

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

12/14/22

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

	Nov 30, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	12,575.59
Due to/from Operating	(27,000.00)
Total Operating	(14,424.41)
Reserve	
1210 · Centennial MM Res 6893	155,029.20
Due to/from Reserves	27,000.00
Total Reserve	182,029.20
Total Checking/Savings	167,604.79
Accounts Receivable	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	2,045.00
Total 1310 · Accounts Receivable	2,045.00
Total Accounts Receivable	2,045.00
Other Current Assets	
1610 · Prepaid Insurance	45,054.01
1800 · Deposits	1,443.47
Total Other Current Assets	46,497.48
Total Current Assets	216,147.27
TOTAL ASSETS	216,147.27
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,093.14
Total Accounts Payable	5,093.14
Other Current Liabilities	
3110 · 2021 S/A - Pool Resurfacing	4,040.04
3020 · Insurance Loan Payable	20,420.00
3050 · Deferred Revenue	10,884.83
Total Other Current Liabilities	35,344.87
Total Current Liabilities	40,438.01
Long Term Liabilities	
Reserves	182,029.20
Total Long Term Liabilities	182,029.20
Total Liabilities	222,467.21
Equity	
3000 · Operating Balance Fund	9,822.78
Net Income	(16,142.72)
Total Equity	(6,319.94)
TOTAL LIABILITIES & EQUITY	216,147.27

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

November 2022

	Nov 22	Budget	\$ Over Budget	Jan - Nov 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,884.83	10,884.83	0.00	119,733.17	119,733.17	0.00	130,618.00
6210 · Reserve Fee	0.00	0.00	0.00	24,802.00	24,802.00	0.00	24,802.00
6350 · Application Fees	100.00	0.00	100.00	300.00	0.00	300.00	0.00
6410 · Other Income	0.00	0.00	0.00	29.47	0.00	29.47	0.00
6910 · Interest - Operating	1.09	0.00	1.09	18.79	0.00	18.79	0.00
6920 · Interest - Reserves	223.14	0.00	223.14	729.53	0.00	729.53	0.00
Total Income	11,209.06	10,884.83	324.23	145,612.96	144,535.17	1,077.79	155,420.00
Total Income	11,209.06	10,884.83	324.23	145,612.96	144,535.17	1,077.79	155,420.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	461.60	423.50	38.10	462.00
7100 · Insurance Expense	4,095.82	3,666.67	429.15	40,622.88	40,333.33	289.55	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	250.00	229.17	20.83	250.00
7200 · Management Fees	750.00	750.00	0.00	8,250.00	8,250.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	293.47	108.33	185.14	1,834.88	1,191.67	643.21	1,300.00
7260 · Postage & Delivery	1.71	8.33	(6.62)	91.04	91.67	(0.63)	100.00
7400 · Telephone	94.46	83.33	11.13	997.91	916.67	81.24	1,000.00
Total Administrative	5,235.46	4,717.66	517.80	52,508.31	51,894.34	613.97	56,612.00
Grounds							
7520 · Irrigation Main/Repr/Svc	237.35	82.83	154.52	3,219.80	911.17	2,308.63	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	15,400.00	15,400.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/...	725.00	288.25	436.75	12,861.00	3,170.75	9,690.25	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	458.33	241.67	500.00
Total Grounds	2,362.35	1,854.42	507.93	32,180.80	20,398.58	11,782.22	22,253.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	446.00	218.83	227.17	8,233.00	2,407.17	5,825.83	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	572.00	458.33	113.67	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
8220 · Pest Control	53.00	141.67	(88.67)	1,635.00	1,558.33	76.67	1,700.00
Total Maintenance	499.00	443.84	55.16	10,440.00	4,882.16	5,557.84	5,326.00
Pool and Recreation							
8400 · Pool Maintenance Contr...	270.00	270.00	0.00	2,741.54	2,970.00	(228.46)	3,240.00
8420 · Pool Equip/Deck Main/Rep	190.00	125.00	65.00	3,243.16	1,375.00	1,868.16	1,500.00
8430 · Pool Janitorial Svc	323.41	166.67	156.74	2,242.21	1,833.33	408.88	2,000.00
Total Pool and Recreation	783.41	561.67	221.74	8,226.91	6,178.33	2,048.58	6,740.00
Utilities							
8620 · Electric	530.63	473.92	56.71	5,628.47	5,213.08	415.39	5,687.00
8640 · Gas - Pool Heater	425.04	433.33	(8.29)	4,493.38	4,766.67	(273.29)	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	13,143.21	12,191.67	951.54	13,300.00
8700 · Water & Sewer	674.85	1,291.67	(616.82)	9,603.07	14,208.33	(4,605.26)	15,500.00
Total Utilities	2,832.53	3,307.25	(474.72)	32,868.13	36,379.75	(3,511.62)	39,687.00
Total Expense	11,712.75	10,884.84	827.91	136,224.15	119,733.16	16,490.99	130,618.00
Net Ordinary Income	(503.69)	(0.01)	(503.68)	9,388.81	24,802.01	(15,413.20)	24,802.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	223.14	0.00	223.14	25,531.53	24,802.00	729.53	24,802.00
Total Other	223.14	0.00	223.14	25,531.53	24,802.00	729.53	24,802.00
Total Other Expense	223.14	0.00	223.14	25,531.53	24,802.00	729.53	24,802.00
Net Other Income	(223.14)	0.00	(223.14)	(25,531.53)	(24,802.00)	(729.53)	(24,802.00)
Net Income	(726.83)	(0.01)	(726.82)	(16,142.72)	0.01	(16,142.73)	0.00