	**0.00**