

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

10/04/23

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

	Sep 30, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial Opr 6885	33,191.91
Due to/from Operating	(7,000.00)
<b>Total Operating</b>	26,191.91
<b>Reserve</b>	
1210 · Centennial MM Res 6893	191,000.27
Due to/from Reserves	7,000.00
<b>Total Reserve</b>	198,000.27
<b>Total Checking/Savings</b>	224,192.18
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	(19,800.00)
<b>Total 1310 · Accounts Receivable</b>	(19,800.00)
<b>Total Accounts Receivable</b>	(19,800.00)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	4,096.17
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	5,539.64
<b>Total Current Assets</b>	209,931.82
<b>TOTAL ASSETS</b>	<b>209,931.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,351.95
<b>Total Accounts Payable</b>	2,351.95
<b>Other Current Liabilities</b>	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
<b>Total Other Current Liabilities</b>	10,205.47
<b>Total Current Liabilities</b>	12,557.42
<b>Long Term Liabilities</b>	
<b>Reserves</b>	198,000.27
<b>Total Long Term Liabilities</b>	198,000.27
<b>Total Liabilities</b>	210,557.69
<b>Equity</b>	
3000 · Operating Balance Fund	4,975.80
Net Income	(5,601.67)
<b>Total Equity</b>	(625.87)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>209,931.82</b>

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

September 2023

	Sep 23	Budget	\$ Over Budget	Jan - Sep 23	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	11,583.58	11,583.58	0.00	104,252.25	104,252.26	(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	3.18	0.00	3.18	36.63	0.00	36.63	0.00
6920 · Interest - Reserves	390.79	0.00	390.79	2,745.43	0.00	2,745.43	0.00
<b>Total Income</b>	<b>11,977.55</b>	<b>11,583.58</b>	<b>393.97</b>	<b>128,448.06</b>	<b>125,400.01</b>	<b>3,048.05</b>	<b>167,200.00</b>
<b>Total Income</b>	<b>11,977.55</b>	<b>11,583.58</b>	<b>393.97</b>	<b>128,448.06</b>	<b>125,400.01</b>	<b>3,048.05</b>	<b>167,200.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	38.50	(38.50)	486.60	346.50	140.10	462.00
7100 · Insurance Expense	4,096.15	4,095.58	0.57	37,728.02	36,860.26	867.76	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	146.00	374.99	(228.99)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	187.51	87.49	250.00
7200 · Management Fees	787.50	787.50	0.00	7,087.50	7,087.50	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	195.25	108.25	87.00	2,391.79	974.25	1,417.54	1,299.00
7260 · Postage & Delivery	6.93	8.33	(1.40)	92.39	75.01	17.38	100.00
7400 · Telephone	112.18	83.33	28.85	985.84	750.01	235.83	1,000.00
<b>Total Administrative</b>	<b>5,198.01</b>	<b>5,183.99</b>	<b>14.02</b>	<b>49,193.14</b>	<b>46,656.03</b>	<b>2,537.11</b>	<b>62,208.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	250.00	(250.00)	1,799.50	2,250.00	(450.50)	3,000.00
7600 · Landscape Contract	1,500.00	1,435.00	65.00	12,582.50	12,915.00	(332.50)	17,220.00
7650 · Landscape Svcs/Replc/Oth	438.00	379.42	58.58	2,348.50	3,414.74	(1,066.24)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	525.01	(525.01)	700.00
<b>Total Grounds</b>	<b>1,938.00</b>	<b>2,164.42</b>	<b>(226.42)</b>	<b>16,730.50</b>	<b>19,479.74</b>	<b>(2,749.24)</b>	<b>25,973.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	208.33	(208.33)	3,287.35	1,875.01	1,412.34	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	374.99	(374.99)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	635.00	374.99	260.01	500.00
8220 · Pest Control	60.95	150.00	(89.05)	1,340.00	1,350.00	(10.00)	1,800.00
<b>Total Maintenance</b>	<b>60.95</b>	<b>441.67</b>	<b>(380.72)</b>	<b>5,262.35</b>	<b>3,974.99</b>	<b>1,287.36</b>	<b>5,300.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	4,270.00	2,475.00	1,795.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	986.00	125.00	861.00	3,279.80	1,125.00	2,154.80	1,500.00
8430 · Pool Janitorial Svc	306.49	200.00	106.49	1,921.49	1,800.00	121.49	2,400.00
<b>Total Pool and Recreation</b>	<b>1,792.49</b>	<b>600.00</b>	<b>1,192.49</b>	<b>9,471.29</b>	<b>5,400.00</b>	<b>4,071.29</b>	<b>7,200.00</b>
<b>Utilities</b>							
8620 · Electric	580.20	526.83	53.37	5,450.90	4,741.51	709.39	6,322.00
8640 · Gas - Pool Heater	47.93	458.33	(410.40)	2,579.98	4,125.01	(1,545.03)	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	11,495.08	10,875.01	620.07	14,500.00
8700 · Water & Sewer	1,375.29	1,000.00	375.29	9,973.31	9,000.00	973.31	12,000.00
<b>Total Utilities</b>	<b>3,289.98</b>	<b>3,193.49</b>	<b>96.49</b>	<b>29,499.27</b>	<b>28,741.53</b>	<b>757.74</b>	<b>38,322.00</b>
<b>Total Expense</b>	<b>12,279.43</b>	<b>11,583.57</b>	<b>695.86</b>	<b>110,156.55</b>	<b>104,252.29</b>	<b>5,904.26</b>	<b>139,003.00</b>
<b>Net Ordinary Income</b>	<b>(301.88)</b>	<b>0.01</b>	<b>(301.89)</b>	<b>18,291.51</b>	<b>21,147.72</b>	<b>(2,856.21)</b>	<b>28,197.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9970 · Transfer to Reserves	390.79	0.00	390.79	23,893.18	21,147.75	2,745.43	28,197.00
<b>Total Other</b>	<b>390.79</b>	<b>0.00</b>	<b>390.79</b>	<b>23,893.18</b>	<b>21,147.75</b>	<b>2,745.43</b>	<b>28,197.00</b>
<b>Total Other Expense</b>	<b>390.79</b>	<b>0.00</b>	<b>390.79</b>	<b>23,893.18</b>	<b>21,147.75</b>	<b>2,745.43</b>	<b>28,197.00</b>
<b>Net Other Income</b>	<b>(390.79)</b>	<b>0.00</b>	<b>(390.79)</b>	<b>(23,893.18)</b>	<b>(21,147.75)</b>	<b>(2,745.43)</b>	<b>(28,197.00)</b>
<b>Net Income</b>	<b>(692.67)</b>	<b>0.01</b>	<b>(692.68)</b>	<b>(5,601.67)</b>	<b>(0.03)</b>	<b>(5,601.64)</b>	<b>0.00</b>