

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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.

05/16/23

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2023

	Apr 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	43,847.36
Due to/from Operating	(27,000.00)
Total Operating	16,847.36
Reserve	
1210 · Centennial MM Res 6893	166,112.66
Due to/from Reserves	27,000.00
Total Reserve	193,112.66
Total Checking/Savings	209,960.02
Accounts Receivable	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	2,200.00
Total 1310 · Accounts Receivable	2,200.00
Total Accounts Receivable	2,200.00
Other Current Assets	
1610 · Prepaid Insurance	24,576.92
1800 · Deposits	1,443.47
Total Other Current Assets	26,020.39
Total Current Assets	238,180.41
TOTAL ASSETS	238,180.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,704.50
Total Accounts Payable	2,704.50
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3040 · Accrued Expense	2,365.00
3020 · Insurance Loan Payable	7,651.50
3050 · Deferred Revenue	23,167.16
Total Other Current Liabilities	43,389.13
Total Current Liabilities	46,093.63
Long Term Liabilities	
Reserves	193,112.66
Total Long Term Liabilities	193,112.66
Total Liabilities	239,206.29
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(6,001.68)
Total Equity	(1,025.88)
TOTAL LIABILITIES & EQUITY	238,180.41

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

April 2023

	Apr 23	Budget	\$ Over Budget	Jan - Apr 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.59	11,583.58	0.01	46,334.34	46,334.36	(0.02)	139,003.00
6210 · Reserve Fee	7,049.25	7,049.25	0.00	14,098.50	14,098.50	0.00	28,197.00
6910 · Interest - Operating	4.51	0.00	4.51	14.22	0.00	14.22	0.00
6920 · Interest - Reserves	269.16	0.00	269.16	998.07	0.00	998.07	0.00
Total Income	18,906.51	18,632.83	273.68	61,445.13	60,432.86	1,012.27	167,200.00
Total Income	18,906.51	18,632.83	273.68	61,445.13	60,432.86	1,012.27	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	61.25	154.00	(92.75)	462.00
7100 · Insurance Expense	4,096.15	4,095.58	0.57	16,385.27	16,382.36	2.91	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	83.36	191.64	250.00
7200 · Management Fees	787.50	787.50	0.00	3,150.00	3,150.00	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	222.25	108.25	114.00	1,312.93	433.00	879.93	1,299.00
7260 · Postage & Delivery	8.40	8.33	0.07	67.46	33.36	34.10	100.00
7400 · Telephone	108.06	83.33	24.73	436.54	333.36	103.18	1,000.00
Total Administrative	5,222.36	5,183.99	38.37	21,688.45	20,736.08	952.37	62,208.00
Grounds							
7520 · Irrigation Main/Repr/Svc	150.00	250.00	(100.00)	1,349.50	1,000.00	349.50	3,000.00
7600 · Landscape Contract	1,500.00	1,435.00	65.00	5,790.00	5,740.00	50.00	17,220.00
7650 · Landscape Svcs/Replc/Oth	155.00	379.42	(224.42)	1,448.00	1,517.64	(69.64)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	233.36	(233.36)	700.00
Total Grounds	1,805.00	2,164.42	(359.42)	8,587.50	8,657.64	(70.14)	25,973.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	718.67	208.33	510.34	2,942.35	833.36	2,108.99	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	415.00	166.64	248.36	500.00
8220 · Pest Control	337.10	150.00	187.10	759.10	600.00	159.10	1,800.00
Total Maintenance	1,055.77	441.67	614.10	4,116.45	1,766.64	2,349.81	5,300.00
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	1,770.00	1,100.00	670.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	1,630.85	500.00	1,130.85	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	760.00	800.00	(40.00)	2,400.00
Total Pool and Recreation	735.00	600.00	135.00	4,160.85	2,400.00	1,760.85	7,200.00
Utilities							
8620 · Electric	638.08	526.83	111.25	2,416.63	2,107.36	309.27	6,322.00
8640 · Gas - Pool Heater	311.36	458.33	(146.97)	2,255.03	1,833.36	421.67	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	5,062.28	4,833.36	228.92	14,500.00
8700 · Water & Sewer	1,245.24	1,000.00	245.24	4,063.05	4,000.00	63.05	12,000.00
Total Utilities	3,481.24	3,193.49	287.75	13,796.99	12,774.08	1,022.91	38,322.00
Total Expense	12,299.37	11,583.57	715.80	52,350.24	46,334.44	6,015.80	139,003.00
Net Ordinary Income	6,607.14	7,049.26	(442.12)	9,094.89	14,098.42	(5,003.53)	28,197.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	7,318.41	7,049.25	269.16	15,096.57	14,098.50	998.07	28,197.00
Total Other	7,318.41	7,049.25	269.16	15,096.57	14,098.50	998.07	28,197.00
Total Other Expense	7,318.41	7,049.25	269.16	15,096.57	14,098.50	998.07	28,197.00
Net Other Income	(7,318.41)	(7,049.25)	(269.16)	(15,096.57)	(14,098.50)	(998.07)	(28,197.00)
Net Income	(711.27)	0.01	(711.28)	(6,001.68)	(0.08)	(6,001.60)	0.00