

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

11/06/23

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

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	23,545.56
Due to/from Operating	(3,500.00)
Total Operating	20,045.56
Reserve	
1210 · Centennial MM Res 6893	201,965.16
Due to/from Reserves	3,500.00
Total Reserve	205,465.16
Total Checking/Savings	225,510.72
Other Current Assets	
1610 · Prepaid Insurance	67,859.75
1800 · Deposits	1,443.47
Total Other Current Assets	69,303.22
Total Current Assets	294,813.94
TOTAL ASSETS	294,813.94
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	17,453.50
Total Accounts Payable	17,453.50
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3020 · Insurance Loan Payable	39,011.25
3050 · Deferred Revenue	23,167.16
Total Other Current Liabilities	72,383.88
Total Current Liabilities	89,837.38
Long Term Liabilities	
Reserves	205,465.16
Total Long Term Liabilities	205,465.16
Total Liabilities	295,302.54
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(5,464.40)
Total Equity	(488.60)
TOTAL LIABILITIES & EQUITY	294,813.94

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

October 2023

	Oct 23	Budget	\$ Over Budget	Jan - Oct 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.59	11,583.58	0.01	115,835.84	115,835.84	0.00	139,003.00
6210 · Reserve Fee	7,049.25	7,049.25	0.00	28,197.00	28,197.00	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	4.52	0.00	4.52	41.15	0.00	41.15	0.00
6920 · Interest - Reserves	415.64	0.00	415.64	3,161.07	0.00	3,161.07	0.00
Total Income	19,053.00	18,632.83	420.17	147,501.06	144,032.84	3,468.22	167,200.00
Total Income	19,053.00	18,632.83	420.17	147,501.06	144,032.84	3,468.22	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	486.60	385.00	101.60	462.00
7100 · Insurance Expense	4,096.17	4,095.58	0.59	41,824.19	40,955.84	868.35	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	146.00	416.66	(270.66)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	208.34	66.66	250.00
7200 · Management Fees	787.50	787.50	0.00	7,875.00	7,875.00	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	194.25	108.25	86.00	2,586.04	1,082.50	1,503.54	1,299.00
7260 · Postage & Delivery	8.19	8.33	(0.14)	100.58	83.34	17.24	100.00
7400 · Telephone	114.71	83.33	31.38	1,100.55	833.34	267.21	1,000.00
Total Administrative	5,200.82	5,183.99	16.83	54,393.96	51,840.02	2,553.94	62,208.00
Grounds							
7520 · Irrigation Main/Repr/Svc	(150.00)	250.00	(400.00)	1,649.50	2,500.00	(850.50)	3,000.00
7600 · Landscape Contract	1,500.00	1,435.00	65.00	14,082.50	14,350.00	(267.50)	17,220.00
7650 · Landscape Svcs/Replc/Oth	0.00	379.42	(379.42)	2,348.50	3,794.16	(1,445.66)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	583.34	(583.34)	700.00
Total Grounds	1,350.00	2,164.42	(814.42)	18,080.50	21,644.16	(3,563.66)	25,973.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	240.00	208.33	31.67	3,527.35	2,083.34	1,444.01	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	416.66	(416.66)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	635.00	416.66	218.34	500.00
8220 · Pest Control	337.10	150.00	187.10	1,677.10	1,500.00	177.10	1,800.00
Total Maintenance	577.10	441.67	135.43	5,839.45	4,416.66	1,422.79	5,300.00
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	4,770.00	2,750.00	2,020.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	320.00	125.00	195.00	3,599.80	1,250.00	2,349.80	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	2,111.49	2,000.00	111.49	2,400.00
Total Pool and Recreation	1,010.00	600.00	410.00	10,481.29	6,000.00	4,481.29	7,200.00
Utilities							
8620 · Electric	637.63	526.83	110.80	6,088.53	5,268.34	820.19	6,322.00
8640 · Gas - Pool Heater	49.26	458.33	(409.07)	2,629.24	4,583.34	(1,954.10)	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	12,781.64	12,083.34	698.30	14,500.00
8700 · Water & Sewer	1,339.47	1,000.00	339.47	11,312.78	10,000.00	1,312.78	12,000.00
Total Utilities	3,312.92	3,193.49	119.43	32,812.19	31,935.02	877.17	38,322.00
Total Expense	11,450.84	11,583.57	(132.73)	121,607.39	115,835.86	5,771.53	139,003.00
Net Ordinary Income	7,602.16	7,049.26	552.90	25,893.67	28,196.98	(2,303.31)	28,197.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	7,464.89	7,049.25	415.64	31,358.07	28,197.00	3,161.07	28,197.00
Total Other	7,464.89	7,049.25	415.64	31,358.07	28,197.00	3,161.07	28,197.00
Total Other Expense	7,464.89	7,049.25	415.64	31,358.07	28,197.00	3,161.07	28,197.00
Net Other Income	(7,464.89)	(7,049.25)	(415.64)	(31,358.07)	(28,197.00)	(3,161.07)	(28,197.00)
Net Income	137.27	0.01	137.26	(5,464.40)	(0.02)	(5,464.38)	0.00