

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

12/11/23

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

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	3,683.89
Due to/from Operating	(13,500.00)
Total Operating	(9,816.11)
Reserve	
1210 · Centennial MM Res 6893	190,888.76
Due to/from Reserves	13,500.00
Total Reserve	204,388.76
Total Checking/Savings	194,572.65
Other Current Assets	
1610 · Prepaid Insurance	68,869.89
1800 · Deposits	1,443.47
Total Other Current Assets	70,313.36
Total Current Assets	264,886.01
TOTAL ASSETS	264,886.01
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,481.59
Total Accounts Payable	4,481.59
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3040 · Accrued Expense	1,500.00
3020 · Insurance Loan Payable	34,674.66
3050 · Deferred Revenue	11,583.58
Total Other Current Liabilities	57,963.71
Total Current Liabilities	62,445.30
Long Term Liabilities	
Reserves	204,388.76
Total Long Term Liabilities	204,388.76
Total Liabilities	266,834.06
Equity	
3000 · Operating Balance Fund	4,975.80
Net Income	(6,923.85)
Total Equity	(1,948.05)
TOTAL LIABILITIES & EQUITY	264,886.01

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

12/11/23

November 2023

	Nov 23	Budget	\$ Over Budget	Jan - Nov 23	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	11,583.58	11,583.58	0.00	127,419.42	127,419.42	0.00	139,003.00
6210 · Reserve Fee	0.00	0.00	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	1.77	0.00	1.77	42.92	0.00	42.92	0.00
6920 · Interest - Reserves	407.36	0.00	407.36	3,568.43	0.00	3,568.43	0.00
Total Income	11,992.71	11,583.58	409.13	159,493.77	155,616.42	3,877.35	167,200.00
Total Income	11,992.71	11,583.58	409.13	159,493.77	155,616.42	3,877.35	167,200.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	38.50	(38.50)	486.60	423.50	63.10	462.00
7100 · Insurance Expense	6,260.81	4,095.58	2,165.23	48,085.00	45,051.42	3,033.58	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	146.00	458.33	(312.33)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	229.17	45.83	250.00
7200 · Management Fees	787.50	787.50	0.00	8,662.50	8,662.50	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	193.75	108.25	85.50	2,779.79	1,190.75	1,589.04	1,299.00
7260 · Postage & Delivery	4.41	8.33	(3.92)	104.99	91.67	13.32	100.00
7400 · Telephone	114.71	83.33	31.38	1,215.26	916.67	298.59	1,000.00
Total Administrative	7,361.18	5,183.99	2,177.19	61,755.14	57,024.01	4,731.13	62,208.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	250.00	(250.00)	1,649.50	2,750.00	(1,100.50)	3,000.00
7600 · Landscape Contract	1,500.00	1,435.00	65.00	15,582.50	15,785.00	(202.50)	17,220.00
7650 · Landscape Svcs/Replc/Oth	0.00	379.42	(379.42)	2,348.50	4,173.58	(1,825.08)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	641.67	(641.67)	700.00
Total Grounds	1,500.00	2,164.42	(664.42)	19,580.50	23,808.58	(4,228.08)	25,973.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	145.00	208.33	(63.33)	3,672.35	2,291.67	1,380.68	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	458.33	(458.33)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	635.00	458.33	176.67	500.00
8220 · Pest Control	65.21	150.00	(84.79)	1,742.31	1,650.00	92.31	1,800.00
Total Maintenance	210.21	441.67	(231.46)	6,049.66	4,858.33	1,191.33	5,300.00
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	275.00	225.00	5,270.00	3,025.00	2,245.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	45.00	125.00	(80.00)	3,644.80	1,375.00	2,269.80	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	2,301.49	2,200.00	101.49	2,400.00
Total Pool and Recreation	735.00	600.00	135.00	11,216.29	6,600.00	4,616.29	7,200.00
Utilities							
8620 · Electric	555.54	526.83	28.71	6,644.07	5,795.17	848.90	6,322.00
8640 · Gas - Pool Heater	250.17	458.33	(208.16)	2,879.41	5,041.67	(2,162.26)	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	14,068.20	13,291.67	776.53	14,500.00
8700 · Water & Sewer	1,146.14	1,000.00	146.14	12,458.92	11,000.00	1,458.92	12,000.00
Total Utilities	3,238.41	3,193.49	44.92	36,050.60	35,128.51	922.09	38,322.00
Total Expense	13,044.80	11,583.57	1,461.23	134,652.19	127,419.43	7,232.76	139,003.00
Net Ordinary Income	(1,052.09)	0.01	(1,052.10)	24,841.58	28,196.99	(3,355.41)	28,197.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	407.36	0.00	407.36	31,765.43	28,197.00	3,568.43	28,197.00
Total Other	407.36	0.00	407.36	31,765.43	28,197.00	3,568.43	28,197.00
Total Other Expense	407.36	0.00	407.36	31,765.43	28,197.00	3,568.43	28,197.00
Net Other Income	(407.36)	0.00	(407.36)	(31,765.43)	(28,197.00)	(3,568.43)	(28,197.00)
Net Income	(1,459.45)	0.01	(1,459.46)	(6,923.85)	(0.01)	(6,923.84)	0.00