

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

06/15/23

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

	May 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	32,122.86
Due to/from Operating	(27,000.00)
Total Operating	5,122.86
Reserve	
1210 · Centennial MM Res 6893	166,420.99
Due to/from Reserves	27,000.00
Total Reserve	193,420.99
Total Checking/Savings	198,543.85
Accounts Receivable	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	2,233.00
Total 1310 · Accounts Receivable	2,233.00
Total Accounts Receivable	2,233.00
Other Current Assets	
1610 · Prepaid Insurance	20,480.77
1800 · Deposits	1,443.47
Total Other Current Assets	21,924.24
Total Current Assets	222,701.09
TOTAL ASSETS	222,701.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,790.25
Total Accounts Payable	2,790.25
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3020 · Insurance Loan Payable	5,097.00
3050 · Deferred Revenue	11,583.58
Total Other Current Liabilities	26,886.05
Total Current Liabilities	29,676.30
Long Term Liabilities	
Reserves	193,420.99
Total Long Term Liabilities	193,420.99
Total Liabilities	223,097.29
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(5,372.00)
Total Equity	(396.20)
TOTAL LIABILITIES & EQUITY	222,701.09

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

May 2023

	May 23	Budget	\$ Over Budget	Jan - May 23	YTD Budget	\$ Over Budget	Annual Budg...
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.58	11,583.58	0.00	57,917.92	57,917.94	(0.02)	139,003.00
6210 · Reserve Fee	0.00	0.00	0.00	14,098.50	14,098.50	0.00	28,197.00
6340 · Late Fee/Penalty	33.00	0.00	33.00	33.00	0.00	33.00	0.00
6910 · Interest - Operating	4.54	0.00	4.54	18.76	0.00	18.76	0.00
6920 · Interest - Reserves	308.33	0.00	308.33	1,306.40	0.00	1,306.40	0.00
Total Income	11,929.45	11,583.58	345.87	73,374.58	72,016.44	1,358.14	167,200.00
Total Income	11,929.45	11,583.58	345.87	73,374.58	72,016.44	1,358.14	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	425.35	38.50	386.85	486.60	192.50	294.10	462.00
7100 · Insurance Expense	4,096.15	4,095.58	0.57	20,481.42	20,477.94	3.48	49,147.00
7150 · Professional Fees Legal	146.00	41.67	104.33	146.00	208.31	(62.31)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	104.19	170.81	250.00
7200 · Management Fees	787.50	787.50	0.00	3,937.50	3,937.50	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	253.75	108.25	145.50	1,566.68	541.25	1,025.43	1,299.00
7260 · Postage & Delivery	6.60	8.33	(1.73)	74.06	41.69	32.37	100.00
7400 · Telephone	109.23	83.33	25.90	545.77	416.69	129.08	1,000.00
Total Administrative	5,824.58	5,183.99	640.59	27,513.03	25,920.07	1,592.96	62,208.00
Grounds							
7520 · Irrigation Main/Repr/Svc	150.00	250.00	(100.00)	1,499.50	1,250.00	249.50	3,000.00
7600 · Landscape Contract	792.50	1,435.00	(642.50)	6,582.50	7,175.00	(592.50)	17,220.00
7650 · Landscape Svcs/Replc/Oth	(157.50)	379.42	(536.92)	1,290.50	1,897.06	(606.56)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	291.69	(291.69)	700.00
Total Grounds	785.00	2,164.42	(1,379.42)	9,372.50	10,822.06	(1,449.56)	25,973.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	208.33	(208.33)	2,942.35	1,041.69	1,900.66	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	208.31	(208.31)	500.00
8150 · Gate Operations	220.00	41.67	178.33	635.00	208.31	426.69	500.00
8220 · Pest Control	60.95	150.00	(89.05)	820.05	750.00	70.05	1,800.00
Total Maintenance	280.95	441.67	(160.72)	4,397.40	2,208.31	2,189.09	5,300.00
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	2,270.00	1,375.00	895.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	55.00	125.00	(70.00)	1,685.85	625.00	1,060.85	1,500.00
8430 · Pool Janitorial Svc	285.00	200.00	85.00	1,045.00	1,000.00	45.00	2,400.00
Total Pool and Recreation	840.00	600.00	240.00	5,000.85	3,000.00	2,000.85	7,200.00
Utilities							
8620 · Electric	631.38	526.83	104.55	3,048.01	2,634.19	413.82	6,322.00
8640 · Gas - Pool Heater	114.97	458.33	(343.36)	2,370.00	2,291.69	78.31	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	6,348.84	6,041.69	307.15	14,500.00
8700 · Water & Sewer	1,228.00	1,000.00	228.00	5,291.05	5,000.00	291.05	12,000.00
Total Utilities	3,260.91	3,193.49	67.42	17,057.90	15,967.57	1,090.33	38,322.00
Total Expense	10,991.44	11,583.57	(592.13)	63,341.68	57,918.01	5,423.67	139,003.00
Net Ordinary Income	938.01	0.01	938.00	10,032.90	14,098.43	(4,065.53)	28,197.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	308.33	0.00	308.33	15,404.90	14,098.50	1,306.40	28,197.00
Total Other	308.33	0.00	308.33	15,404.90	14,098.50	1,306.40	28,197.00
Total Other Expense	308.33	0.00	308.33	15,404.90	14,098.50	1,306.40	28,197.00
Net Other Income	(308.33)	0.00	(308.33)	(15,404.90)	(14,098.50)	(1,306.40)	(28,197.00)
Net Income	629.68	0.01	629.67	(5,372.00)	(0.07)	(5,371.93)	0.00