

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
February 28, 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.

03/08/23

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of February 28, 2023

	Feb 28, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	41,003.52
Due to/from Operating	(27,000.00)
Total Operating	14,003.52
Reserve	
1210 · Centennial MM Res 6893	162,757.78
Due to/from Reserves	27,000.00
Total Reserve	189,757.78
Total Checking/Savings	203,761.30
Accounts Receivable	
1310 · Accounts Receivable	
1310.02 · Special Assessment Receivable	1,700.00
Total 1310 · Accounts Receivable	1,700.00
Total Accounts Receivable	1,700.00
Other Current Assets	
1320 · Undeposited Funds	1,700.00
1610 · Prepaid Insurance	32,769.22
1800 · Deposits	1,443.47
Total Other Current Assets	35,912.69
Total Current Assets	241,373.99
TOTAL ASSETS	241,373.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	3,227.75
Total Accounts Payable	3,227.75
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	23,717.90
3020 · Insurance Loan Payable	12,760.50
3050 · Deferred Revenue	11,583.58
Total Other Current Liabilities	48,061.98
Total Current Liabilities	51,289.73
Long Term Liabilities	
Reserves	189,757.78
Total Long Term Liabilities	189,757.78
Total Liabilities	241,047.51
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(4,649.32)
Total Equity	326.48
TOTAL LIABILITIES & EQUITY	241,373.99

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

February 2023

	Feb 23	Budget	\$ Over Budget	Jan - Feb 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.58	11,583.58	0.00	23,167.17	23,167.20	(0.03)	139,003.00
6210 · Reserve Fee	0.00	0.00	0.00	7,049.25	7,049.25	0.00	28,197.00
6910 · Interest - Operating	3.51	0.00	3.51	6.40	0.00	6.40	0.00
6920 · Interest - Reserves	219.32	0.00	219.32	452.44	0.00	452.44	0.00
Total Income	<u>11,806.41</u>	<u>11,583.58</u>	<u>222.83</u>	<u>30,675.26</u>	<u>30,216.45</u>	<u>458.81</u>	<u>167,200.00</u>
Total Income	11,806.41	11,583.58	222.83	30,675.26	30,216.45	458.81	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	0.00	77.00	(77.00)	462.00
7100 · Insurance Expense	4,096.15	4,095.58	0.57	8,192.97	8,191.20	1.77	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	0.00	41.70	(41.70)	250.00
7200 · Management Fees	787.50	787.50	0.00	1,575.00	1,575.00	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	520.30	108.25	412.05	739.05	216.50	522.55	1,299.00
7260 · Postage & Delivery	16.79	8.33	8.46	23.06	16.70	6.36	100.00
7400 · Telephone	109.68	83.33	26.35	218.80	166.70	52.10	1,000.00
Total Administrative	<u>5,530.42</u>	<u>5,183.99</u>	<u>346.43</u>	<u>10,748.88</u>	<u>10,368.10</u>	<u>380.78</u>	<u>62,208.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	423.25	250.00	173.25	1,011.75	500.00	511.75	3,000.00
7600 · Landscape Contract	1,430.00	1,435.00	(5.00)	2,860.00	2,870.00	(10.00)	17,220.00
7650 · Landscape Svcs/Replc/Oth	285.00	379.42	(94.42)	570.00	758.80	(188.80)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	83.30	(83.30)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	116.70	(116.70)	700.00
Total Grounds	<u>2,138.25</u>	<u>2,164.42</u>	<u>(26.17)</u>	<u>4,441.75</u>	<u>4,328.80</u>	<u>112.95</u>	<u>25,973.00</u>
Maintenance	861.00	441.67	419.33	3,007.68	883.30	2,124.38	5,300.00
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	770.00	550.00	220.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	1,365.85	125.00	1,240.85	1,455.85	250.00	1,205.85	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	380.00	400.00	(20.00)	2,400.00
Total Pool and Recreation	<u>2,055.85</u>	<u>600.00</u>	<u>1,455.85</u>	<u>2,605.85</u>	<u>1,200.00</u>	<u>1,405.85</u>	<u>7,200.00</u>
Utilities							
8620 · Electric	595.04	526.83	68.21	1,175.40	1,053.70	121.70	6,322.00
8640 · Gas - Pool Heater	709.80	458.33	251.47	1,597.51	916.70	680.81	5,500.00
8660 · TV Cable	1,286.27	1,208.33	77.94	2,488.28	2,416.70	71.58	14,500.00
8700 · Water & Sewer	962.29	1,000.00	(37.71)	1,757.54	2,000.00	(242.46)	12,000.00
Total Utilities	<u>3,553.40</u>	<u>3,193.49</u>	<u>359.91</u>	<u>7,018.73</u>	<u>6,387.10</u>	<u>631.63</u>	<u>38,322.00</u>
Total Expense	<u>14,138.92</u>	<u>11,583.57</u>	<u>2,555.35</u>	<u>27,822.89</u>	<u>23,167.30</u>	<u>4,655.59</u>	<u>139,003.00</u>
Net Ordinary Income	<u>(2,332.51)</u>	<u>0.01</u>	<u>(2,332.52)</u>	<u>2,852.37</u>	<u>7,049.15</u>	<u>(4,196.78)</u>	<u>28,197.00</u>
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	219.32	0.00	219.32	7,501.69	7,049.25	452.44	28,197.00
Total Other	<u>219.32</u>	<u>0.00</u>	<u>219.32</u>	<u>7,501.69</u>	<u>7,049.25</u>	<u>452.44</u>	<u>28,197.00</u>
Total Other Expense	<u>219.32</u>	<u>0.00</u>	<u>219.32</u>	<u>7,501.69</u>	<u>7,049.25</u>	<u>452.44</u>	<u>28,197.00</u>
Net Other Income	<u>(219.32)</u>	<u>0.00</u>	<u>(219.32)</u>	<u>(7,501.69)</u>	<u>(7,049.25)</u>	<u>(452.44)</u>	<u>(28,197.00)</u>
Net Income	<u>(2,551.83)</u>	<u>0.01</u>	<u>(2,551.84)</u>	<u>(4,649.32)</u>	<u>(0.10)</u>	<u>(4,649.22)</u>	<u>0.00</u>