

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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.

05/03/22

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2022

	Apr 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	39,777.63
Total Operating	39,777.63
Reserve	
1210 · Centennial MM Res 6893	168,951.86
Total Reserve	168,951.86
Total Checking/Savings	208,729.49
Other Current Assets	
1610 · Prepaid Insurance	21,909.02
1800 · Deposits	1,443.47
Total Other Current Assets	23,352.49
Total Current Assets	232,081.98
TOTAL ASSETS	232,081.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,700.98
Total Accounts Payable	4,700.98
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	22,344.04
3020 · Insurance Loan Payable	8,882.32
3050 · Deferred Revenue	21,769.66
Total Other Current Liabilities	52,996.02
Total Current Liabilities	57,697.00
Long Term Liabilities	
Reserves	168,951.86
Total Long Term Liabilities	168,951.86
Total Liabilities	226,648.86
Equity	
3000 · Operating Balance Fund	9,822.78
Net Income	(4,389.66)
Total Equity	5,433.12
TOTAL LIABILITIES & EQUITY	232,081.98

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

April 2022

	<u>Apr 22</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 22</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budg...</u>
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,884.84	10,884.83	0.01	43,539.34	43,539.36	(0.02)	130,618.00
6210 · Reserve Fee	6,200.50	6,200.50	0.00	12,401.00	12,401.00	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	1.82	0.00	1.82	5.63	0.00	5.63	0.00
6920 · Interest - Reserves	13.48	0.00	13.48	53.19	0.00	53.19	0.00
Total Income	<u>17,100.64</u>	<u>17,085.33</u>	<u>15.31</u>	<u>56,224.16</u>	<u>55,940.36</u>	<u>283.80</u>	<u>155,420.00</u>
Total Income	17,100.64	17,085.33	15.31	56,224.16	55,940.36	283.80	155,420.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	61.25	154.00	(92.75)	462.00
7100 · Insurance Expense	3,651.51	3,666.67	(15.16)	14,606.04	14,666.64	(60.60)	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	250.00	83.36	166.64	250.00
7200 · Management Fees	750.00	750.00	0.00	3,000.00	3,000.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	178.79	108.33	70.46	506.79	433.36	73.43	1,300.00
7260 · Postage & Delivery	20.86	8.33	12.53	54.45	33.36	21.09	100.00
7400 · Telephone	85.73	83.33	2.40	344.21	333.36	10.85	1,000.00
Total Administrative	<u>4,686.89</u>	<u>4,717.66</u>	<u>(30.77)</u>	<u>18,822.74</u>	<u>18,870.72</u>	<u>(47.98)</u>	<u>56,612.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	157.10	82.83	74.27	1,000.90	331.36	669.54	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	5,600.00	5,600.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	275.00	288.25	(13.25)	1,538.00	1,153.00	385.00	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	166.64	533.36	500.00
Total Grounds	<u>1,832.10</u>	<u>1,854.42</u>	<u>(22.32)</u>	<u>8,838.90</u>	<u>7,417.64</u>	<u>1,421.26</u>	<u>22,253.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	218.83	(218.83)	1,785.65	875.36	910.29	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
8220 · Pest Control	316.00	141.67	174.33	738.00	566.64	171.36	1,700.00
Total Maintenance	<u>316.00</u>	<u>443.84</u>	<u>(127.84)</u>	<u>2,523.65</u>	<u>1,775.28</u>	<u>748.37</u>	<u>5,326.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	1,080.00	1,080.00	0.00	3,240.00
8420 · Pool Equip/Deck Main/Rep	491.00	125.00	366.00	2,241.16	500.00	1,741.16	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	813.80	666.64	147.16	2,000.00
Total Pool and Recreation	<u>931.00</u>	<u>561.67</u>	<u>369.33</u>	<u>4,134.96</u>	<u>2,246.64</u>	<u>1,888.32</u>	<u>6,740.00</u>
Utilities							
8620 · Electric	568.42	473.92	94.50	2,282.70	1,895.64	387.06	5,687.00
8640 · Gas - Pool Heater	534.91	433.33	101.58	3,168.94	1,733.36	1,435.58	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	4,729.14	4,433.36	295.78	13,300.00
8700 · Water & Sewer	964.73	1,291.67	(326.94)	3,658.60	5,166.64	(1,508.04)	15,500.00
Total Utilities	<u>3,270.07</u>	<u>3,307.25</u>	<u>(37.18)</u>	<u>13,839.38</u>	<u>13,229.00</u>	<u>610.38</u>	<u>39,687.00</u>
Total Expense	<u>11,036.06</u>	<u>10,884.84</u>	<u>151.22</u>	<u>48,159.63</u>	<u>43,539.28</u>	<u>4,620.35</u>	<u>130,618.00</u>
Net Ordinary Income	<u>6,064.58</u>	<u>6,200.49</u>	<u>(135.91)</u>	<u>8,064.53</u>	<u>12,401.08</u>	<u>(4,336.55)</u>	<u>24,802.00</u>
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	6,213.98	6,200.50	13.48	12,454.19	12,401.00	53.19	24,802.00
Total Other	<u>6,213.98</u>	<u>6,200.50</u>	<u>13.48</u>	<u>12,454.19</u>	<u>12,401.00</u>	<u>53.19</u>	<u>24,802.00</u>
Total Other Expense	<u>6,213.98</u>	<u>6,200.50</u>	<u>13.48</u>	<u>12,454.19</u>	<u>12,401.00</u>	<u>53.19</u>	<u>24,802.00</u>
Net Other Income	<u>(6,213.98)</u>	<u>(6,200.50)</u>	<u>(13.48)</u>	<u>(12,454.19)</u>	<u>(12,401.00)</u>	<u>(53.19)</u>	<u>(24,802.00)</u>
Net Income	<u>(149.40)</u>	<u>(0.01)</u>	<u>(149.39)</u>	<u>(4,389.66)</u>	<u>0.08</u>	<u>(4,389.74)</u>	<u>0.00</u>