

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

**TABLE OF CONTENTS:**

STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

**Prepared By: Sunstate Association Management Group, Inc.**

01/19/24

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

	Dec 31, 23
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
<b>Operating</b>	
1010 · Centennial Opr 6885	13,287.81
Due to/from Operating	(18,500.00)
<b>Total Operating</b>	(5,212.19)
<b>Reserve</b>	
1210 · Centennial MM Res 6893	186,284.45
Due to/from Reserves	18,500.00
<b>Total Reserve</b>	204,784.45
<b>Total Checking/Savings</b>	199,572.26
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	(13,585.00)
<b>Total 1310 · Accounts Receivable</b>	(13,585.00)
<b>Total Accounts Receivable</b>	(13,585.00)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	61,266.21
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	62,709.68
<b>Total Current Assets</b>	248,696.94
<b>TOTAL ASSETS</b>	<b>248,696.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	5,287.93
<b>Total Accounts Payable</b>	5,287.93
<b>Other Current Liabilities</b>	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3020 · Insurance Loan Payable	33,064.41
<b>Total Other Current Liabilities</b>	43,269.88
<b>Total Current Liabilities</b>	48,557.81
<b>Long Term Liabilities</b>	
Reserves	204,784.45
<b>Total Long Term Liabilities</b>	204,784.45
<b>Total Liabilities</b>	253,342.26
<b>Equity</b>	
3000 · Operating Balance Fund	4,975.80
Net Income	(9,621.12)
<b>Total Equity</b>	(4,645.32)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>248,696.94</b>

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

December 2023

	Dec 23	Budget	\$ Over Budget	Jan - Dec 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	139,003.00	139,003.00	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	100.00	0.00	100.00	300.00	0.00	300.00	0.00
6910 · Interest - Operating	1.16	0.00	1.16	44.08	0.00	44.08	0.00
6920 · Interest - Reserves	395.69	0.00	395.69	3,964.12	0.00	3,964.12	0.00
<b>Total Income</b>	<b>12,080.43</b>	<b>11,583.58</b>	<b>496.85</b>	<b>171,574.20</b>	<b>167,200.00</b>	<b>4,374.20</b>	<b>167,200.00</b>
<b>Total Income</b>	<b>12,080.43</b>	<b>11,583.58</b>	<b>496.85</b>	<b>171,574.20</b>	<b>167,200.00</b>	<b>4,374.20</b>	<b>167,200.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	76.00	38.50	37.50	562.60	462.00	100.60	462.00
7100 · Insurance Expense	5,993.43	4,095.58	1,897.85	54,078.43	49,147.00	4,931.43	49,147.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	146.00	500.00	(354.00)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	275.00	250.00	25.00	250.00
7200 · Management Fees	787.50	787.50	0.00	9,450.00	9,450.00	0.00	9,450.00
7250 · Office Supplies/Svc/Misc	217.25	108.25	109.00	2,997.04	1,299.00	1,698.04	1,299.00
7260 · Postage & Delivery	16.23	8.33	7.90	121.22	100.00	21.22	100.00
7400 · Telephone	114.71	83.33	31.38	1,329.97	1,000.00	329.97	1,000.00
<b>Total Administrative</b>	<b>7,205.12</b>	<b>5,183.99</b>	<b>2,021.13</b>	<b>68,960.26</b>	<b>62,208.00</b>	<b>6,752.26</b>	<b>62,208.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	250.00	(250.00)	1,649.50	3,000.00	(1,350.50)	3,000.00
7600 · Landscape Contract	1,500.00	1,435.00	65.00	17,082.50	17,220.00	(137.50)	17,220.00
7650 · Landscape Svcs/Replc/Oth	620.00	379.42	240.58	2,968.50	4,553.00	(1,584.50)	4,553.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	700.00	(700.00)	700.00
<b>Total Grounds</b>	<b>2,120.00</b>	<b>2,164.42</b>	<b>(44.42)</b>	<b>21,700.50</b>	<b>25,973.00</b>	<b>(4,272.50)</b>	<b>25,973.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	135.00	208.33	(73.33)	3,807.35	2,500.00	1,307.35	2,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	635.00	500.00	135.00	500.00
8220 · Pest Control	60.95	150.00	(89.05)	1,803.26	1,800.00	3.26	1,800.00
<b>Total Maintenance</b>	<b>195.95</b>	<b>441.67</b>	<b>(245.72)</b>	<b>6,245.61</b>	<b>5,300.00</b>	<b>945.61</b>	<b>5,300.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	375.00	275.00	100.00	5,645.00	3,300.00	2,345.00	3,300.00
8420 · Pool Equip/Deck Main/Rep	0.00	125.00	(125.00)	3,644.80	1,500.00	2,144.80	1,500.00
8430 · Pool Janitorial Svc	190.00	200.00	(10.00)	2,491.49	2,400.00	91.49	2,400.00
<b>Total Pool and Recreation</b>	<b>565.00</b>	<b>600.00</b>	<b>(35.00)</b>	<b>11,781.29</b>	<b>7,200.00</b>	<b>4,581.29</b>	<b>7,200.00</b>
<b>Utilities</b>							
8620 · Electric	596.54	526.83	69.71	7,240.61	6,322.00	918.61	6,322.00
8640 · Gas - Pool Heater	829.01	458.33	370.68	3,708.42	5,500.00	(1,791.58)	5,500.00
8660 · TV Cable	1,286.56	1,208.33	78.23	15,354.76	14,500.00	854.76	14,500.00
8700 · Water & Sewer	1,583.83	1,000.00	583.83	14,042.75	12,000.00	2,042.75	12,000.00
<b>Total Utilities</b>	<b>4,295.94</b>	<b>3,193.49</b>	<b>1,102.45</b>	<b>40,346.54</b>	<b>38,322.00</b>	<b>2,024.54</b>	<b>38,322.00</b>
<b>Total Expense</b>	<b>14,382.01</b>	<b>11,583.57</b>	<b>2,798.44</b>	<b>149,034.20</b>	<b>139,003.00</b>	<b>10,031.20</b>	<b>139,003.00</b>
<b>Net Ordinary Income</b>	<b>(2,301.58)</b>	<b>0.01</b>	<b>(2,301.59)</b>	<b>22,540.00</b>	<b>28,197.00</b>	<b>(5,657.00)</b>	<b>28,197.00</b>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
Other							
9970 · Transfer to Reserves	395.69	0.00	395.69	32,161.12	28,197.00	3,964.12	28,197.00
<b>Total Other</b>	<b>395.69</b>	<b>0.00</b>	<b>395.69</b>	<b>32,161.12</b>	<b>28,197.00</b>	<b>3,964.12</b>	<b>28,197.00</b>
<b>Total Other Expense</b>	<b>395.69</b>	<b>0.00</b>	<b>395.69</b>	<b>32,161.12</b>	<b>28,197.00</b>	<b>3,964.12</b>	<b>28,197.00</b>
<b>Net Other Income</b>	<b>(395.69)</b>	<b>0.00</b>	<b>(395.69)</b>	<b>(32,161.12)</b>	<b>(28,197.00)</b>	<b>(3,964.12)</b>	<b>(28,197.00)</b>
<b>Net Income</b>	<b>(2,697.27)</b>	<b>0.01</b>	<b>(2,697.28)</b>	<b>(9,621.12)</b>	<b>0.00</b>	<b>(9,621.12)</b>	<b>0.00</b>