

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

11/04/22

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

	Oct 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	4.87
Total Operating	4.87
Reserve	
1210 · Centennial MM Res 6893	181,806.06
Total Reserve	181,806.06
Total Checking/Savings	181,810.93
Accounts Receivable	
1310 · Accounts Receivable	4,090.00
Total Accounts Receivable	4,090.00
Other Current Assets	
1610 · Prepaid Insurance	43,916.50
1800 · Deposits	1,443.47
Total Other Current Assets	45,359.97
Total Current Assets	231,260.90
TOTAL ASSETS	231,260.90
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	6,265.75
Total Accounts Payable	6,265.75
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	4,040.04
3020 · Insurance Loan Payable	22,972.50
3050 · Deferred Revenue	21,769.66
Total Other Current Liabilities	48,782.20
Total Current Liabilities	55,047.95
Long Term Liabilities	
Reserves	181,806.06
Total Long Term Liabilities	181,806.06
Total Liabilities	236,854.01
Equity	
3000 · Operating Balance Fund	9,822.78
Net Income	(15,415.89)
Total Equity	(5,593.11)
TOTAL LIABILITIES & EQUITY	231,260.90

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

October 2022

	Oct 22	Budget	\$ Over Budget	Jan - Oct 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,884.84	10,884.83	0.01	108,848.34	108,848.34	0.00	130,618.00
6210 · Reserve Fee	6,200.50	6,200.50	0.00	24,802.00	24,802.00	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	4.47	0.00	4.47	29.47	0.00	29.47	0.00
6910 · Interest - Operating	2.28	0.00	2.28	17.70	0.00	17.70	0.00
6920 · Interest - Reserves	187.72	0.00	187.72	506.39	0.00	506.39	0.00
Total Income	17,279.81	17,085.33	194.48	134,403.90	133,650.34	753.56	155,420.00
Total Income	17,279.81	17,085.33	194.48	134,403.90	133,650.34	753.56	155,420.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	461.60	385.00	76.60	462.00
7100 · Insurance Expense	3,651.50	3,666.67	(15.17)	36,527.06	36,666.66	(139.60)	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	250.00	208.34	41.66	250.00
7200 · Management Fees	750.00	750.00	0.00	7,500.00	7,500.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	339.75	108.33	231.42	1,541.41	1,083.34	458.07	1,300.00
7260 · Postage & Delivery	4.56	8.33	(3.77)	89.33	83.34	5.99	100.00
7400 · Telephone	94.46	83.33	11.13	903.45	833.34	70.11	1,000.00
Total Administrative	4,840.27	4,717.66	122.61	47,272.85	47,176.68	96.17	56,612.00
Grounds							
7520 · Irrigation Main/Repr/Svc	844.75	82.83	761.92	2,982.45	828.34	2,154.11	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	14,000.00	14,000.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	8,165.00	288.25	7,876.75	12,136.00	2,882.50	9,253.50	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	416.66	283.34	500.00
Total Grounds	10,409.75	1,854.42	8,555.33	29,818.45	18,544.16	11,274.29	22,253.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	218.83	(218.83)	7,787.00	2,188.34	5,598.66	2,626.00
8040 · Electrical Main/Repr/Svc	572.00	41.67	530.33	572.00	416.66	155.34	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
8220 · Pest Control	316.00	141.67	174.33	1,582.00	1,416.66	165.34	1,700.00
Total Maintenance	888.00	443.84	444.16	9,941.00	4,438.32	5,502.68	5,326.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	2,471.54	2,700.00	(228.46)	3,240.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	3,053.16	1,250.00	1,803.16	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	1,918.80	1,666.66	252.14	2,000.00
Total Pool and Recreation	485.00	561.67	(76.67)	7,443.50	5,616.66	1,826.84	6,740.00
Utilities							
8620 · Electric	533.27	473.92	59.35	5,097.84	4,739.16	358.68	5,687.00
8640 · Gas - Pool Heater	317.91	433.33	(115.42)	4,068.34	4,333.34	(265.00)	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	11,941.20	11,083.34	857.86	13,300.00
8700 · Water & Sewer	624.28	1,291.67	(667.39)	8,928.22	12,916.66	(3,988.44)	15,500.00
Total Utilities	2,677.47	3,307.25	(629.78)	30,035.60	33,072.50	(3,036.90)	39,687.00
Total Expense	19,300.49	10,884.84	8,415.65	124,511.40	108,848.32	15,663.08	130,618.00
Net Ordinary Income	(2,020.68)	6,200.49	(8,221.17)	9,892.50	24,802.02	(14,909.52)	24,802.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	6,388.22	6,200.50	187.72	25,308.39	24,802.00	506.39	24,802.00
Total Other	6,388.22	6,200.50	187.72	25,308.39	24,802.00	506.39	24,802.00
Total Other Expense	6,388.22	6,200.50	187.72	25,308.39	24,802.00	506.39	24,802.00
Net Other Income	(6,388.22)	(6,200.50)	(187.72)	(25,308.39)	(24,802.00)	(506.39)	(24,802.00)
Net Income	(8,408.90)	(0.01)	(8,408.89)	(15,415.89)	0.02	(15,415.91)	0.00