

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

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08/15/23

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

| | Jul 31, 23 |
|---|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Operating | |
| 1010 · Centennial Opr 6885 | 36,657.56 |
| Due to/from Operating | (14,910.00) |
| Total Operating | 21,747.56 |
| Reserve | |
| 1210 · Centennial MM Res 6893 | 184,124.14 |
| Due to/from Reserves | 14,910.00 |
| Total Reserve | 199,034.14 |
| Total Checking/Savings | 220,781.70 |
| 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 | 12,288.47 |
| 1800 · Deposits | 1,443.47 |
| Total Other Current Assets | 13,731.94 |
| Total Current Assets | 236,746.64 |
| TOTAL ASSETS | 236,746.64 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 3010 · Accounts Payable | 5,014.55 |
| Total Accounts Payable | 5,014.55 |
| Other Current Liabilities | |
| 3115 · 2022 S/A Hurricane Ian Repairs | 10,205.47 |
| 3050 · Deferred Revenue | 23,167.16 |
| Total Other Current Liabilities | 33,372.63 |
| Total Current Liabilities | 38,387.18 |
| Long Term Liabilities | |
| Reserves | 199,034.14 |
| Total Long Term Liabilities | 199,034.14 |
| Total Liabilities | 237,421.32 |
| Equity | |
| 3000 · Operating Balance Fund | 4,975.80 |
| Net Income | (5,650.48) |
| Total Equity | (674.68) |
| TOTAL LIABILITIES & EQUITY | 236,746.64 |

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

July 2023

| | Jul 23 | Budget | \$ Over Budget | Jan - Jul 23 | YTD Budget | \$ Over Budget | Annual Budget |
|----------------------------------|-------------------|-------------------|-----------------|--------------------|--------------------|-------------------|--------------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| Income | | | | | | | |
| 6200 · Assessment Fees | 11,583.59 | 11,583.58 | 0.01 | 81,085.09 | 81,085.10 | (0.01) | 139,003.00 |
| 6210 · Reserve Fee | 7,049.25 | 7,049.25 | 0.00 | 21,147.75 | 21,147.75 | 0.00 | 28,197.00 |
| 6340 · Late Fee/Penalty | 0.00 | 0.00 | 0.00 | 66.00 | 0.00 | 66.00 | 0.00 |
| 6350 · Application Fees | 0.00 | 0.00 | 0.00 | 200.00 | 0.00 | 200.00 | 0.00 |
| 6910 · Interest - Operating | 6.86 | 0.00 | 6.86 | 29.67 | 0.00 | 29.67 | 0.00 |
| 6920 · Interest - Reserves | 343.36 | 0.00 | 343.36 | 1,960.30 | 0.00 | 1,960.30 | 0.00 |
| Total Income | 18,983.06 | 18,632.83 | 350.23 | 104,488.81 | 102,232.85 | 2,255.96 | 167,200.00 |
| Total Income | 18,983.06 | 18,632.83 | 350.23 | 104,488.81 | 102,232.85 | 2,255.96 | 167,200.00 |
| Expense | | | | | | | |
| Administrative | | | | | | | |
| 7040 · Licenses & Fees | 0.00 | 38.50 | (38.50) | 486.60 | 269.50 | 217.10 | 462.00 |
| 7100 · Insurance Expense | 4,108.15 | 4,095.58 | 12.57 | 29,535.72 | 28,669.10 | 866.62 | 49,147.00 |
| 7150 · Professional Fees Legal | 0.00 | 41.67 | (41.67) | 146.00 | 291.65 | (145.65) | 500.00 |
| 7170 · Admin Fees, Tax Prep Acc | 0.00 | 20.83 | (20.83) | 275.00 | 145.85 | 129.15 | 250.00 |
| 7200 · Management Fees | 787.50 | 787.50 | 0.00 | 5,512.50 | 5,512.50 | 0.00 | 9,450.00 |
| 7250 · Office Supplies/Svc/Misc | 193.25 | 108.25 | 85.00 | 1,955.18 | 757.75 | 1,197.43 | 1,299.00 |
| 7260 · Postage & Delivery | 3.60 | 8.33 | (4.73) | 82.46 | 58.35 | 24.11 | 100.00 |
| 7400 · Telephone | 109.33 | 83.33 | 26.00 | 764.33 | 583.35 | 180.98 | 1,000.00 |
| Total Administrative | 5,201.83 | 5,183.99 | 17.84 | 38,757.79 | 36,288.05 | 2,469.74 | 62,208.00 |
| Grounds | | | | | | | |
| 7520 · Irrigation Main/Repr/Svc | 150.00 | 250.00 | (100.00) | 1,799.50 | 1,750.00 | 49.50 | 3,000.00 |
| 7600 · Landscape Contract | 1,500.00 | 1,435.00 | 65.00 | 9,582.50 | 10,045.00 | (462.50) | 17,220.00 |
| 7650 · Landscape Svcs/Replc/Oth | 0.00 | 379.42 | (379.42) | 1,910.50 | 2,655.90 | (745.40) | 4,553.00 |
| 7665 · Mulch | 0.00 | 41.67 | (41.67) | 0.00 | 291.65 | (291.65) | 500.00 |
| 7800 · Palm/Tree Trimming | 0.00 | 58.33 | (58.33) | 0.00 | 408.35 | (408.35) | 700.00 |
| Total Grounds | 1,650.00 | 2,164.42 | (514.42) | 13,292.50 | 15,150.90 | (1,858.40) | 25,973.00 |
| Maintenance | | | | | | | |
| 8010 · Bldg Main/Repr/Svc/Sup | 0.00 | 208.33 | (208.33) | 3,287.35 | 1,458.35 | 1,829.00 | 2,500.00 |
| 8040 · Electrical Main/Repr/Svc | 0.00 | 41.67 | (41.67) | 0.00 | 291.65 | (291.65) | 500.00 |
| 8150 · Gate Operations | 0.00 | 41.67 | (41.67) | 635.00 | 291.65 | 343.35 | 500.00 |
| 8220 · Pest Control | 337.10 | 150.00 | 187.10 | 1,218.10 | 1,050.00 | 168.10 | 1,800.00 |
| Total Maintenance | 337.10 | 441.67 | (104.57) | 5,140.45 | 3,091.65 | 2,048.80 | 5,300.00 |
| Pool and Recreation | | | | | | | |
| 8400 · Pool Maintenance Contract | 500.00 | 275.00 | 225.00 | 3,270.00 | 1,925.00 | 1,345.00 | 3,300.00 |
| 8420 · Pool Equip/Deck Main/Rep | 517.95 | 125.00 | 392.95 | 2,248.80 | 875.00 | 1,373.80 | 1,500.00 |
| 8430 · Pool Janitorial Svc | 190.00 | 200.00 | (10.00) | 1,425.00 | 1,400.00 | 25.00 | 2,400.00 |
| Total Pool and Recreation | 1,207.95 | 600.00 | 607.95 | 6,943.80 | 4,200.00 | 2,743.80 | 7,200.00 |
| Utilities | | | | | | | |
| 8620 · Electric | 593.24 | 526.83 | 66.41 | 4,244.94 | 3,687.85 | 557.09 | 6,322.00 |
| 8640 · Gas - Pool Heater | 49.62 | 458.33 | (408.71) | 2,475.23 | 3,208.35 | (733.12) | 5,500.00 |
| 8660 · TV Cable | 1,286.56 | 1,208.33 | 78.23 | 8,921.96 | 8,458.35 | 463.61 | 14,500.00 |
| 8700 · Water & Sewer | 976.11 | 1,000.00 | (23.89) | 7,254.57 | 7,000.00 | 254.57 | 12,000.00 |
| Total Utilities | 2,905.53 | 3,193.49 | (287.96) | 22,896.70 | 22,354.55 | 542.15 | 38,322.00 |
| Total Expense | 11,302.41 | 11,583.57 | (281.16) | 87,031.24 | 81,085.15 | 5,946.09 | 139,003.00 |
| Net Ordinary Income | 7,680.65 | 7,049.26 | 631.39 | 17,457.57 | 21,147.70 | (3,690.13) | 28,197.00 |
| Other Income/Expense | | | | | | | |
| Other Expense | | | | | | | |
| Other | | | | | | | |
| 9970 · Transfer to Reserves | 7,392.61 | 7,049.25 | 343.36 | 23,108.05 | 21,147.75 | 1,960.30 | 28,197.00 |
| Total Other | 7,392.61 | 7,049.25 | 343.36 | 23,108.05 | 21,147.75 | 1,960.30 | 28,197.00 |
| Total Other Expense | 7,392.61 | 7,049.25 | 343.36 | 23,108.05 | 21,147.75 | 1,960.30 | 28,197.00 |
| Net Other Income | (7,392.61) | (7,049.25) | (343.36) | (23,108.05) | (21,147.75) | (1,960.30) | (28,197.00) |
| Net Income | 288.04 | 0.01 | 288.03 | (5,650.48) | (0.05) | (5,650.43) | 0.00 |