

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

09/05/23

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

	Aug 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	23,976.37
Due to/from Operating	(10,181.00)
Total Operating	13,795.37
Reserve	
1210 · Centennial MM Res 6893	187,428.48
Due to/from Reserves	10,181.00
Total Reserve	197,609.48
Total Checking/Savings	211,404.85
Accounts Receivable	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	33.00
Total 1310 · Accounts Receivable	33.00
Total Accounts Receivable	33.00
Other Current Assets	
1610 · Prepaid Insurance	8,192.32
1800 · Deposits	1,443.47
Total Other Current Assets	9,635.79
Total Current Assets	221,073.64
TOTAL ASSETS	221,073.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	1,608.31
Total Accounts Payable	1,608.31
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3050 · Deferred Revenue	11,583.58
Total Other Current Liabilities	21,789.05
Total Current Liabilities	23,397.36
Long Term Liabilities	
Reserves	197,609.48
Total Long Term Liabilities	197,609.48
Total Liabilities	221,006.84
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(4,909.00)
Total Equity	66.80
TOTAL LIABILITIES & EQUITY	221,073.64

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

August 2023

	Aug 23	Budget	\$ Over Budget	Jan - Aug 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.58	11,583.58	0.00	92,668.67	92,668.68	(0.01)	139,003.00
6210 · Reserve Fee	0.00	0.00	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	3.78	0.00	3.78	33.45	0.00	33.45	0.00
6920 · Interest - Reserves	394.34	0.00	394.34	2,354.64	0.00	2,354.64	0.00
Total Income	11,981.70	11,583.58	398.12	116,470.51	113,816.43	2,654.08	167,200.00
Total Income	11,981.70	11,583.58	398.12	116,470.51	113,816.43	2,654.08	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	486.60	308.00	178.60	462.00
7100 · Insurance Expense	4,096.15	4,095.58	0.57	33,631.87	32,764.68	867.19	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	146.00	333.32	(187.32)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	166.68	108.32	250.00
7200 · Management Fees	787.50	787.50	0.00	6,300.00	6,300.00	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	241.36	108.25	133.11	2,196.54	866.00	1,330.54	1,299.00
7260 · Postage & Delivery	3.00	8.33	(5.33)	85.46	66.68	18.78	100.00
7400 · Telephone	109.33	83.33	26.00	873.66	666.68	206.98	1,000.00
Total Administrative	5,237.34	5,183.99	53.35	43,995.13	41,472.04	2,523.09	62,208.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	250.00	(250.00)	1,799.50	2,000.00	(200.50)	3,000.00
7600 · Landscape Contract	1,500.00	1,435.00	65.00	11,082.50	11,480.00	(397.50)	17,220.00
7650 · Landscape Svcs/Replc/Oth	0.00	379.42	(379.42)	1,910.50	3,035.32	(1,124.82)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	466.68	(466.68)	700.00
Total Grounds	1,500.00	2,164.42	(664.42)	14,792.50	17,315.32	(2,522.82)	25,973.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	208.33	(208.33)	3,287.35	1,666.68	1,620.67	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	333.32	(333.32)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	635.00	333.32	301.68	500.00
8220 · Pest Control	60.95	150.00	(89.05)	1,279.05	1,200.00	79.05	1,800.00
Total Maintenance	60.95	441.67	(380.72)	5,201.40	3,533.32	1,668.08	5,300.00
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	3,770.00	2,200.00	1,570.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	2,293.80	1,000.00	1,293.80	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	1,615.00	1,600.00	15.00	2,400.00
Total Pool and Recreation	735.00	600.00	135.00	7,678.80	4,800.00	2,878.80	7,200.00
Utilities							
8620 · Electric	625.76	526.83	98.93	4,870.70	4,214.68	656.02	6,322.00
8640 · Gas - Pool Heater	56.82	458.33	(401.51)	2,532.05	3,666.68	(1,134.63)	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	10,208.52	9,666.68	541.84	14,500.00
8700 · Water & Sewer	1,343.45	1,000.00	343.45	8,598.02	8,000.00	598.02	12,000.00
Total Utilities	3,312.59	3,193.49	119.10	26,209.29	25,548.04	661.25	38,322.00
Total Expense	10,845.88	11,583.57	(737.69)	97,877.12	92,668.72	5,208.40	139,003.00
Net Ordinary Income	1,135.82	0.01	1,135.81	18,593.39	21,147.71	(2,554.32)	28,197.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	394.34	0.00	394.34	23,502.39	21,147.75	2,354.64	28,197.00
Total Other	394.34	0.00	394.34	23,502.39	21,147.75	2,354.64	28,197.00
Total Other Expense	394.34	0.00	394.34	23,502.39	21,147.75	2,354.64	28,197.00
Net Other Income	(394.34)	0.00	(394.34)	(23,502.39)	(21,147.75)	(2,354.64)	(28,197.00)
Net Income	741.48	0.01	741.47	(4,909.00)	(0.04)	(4,908.96)	0.00