

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

07/13/23

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

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	43,384.61
Due to/from Operating	(22,000.00)
Total Operating	21,384.61
Reserve	
1210 · Centennial MM Res 6893	171,731.53
Due to/from Reserves	22,000.00
Total Reserve	193,731.53
Total Checking/Savings	215,116.14
Accounts Receivable	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	(21,967.00)
Total 1310 · Accounts Receivable	(21,967.00)
Total Accounts Receivable	(21,967.00)
Other Current Assets	
1610 · Prepaid Insurance	16,384.62
1800 · Deposits	1,443.47
Total Other Current Assets	17,828.09
Total Current Assets	210,977.23
TOTAL ASSETS	210,977.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,460.45
Total Accounts Payable	5,460.45
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3020 · Insurance Loan Payable	2,542.50
Total Other Current Liabilities	12,747.97
Total Current Liabilities	18,208.42
Long Term Liabilities	
Reserves	193,731.53
Total Long Term Liabilities	193,731.53
Total Liabilities	211,939.95
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(5,938.52)
Total Equity	(962.72)
TOTAL LIABILITIES & EQUITY	210,977.23

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

07/13/23

June 2023

	Jun 23	Budget	\$ Over Budget	Jan - Jun 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.58	11,583.58	0.00	69,501.50	69,501.52	(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	66.00	0.00	66.00	0.00
6350 · Application Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00
6910 · Interest - Operating	4.05	0.00	4.05	22.81	0.00	22.81	0.00
6920 · Interest - Reserves	310.54	0.00	310.54	1,616.94	0.00	1,616.94	0.00
Total Income	<u>12,131.17</u>	<u>11,583.58</u>	<u>547.59</u>	<u>85,505.75</u>	<u>83,600.02</u>	<u>1,905.73</u>	<u>167,200.00</u>
Total Income	12,131.17	11,583.58	547.59	85,505.75	83,600.02	1,905.73	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	486.60	231.00	255.60	462.00
7100 · Insurance Expense	4,946.15	4,095.58	850.57	25,427.57	24,573.52	854.05	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	146.00	249.98	(103.98)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	125.02	149.98	250.00
7200 · Management Fees	787.50	787.50	0.00	4,725.00	4,725.00	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	195.25	108.25	87.00	1,761.93	649.50	1,112.43	1,299.00
7260 · Postage & Delivery	4.80	8.33	(3.53)	78.86	50.02	28.84	100.00
7400 · Telephone	109.23	83.33	25.90	655.00	500.02	154.98	1,000.00
Total Administrative	<u>6,042.93</u>	<u>5,183.99</u>	<u>858.94</u>	<u>33,555.96</u>	<u>31,104.06</u>	<u>2,451.90</u>	<u>62,208.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	150.00	250.00	(100.00)	1,649.50	1,500.00	149.50	3,000.00
7600 · Landscape Contract	1,500.00	1,435.00	65.00	8,082.50	8,610.00	(527.50)	17,220.00
7650 · Landscape Svcs/Replc/Oth	620.00	379.42	240.58	1,910.50	2,276.48	(365.98)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	350.02	(350.02)	700.00
Total Grounds	<u>2,270.00</u>	<u>2,164.42</u>	<u>105.58</u>	<u>11,642.50</u>	<u>12,986.48</u>	<u>(1,343.98)</u>	<u>25,973.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	345.00	208.33	136.67	3,287.35	1,250.02	2,037.33	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	249.98	(249.98)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	635.00	249.98	385.02	500.00
8220 · Pest Control	60.95	150.00	(89.05)	881.00	900.00	(19.00)	1,800.00
Total Maintenance	<u>405.95</u>	<u>441.67</u>	<u>(35.72)</u>	<u>4,803.35</u>	<u>2,649.98</u>	<u>2,153.37</u>	<u>5,300.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	2,770.00	1,650.00	1,120.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	1,730.85	750.00	980.85	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	1,235.00	1,200.00	35.00	2,400.00
Total Pool and Recreation	<u>735.00</u>	<u>600.00</u>	<u>135.00</u>	<u>5,735.85</u>	<u>3,600.00</u>	<u>2,135.85</u>	<u>7,200.00</u>
Utilities							
8620 · Electric	603.69	526.83	76.86	3,651.70	3,161.02	490.68	6,322.00
8640 · Gas - Pool Heater	55.61	458.33	(402.72)	2,425.61	2,750.02	(324.41)	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	7,635.40	7,250.02	385.38	14,500.00
8700 · Water & Sewer	987.41	1,000.00	(12.59)	6,278.46	6,000.00	278.46	12,000.00
Total Utilities	<u>2,933.27</u>	<u>3,193.49</u>	<u>(260.22)</u>	<u>19,991.17</u>	<u>19,161.06</u>	<u>830.11</u>	<u>38,322.00</u>
Total Expense	<u>12,387.15</u>	<u>11,583.57</u>	<u>803.58</u>	<u>75,728.83</u>	<u>69,501.58</u>	<u>6,227.25</u>	<u>139,003.00</u>
Net Ordinary Income	(255.98)	0.01	(255.99)	9,776.92	14,098.44	(4,321.52)	28,197.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	310.54	0.00	310.54	15,715.44	14,098.50	1,616.94	28,197.00
Total Other	<u>310.54</u>	<u>0.00</u>	<u>310.54</u>	<u>15,715.44</u>	<u>14,098.50</u>	<u>1,616.94</u>	<u>28,197.00</u>
Total Other Expense	<u>310.54</u>	<u>0.00</u>	<u>310.54</u>	<u>15,715.44</u>	<u>14,098.50</u>	<u>1,616.94</u>	<u>28,197.00</u>
Net Other Income	(310.54)	0.00	(310.54)	(15,715.44)	(14,098.50)	(1,616.94)	(28,197.00)
Net Income	<u>(566.52)</u>	<u>0.01</u>	<u>(566.53)</u>	<u>(5,938.52)</u>	<u>(0.06)</u>	<u>(5,938.46)</u>	<u>0.00</u>