

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2023**

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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.

02/16/23

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	43,794.21
Due to/from Operating	(27,000.00)
Total Operating	16,794.21
Reserve	
1210 · Centennial MM Res 6893	162,538.46
Due to/from Reserves	27,000.00
Total Reserve	189,538.46
Total Checking/Savings	206,332.67
Accounts Receivable	
1310 · Accounts Receivable	
1310.02 · Special Assessment Receivable	17,000.00
Total 1310 · Accounts Receivable	17,000.00
Total Accounts Receivable	17,000.00
Other Current Assets	
1610 · Prepaid Insurance	36,865.37
1800 · Deposits	1,443.47
Total Other Current Assets	38,308.84
Total Current Assets	261,641.51
TOTAL ASSETS	261,641.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	7,024.68
Total Accounts Payable	7,024.68
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	23,717.90
3020 · Insurance Loan Payable	15,315.00
3050 · Deferred Revenue	23,167.16
Total Other Current Liabilities	62,200.06
Total Current Liabilities	69,224.74
Long Term Liabilities	
Reserves	189,538.46
Total Long Term Liabilities	189,538.46
Total Liabilities	258,763.20
Equity	
3000 · Operating Balance Fund	13,862.82
3200 · Unrestricted Net Assets	(8,887.02)
Net Income	(2,097.49)
Total Equity	2,878.31
TOTAL LIABILITIES & EQUITY	261,641.51

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

January 2023

	Jan 23	Budget	\$ Over Budget	Jan 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.59	11,583.62	(0.03)	11,583.59	11,583.62	(0.03)	139,003.00
6210 · Reserve Fee	7,049.25	7,049.25	0.00	7,049.25	7,049.25	0.00	28,197.00
6910 · Interest - Operating	2.89	0.00	2.89	2.89	0.00	2.89	0.00
6920 · Interest - Reserves	233.12	0.00	233.12	233.12	0.00	233.12	0.00
Total Income	18,868.85	18,632.87	235.98	18,868.85	18,632.87	235.98	167,200.00
Total Income	18,868.85	18,632.87	235.98	18,868.85	18,632.87	235.98	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	0.00	38.50	(38.50)	462.00
7100 · Insurance Expense	4,096.82	4,095.62	1.20	4,096.82	4,095.62	1.20	49,147.00
7150 · Professional Fees Legal	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.87	(20.87)	0.00	20.87	(20.87)	250.00
7200 · Management Fees	787.50	787.50	0.00	787.50	787.50	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	218.75	108.25	110.50	218.75	108.25	110.50	1,299.00
7260 · Postage & Delivery	6.27	8.37	(2.10)	6.27	8.37	(2.10)	100.00
7400 · Telephone	109.12	83.37	25.75	109.12	83.37	25.75	1,000.00
Total Administrative	5,218.46	5,184.11	34.35	5,218.46	5,184.11	34.35	62,208.00
Grounds							
7520 · Irrigation Main/Repr/Svc	588.50	250.00	338.50	588.50	250.00	338.50	3,000.00
7600 · Landscape Contract	1,430.00	1,435.00	(5.00)	1,430.00	1,435.00	(5.00)	17,220.00
7650 · Landscape Svcs/Replc/Oth	285.00	379.38	(94.38)	285.00	379.38	(94.38)	4,553.00
7665 · Mulch	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
7800 · Palm/Tree Trimming	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
Total Grounds	2,303.50	2,164.38	139.12	2,303.50	2,164.38	139.12	25,973.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	1,830.68	208.37	1,622.31	1,830.68	208.37	1,622.31	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8150 · Gate Operations	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8220 · Pest Control	316.00	150.00	166.00	316.00	150.00	166.00	1,800.00
Total Maintenance	2,146.68	441.63	1,705.05	2,146.68	441.63	1,705.05	5,300.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	275.00	(5.00)	270.00	275.00	(5.00)	3,300.00
8420 · Pool Equip/Deck Main/Rep	90.00	125.00	(35.00)	90.00	125.00	(35.00)	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	190.00	200.00	(10.00)	2,400.00
Total Pool and Recreation	550.00	600.00	(50.00)	550.00	600.00	(50.00)	7,200.00
Utilities							
8620 · Electric	580.36	526.87	53.49	580.36	526.87	53.49	6,322.00
8640 · Gas - Pool Heater	887.71	458.37	429.34	887.71	458.37	429.34	5,500.00
8660 · TV Cable	1,202.01	1,208.37	(6.36)	1,202.01	1,208.37	(6.36)	14,500.00
8700 · Water & Sewer	795.25	1,000.00	(204.75)	795.25	1,000.00	(204.75)	12,000.00
Total Utilities	3,465.33	3,193.61	271.72	3,465.33	3,193.61	271.72	38,322.00
Total Expense	13,683.97	11,583.73	2,100.24	13,683.97	11,583.73	2,100.24	139,003.00
Net Ordinary Income	5,184.88	7,049.14	(1,864.26)	5,184.88	7,049.14	(1,864.26)	28,197.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	7,282.37	7,049.25	233.12	7,282.37	7,049.25	233.12	28,197.00
Total Other	7,282.37	7,049.25	233.12	7,282.37	7,049.25	233.12	28,197.00
Total Other Expense	7,282.37	7,049.25	233.12	7,282.37	7,049.25	233.12	28,197.00
Net Other Income	(7,282.37)	(7,049.25)	(233.12)	(7,282.37)	(7,049.25)	(233.12)	(28,197.00)
Net Income	(2,097.49)	(0.11)	(2,097.38)	(2,097.49)	(0.11)	(2,097.38)	0.00