

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

TABLE OF CONTENTS:

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

04/18/23

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

	Mar 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	36,898.82
Due to/from Operating	(27,000.00)
Total Operating	9,898.82
Reserve	
1210 · Centennial MM Res 6893	163,034.25
Due to/from Reserves	27,000.00
Total Reserve	190,034.25
Total Checking/Savings	199,933.07
Accounts Receivable	
1310 · Accounts Receivable	(15,400.00)
Total Accounts Receivable	(15,400.00)
Other Current Assets	
1610 · Prepaid Insurance	28,673.07
1800 · Deposits	1,443.47
Total Other Current Assets	30,116.54
Total Current Assets	214,649.61
TOTAL ASSETS	214,649.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,803.50
Total Accounts Payable	2,803.50
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3040 · Accrued Expense	1,715.00
3020 · Insurance Loan Payable	10,206.00
Total Other Current Liabilities	22,126.47
Total Current Liabilities	24,929.97
Long Term Liabilities	
Reserves	190,034.25
Total Long Term Liabilities	190,034.25
Total Liabilities	214,964.22
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(5,290.41)
Total Equity	(314.61)
TOTAL LIABILITIES & EQUITY	214,649.61

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

March 2023

	Mar 23	Budget	\$ Over Budget	Jan - Mar 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.58	11,583.58	0.00	34,750.75	34,750.78	(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	3.31	0.00	3.31	9.71	0.00	9.71	0.00
6920 · Interest - Reserves	276.47	0.00	276.47	728.91	0.00	728.91	0.00
Total Income	<u>11,863.36</u>	<u>11,583.58</u>	<u>279.78</u>	<u>42,538.62</u>	<u>41,800.03</u>	<u>738.59</u>	<u>167,200.00</u>
Total Income	11,863.36	11,583.58	279.78	42,538.62	41,800.03	738.59	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	61.25	38.50	22.75	61.25	115.50	(54.25)	462.00
7100 · Insurance Expense	4,096.15	4,095.58	0.57	12,289.12	12,286.78	2.34	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7170 · Admin Fees, Tax Prep Acc	275.00	20.83	254.17	275.00	62.53	212.47	250.00
7200 · Management Fees	787.50	787.50	0.00	2,362.50	2,362.50	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	351.63	108.25	243.38	1,090.68	324.75	765.93	1,299.00
7260 · Postage & Delivery	36.00	8.33	27.67	59.06	25.03	34.03	100.00
7400 · Telephone	109.68	83.33	26.35	328.48	250.03	78.45	1,000.00
Total Administrative	<u>5,717.21</u>	<u>5,183.99</u>	<u>533.22</u>	<u>16,466.09</u>	<u>15,552.09</u>	<u>914.00</u>	<u>62,208.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	187.75	250.00	(62.25)	1,199.50	750.00	449.50	3,000.00
7600 · Landscape Contract	1,430.00	1,435.00	(5.00)	4,290.00	4,305.00	(15.00)	17,220.00
7650 · Landscape Svcs/Replc/Oth	723.00	379.42	343.58	1,293.00	1,138.22	154.78	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	175.03	(175.03)	700.00
Total Grounds	<u>2,340.75</u>	<u>2,164.42</u>	<u>176.33</u>	<u>6,782.50</u>	<u>6,493.22</u>	<u>289.28</u>	<u>25,973.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	208.33	(208.33)	2,223.68	625.03	1,598.65	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	415.00	124.97	290.03	500.00
8220 · Pest Control	53.00	150.00	(97.00)	422.00	450.00	(28.00)	1,800.00
Total Maintenance	<u>53.00</u>	<u>441.67</u>	<u>(388.67)</u>	<u>3,060.68</u>	<u>1,324.97</u>	<u>1,735.71</u>	<u>5,300.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	1,270.00	825.00	445.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	130.00	125.00	5.00	1,585.85	375.00	1,210.85	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	570.00	600.00	(30.00)	2,400.00
Total Pool and Recreation	<u>820.00</u>	<u>600.00</u>	<u>220.00</u>	<u>3,425.85</u>	<u>1,800.00</u>	<u>1,625.85</u>	<u>7,200.00</u>
Utilities							
8620 · Electric	603.15	526.83	76.32	1,778.55	1,580.53	198.02	6,322.00
8640 · Gas - Pool Heater	346.16	458.33	(112.17)	1,943.67	1,375.03	568.64	5,500.00
8660 · TV Cable	1,287.44	1,208.33	79.11	3,775.72	3,625.03	150.69	14,500.00
8700 · Water & Sewer	1,060.27	1,000.00	60.27	2,817.81	3,000.00	(182.19)	12,000.00
Total Utilities	<u>3,297.02</u>	<u>3,193.49</u>	<u>103.53</u>	<u>10,315.75</u>	<u>9,580.59</u>	<u>735.16</u>	<u>38,322.00</u>
Total Expense	<u>12,227.98</u>	<u>11,583.57</u>	<u>644.41</u>	<u>40,050.87</u>	<u>34,750.87</u>	<u>5,300.00</u>	<u>139,003.00</u>
Net Ordinary Income	<u>(364.62)</u>	<u>0.01</u>	<u>(364.63)</u>	<u>2,487.75</u>	<u>7,049.16</u>	<u>(4,561.41)</u>	<u>28,197.00</u>
Other Income/Expense							
Other Expense							
9970 · Transfer to Reserves	276.47	0.00	276.47	7,778.16	7,049.25	728.91	28,197.00
Total Other	<u>276.47</u>	<u>0.00</u>	<u>276.47</u>	<u>7,778.16</u>	<u>7,049.25</u>	<u>728.91</u>	<u>28,197.00</u>
Total Other Expense	<u>276.47</u>	<u>0.00</u>	<u>276.47</u>	<u>7,778.16</u>	<u>7,049.25</u>	<u>728.91</u>	<u>28,197.00</u>
Net Other Income	<u>(276.47)</u>	<u>0.00</u>	<u>(276.47)</u>	<u>(7,778.16)</u>	<u>(7,049.25)</u>	<u>(728.91)</u>	<u>(28,197.00)</u>
Net Income	<u>(641.09)</u>	<u>0.01</u>	<u>(641.10)</u>	<u>(5,290.41)</u>	<u>(0.09)</u>	<u>(5,290.32)</u>	<u>0.00</u>