

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

06/14/22

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

	May 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	18,102.78
Total Operating	18,102.78
Reserve	
1210 · Centennial MM Res 6893	168,976.62
Total Reserve	168,976.62
Total Checking/Savings	187,079.40
Other Current Assets	
1610 · Prepaid Insurance	18,257.51
1800 · Deposits	1,443.47
Total Other Current Assets	19,700.98
Total Current Assets	206,780.38
TOTAL ASSETS	206,780.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,541.17
Total Accounts Payable	4,541.17
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	9,096.04
3020 · Insurance Loan Payable	6,658.74
3050 · Deferred Revenue	10,884.83
Total Other Current Liabilities	26,639.61
Total Current Liabilities	31,180.78
Long Term Liabilities	
Reserves	168,976.62
Total Long Term Liabilities	168,976.62
Total Liabilities	200,157.40
Equity	
3000 · Operating Balance Fund	9,822.78
Net Income	(3,199.80)
Total Equity	6,622.98
TOTAL LIABILITIES & EQUITY	206,780.38

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

May 2022

	May 22	Budget	\$ Over Budget	Jan - May 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,884.83	10,884.83	0.00	54,424.17	54,424.19	(0.02)	130,618.00
6210 · Reserve Fee	0.00	0.00	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	1.52	0.00	1.52	7.15	0.00	7.15	0.00
6920 · Interest - Reserves	24.76	0.00	24.76	77.95	0.00	77.95	0.00
Total Income	10,911.11	10,884.83	26.28	67,135.27	66,825.19	310.08	155,420.00
Total Income	10,911.11	10,884.83	26.28	67,135.27	66,825.19	310.08	155,420.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	61.25	192.50	(131.25)	462.00
7100 · Insurance Expense	3,651.51	3,666.67	(15.16)	18,257.55	18,333.31	(75.76)	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	250.00	104.19	145.81	250.00
7200 · Management Fees	750.00	750.00	0.00	3,750.00	3,750.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	154.15	108.33	45.82	660.94	541.69	119.25	1,300.00
7260 · Postage & Delivery	5.30	8.33	(3.03)	59.75	41.69	18.06	100.00
7400 · Telephone	89.92	83.33	6.59	434.13	416.69	17.44	1,000.00
Total Administrative	4,650.88	4,717.66	(66.78)	23,473.62	23,588.38	(114.76)	56,612.00
Grounds							
7520 · Irrigation Main/Repr/Svc	201.75	82.83	118.92	1,202.65	414.19	788.46	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	7,000.00	7,000.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	275.00	288.25	(13.25)	1,813.00	1,441.25	371.75	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	208.31	491.69	500.00
Total Grounds	1,876.75	1,854.42	22.33	10,715.65	9,272.06	1,443.59	22,253.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	218.83	(218.83)	1,785.65	1,094.19	691.46	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
8220 · Pest Control	53.00	141.67	(88.67)	791.00	708.31	82.69	1,700.00
Total Maintenance	53.00	443.84	(390.84)	2,576.65	2,219.12	357.53	5,326.00
Pool and Recreation							
8400 · Pool Maintenance Contract	41.54	270.00	(228.46)	1,121.54	1,350.00	(228.46)	3,240.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	2,286.16	625.00	1,661.16	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	983.80	833.31	150.49	2,000.00
Total Pool and Recreation	256.54	561.67	(305.13)	4,391.50	2,808.31	1,583.19	6,740.00
Utilities							
8620 · Electric	320.23	473.92	(153.69)	2,602.93	2,369.56	233.37	5,687.00
8640 · Gas - Pool Heater	326.03	433.33	(107.30)	3,494.97	2,166.69	1,328.28	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	5,931.15	5,541.69	389.46	13,300.00
8700 · Water & Sewer	1,011.05	1,291.67	(280.62)	4,669.65	6,458.31	(1,788.66)	15,500.00
Total Utilities	2,859.32	3,307.25	(447.93)	16,698.70	16,536.25	162.45	39,687.00
Total Expense	9,696.49	10,884.84	(1,188.35)	57,856.12	54,424.12	3,432.00	130,618.00
Net Ordinary Income	1,214.62	(0.01)	1,214.63	9,279.15	12,401.07	(3,121.92)	24,802.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	24.76	0.00	24.76	12,478.95	12,401.00	77.95	24,802.00
Total Other	24.76	0.00	24.76	12,478.95	12,401.00	77.95	24,802.00
Total Other Expense	24.76	0.00	24.76	12,478.95	12,401.00	77.95	24,802.00
Net Other Income	(24.76)	0.00	(24.76)	(12,478.95)	(12,401.00)	(77.95)	(24,802.00)
Net Income	1,189.86	(0.01)	1,189.87	(3,199.80)	0.07	(3,199.87)	0.00