

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
September 30, 2022**

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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10/12/22

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

| | Sep 30, 22 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating | |
| 1010 · Centennial Opr 6885 | 15,162.56 |
| Total Operating | 15,162.56 |
| Reserve | |
| 1210 · Centennial MM Res 6893 | 175,417.84 |
| Total Reserve | 175,417.84 |
| Total Checking/Savings | 190,580.40 |
| Accounts Receivable | |
| 1310 · Accounts Receivable | (8,180.00) |
| Total Accounts Receivable | (8,180.00) |
| Other Current Assets | |
| 1610 · Prepaid Insurance | 15,297.50 |
| 1800 · Deposits | 1,443.47 |
| Total Other Current Assets | 16,740.97 |
| Total Current Assets | 199,141.37 |
| TOTAL ASSETS | 199,141.37 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 13,536.70 |
| Total Accounts Payable | 13,536.70 |
| Other Current Liabilities | |
| 3110 · 2021 S/A - Pool Resurfacing | 5,696.04 |
| 3040 · Accrued Expense | 1,675.00 |
| Total Other Current Liabilities | 7,371.04 |
| Total Current Liabilities | 20,907.74 |
| Long Term Liabilities | |
| Reserves | 175,417.84 |
| Total Long Term Liabilities | 175,417.84 |
| Total Liabilities | 196,325.58 |
| Equity | |
| 3000 · Operating Balance Fund | 9,822.78 |
| Net Income | (7,006.99) |
| Total Equity | 2,815.79 |
| TOTAL LIABILITIES & EQUITY | 199,141.37 |

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

September 2022

| | Sep 22 | Budget | \$ Over Budget | Jan - Sep 22 | YTD Budget | \$ Over Budget | Annual Budget |
|----------------------------------|------------------|------------------|-----------------|--------------------|--------------------|-------------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| 6200 · Assessment Fees | 10,884.83 | 10,884.83 | 0.00 | 97,963.50 | 97,963.51 | (0.01) | 130,618.00 |
| 6210 · Reserve Fee | 0.00 | 0.00 | 0.00 | 18,601.50 | 18,601.50 | 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 | 1.35 | 0.00 | 1.35 | 15.42 | 0.00 | 15.42 | 0.00 |
| 6920 · Interest - Reserves | 89.35 | 0.00 | 89.35 | 318.67 | 0.00 | 318.67 | 0.00 |
| Total Income | 10,975.53 | 10,884.83 | 90.70 | 117,124.09 | 116,565.01 | 559.08 | 155,420.00 |
| Total Income | 10,975.53 | 10,884.83 | 90.70 | 117,124.09 | 116,565.01 | 559.08 | 155,420.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7040 · Licenses & Fees | 0.00 | 38.50 | (38.50) | 461.60 | 346.50 | 115.10 | 462.00 |
| 7100 · Insurance Expense | 3,651.51 | 3,666.67 | (15.16) | 32,875.56 | 32,999.99 | (124.43) | 44,000.00 |
| 7150 · Professional Fees Legal | 0.00 | 41.67 | (41.67) | 0.00 | 374.99 | (374.99) | 500.00 |
| 7170 · Admin Fees, Tax Prep Acc | 0.00 | 20.83 | (20.83) | 250.00 | 187.51 | 62.49 | 250.00 |
| 7200 · Management Fees | 750.00 | 750.00 | 0.00 | 6,750.00 | 6,750.00 | 0.00 | 9,000.00 |
| 7250 · Office Supplies/Svc/Misc | 89.50 | 108.33 | (18.83) | 1,201.66 | 975.01 | 226.65 | 1,300.00 |
| 7260 · Postage & Delivery | 5.37 | 8.33 | (2.96) | 84.77 | 75.01 | 9.76 | 100.00 |
| 7400 · Telephone | 95.96 | 83.33 | 12.63 | 808.99 | 750.01 | 58.98 | 1,000.00 |
| Total Administrative | 4,592.34 | 4,717.66 | (125.32) | 42,432.58 | 42,459.02 | (26.44) | 56,612.00 |
| Grounds | | | | | | | |
| 7520 · Irrigation Main/Repr/Svc | 180.70 | 82.83 | 97.87 | 2,137.70 | 745.51 | 1,392.19 | 994.00 |
| 7600 · Landscape Contract | 1,400.00 | 1,400.00 | 0.00 | 12,600.00 | 12,600.00 | 0.00 | 16,800.00 |
| 7650 · Landscape Svcs/Replc/Oth | 713.00 | 288.25 | 424.75 | 3,971.00 | 2,594.25 | 1,376.75 | 3,459.00 |
| 7665 · Mulch | 0.00 | 41.67 | (41.67) | 0.00 | 374.99 | (374.99) | 500.00 |
| 7800 · Palm/Tree Trimming | 0.00 | 41.67 | (41.67) | 700.00 | 374.99 | 325.01 | 500.00 |
| Total Grounds | 2,293.70 | 1,854.42 | 439.28 | 19,408.70 | 16,689.74 | 2,718.96 | 22,253.00 |
| Maintenance | | | | | | | |
| 8010 · Bldg Main/Repr/Svc/Sup | 0.00 | 218.83 | (218.83) | 7,787.00 | 1,969.51 | 5,817.49 | 2,626.00 |
| 8040 · Electrical Main/Repr/Svc | 0.00 | 41.67 | (41.67) | 0.00 | 374.99 | (374.99) | 500.00 |
| 8150 · Gate Operations | 0.00 | 41.67 | (41.67) | 0.00 | 374.99 | (374.99) | 500.00 |
| 8220 · Pest Control | 53.00 | 141.67 | (88.67) | 1,266.00 | 1,274.99 | (8.99) | 1,700.00 |
| Total Maintenance | 53.00 | 443.84 | (390.84) | 9,053.00 | 3,994.48 | 5,058.52 | 5,326.00 |
| Pool and Recreation | | | | | | | |
| 8400 · Pool Maintenance Contract | 270.00 | 270.00 | 0.00 | 2,201.54 | 2,430.00 | (228.46) | 3,240.00 |
| 8420 · Pool Equip/Deck Main/Rep | 602.00 | 125.00 | 477.00 | 3,008.16 | 1,125.00 | 1,883.16 | 1,500.00 |
| 8430 · Pool Janitorial Svc | 170.00 | 166.67 | 3.33 | 1,748.80 | 1,499.99 | 248.81 | 2,000.00 |
| Total Pool and Recreation | 1,042.00 | 561.67 | 480.33 | 6,958.50 | 5,054.99 | 1,903.51 | 6,740.00 |
| Utilities | | | | | | | |
| 8620 · Electric | 472.40 | 473.92 | (1.52) | 4,564.57 | 4,265.24 | 299.33 | 5,687.00 |
| 8640 · Gas - Pool Heater | 47.55 | 433.33 | (385.78) | 3,750.43 | 3,900.01 | (149.58) | 5,200.00 |
| 8660 · TV Cable | 1,202.01 | 1,108.33 | 93.68 | 10,739.19 | 9,975.01 | 764.18 | 13,300.00 |
| 8700 · Water & Sewer | 638.18 | 1,291.67 | (653.49) | 8,303.94 | 11,624.99 | (3,321.05) | 15,500.00 |
| Total Utilities | 2,360.14 | 3,307.25 | (947.11) | 27,358.13 | 29,765.25 | (2,407.12) | 39,687.00 |
| Total Expense | 10,341.18 | 10,884.84 | (543.66) | 105,210.91 | 97,963.48 | 7,247.43 | 130,618.00 |
| Net Ordinary Income | 634.35 | (0.01) | 634.36 | 11,913.18 | 18,601.53 | (6,688.35) | 24,802.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Other | | | | | | | |
| 9970 · Transfer to Reserves | 89.35 | 0.00 | 89.35 | 18,920.17 | 18,601.50 | 318.67 | 24,802.00 |
| Total Other | 89.35 | 0.00 | 89.35 | 18,920.17 | 18,601.50 | 318.67 | 24,802.00 |
| Total Other Expense | 89.35 | 0.00 | 89.35 | 18,920.17 | 18,601.50 | 318.67 | 24,802.00 |
| Net Other Income | (89.35) | 0.00 | (89.35) | (18,920.17) | (18,601.50) | (318.67) | (24,802.00) |
| Net Income | 545.00 | (0.01) | 545.01 | (7,006.99) | 0.03 | (7,007.02) | 0.00 |