

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
January 31, 2024**

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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.

02/01/24

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of January 31, 2024

	Jan 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	28,472.71
Due to/from Operating	(18,500.00)
Total Operating	9,972.71
Reserve	
1210 · Centennial MM Res 6893	194,132.22
Due to/from Reserves	18,500.00
Total Reserve	212,632.22
Total Checking/Savings	222,604.93
Accounts Receivable	
1310 · Accounts Receivable	
1310.01 · Assessments Receivable	5,434.00
Total 1310 · Accounts Receivable	5,434.00
Total Accounts Receivable	5,434.00
Other Current Assets	
1610 · Prepaid Insurance	55,139.59
1800 · Deposits	1,443.47
Total Other Current Assets	56,583.06
Total Current Assets	284,621.99
TOTAL ASSETS	284,621.99
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	2,066.43
Total Accounts Payable	2,066.43
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3040 · Accrued Expense	1,500.00
3020 · Insurance Loan Payable	33,064.41
3050 · Deferred Revenue	29,448.84
Total Other Current Liabilities	74,218.72
Total Current Liabilities	76,285.15
Long Term Liabilities	
Reserves	212,632.22
Total Long Term Liabilities	212,632.22
Total Liabilities	288,917.37
Equity	
3000 · Operating Balance Fund	4,975.80
3200 · Unrestricted Net Assets	(9,621.12)
Net Income	349.94
Total Equity	(4,295.38)
TOTAL LIABILITIES & EQUITY	284,621.99

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

January 2024

	Jan 24	Budget	\$ Over Budget	Jan 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	14,724.41	14,724.38	0.03	14,724.41	14,724.38	0.03	176,693.00
6210 · Reserve Fee	7,449.75	7,449.75	0.00	7,449.75	7,449.75	0.00	29,799.00
6910 · Interest - Operating	3.95	0.00	3.95	3.95	0.00	3.95	0.00
6920 · Interest - Reserves	398.02	0.00	398.02	398.02	0.00	398.02	0.00
Total Income	<u>22,576.13</u>	<u>22,174.13</u>	<u>402.00</u>	<u>22,576.13</u>	<u>22,174.13</u>	<u>402.00</u>	<u>206,492.00</u>
Total Income	22,576.13	22,174.13	402.00	22,576.13	22,174.13	402.00	206,492.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	40.62	(40.62)	0.00	40.62	(40.62)	487.00
7100 · Insurance Expense	6,126.62	6,260.88	(134.26)	6,126.62	6,260.88	(134.26)	75,131.00
7150 · Professional Fees Legal	0.00	18.37	(18.37)	0.00	18.37	(18.37)	220.00
7170 · Admin Fees, Tax Prep Acc	0.00	22.88	(22.88)	0.00	22.88	(22.88)	275.00
7200 · Management Fees	825.00	825.00	0.00	825.00	825.00	0.00	9,900.00
7250 · Office Supplies/Svc/Misc	192.75	250.00	(57.25)	192.75	250.00	(57.25)	3,000.00
7260 · Postage & Delivery	1.89	10.38	(8.49)	1.89	10.38	(8.49)	125.00
7400 · Telephone	114.76	0.00	114.76	114.76	0.00	114.76	0.00
Total Administrative	<u>7,261.02</u>	<u>7,428.13</u>	<u>(167.11)</u>	<u>7,261.02</u>	<u>7,428.13</u>	<u>(167.11)</u>	<u>89,138.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	250.00	(250.00)	0.00	250.00	(250.00)	3,000.00
7600 · Landscape Contract	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
7650 · Landscape Svcs/Replc/Oth	0.00	715.38	(715.38)	0.00	715.38	(715.38)	8,585.00
7800 · Palm/Tree Trimming	0.00	58.37	(58.37)	0.00	58.37	(58.37)	700.00
Total Grounds	<u>1,500.00</u>	<u>2,523.75</u>	<u>(1,023.75)</u>	<u>1,500.00</u>	<u>2,523.75</u>	<u>(1,023.75)</u>	<u>30,285.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	207.88	(207.88)	0.00	207.88	(207.88)	2,495.00
8040 · Electrical Main/Repr/Svc	0.00	41.63	(41.63)	0.00	41.63	(41.63)	500.00
8150 · Gate Operations	0.00	83.37	(83.37)	0.00	83.37	(83.37)	1,000.00
8220 · Pest Control	356.43	154.50	201.93	356.43	154.50	201.93	1,854.00
Total Maintenance	<u>356.43</u>	<u>487.38</u>	<u>(130.95)</u>	<u>356.43</u>	<u>487.38</u>	<u>(130.95)</u>	<u>5,849.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	500.00	0.00	500.00	500.00	0.00	6,000.00
8420 · Pool Equip/Deck Main/Rep	0.00	166.63	(166.63)	0.00	166.63	(166.63)	2,000.00
8430 · Pool Janitorial Svc	210.00	225.00	(15.00)	210.00	225.00	(15.00)	2,700.00
Total Pool and Recreation	<u>710.00</u>	<u>891.63</u>	<u>(181.63)</u>	<u>710.00</u>	<u>891.63</u>	<u>(181.63)</u>	<u>10,700.00</u>
Utilities							
8620 · Electric	649.43	627.12	22.31	649.43	627.12	22.31	7,525.00
8640 · Gas - Pool Heater	1,374.51	326.00	1,048.51	1,374.51	326.00	1,048.51	3,912.00
8660 · TV Cable	1,287.44	1,333.37	(45.93)	1,287.44	1,333.37	(45.93)	16,000.00
8700 · Water & Sewer	1,239.59	1,107.00	132.59	1,239.59	1,107.00	132.59	13,284.00
Total Utilities	<u>4,550.97</u>	<u>3,393.49</u>	<u>1,157.48</u>	<u>4,550.97</u>	<u>3,393.49</u>	<u>1,157.48</u>	<u>40,721.00</u>
Total Expense	<u>14,378.42</u>	<u>14,724.38</u>	<u>(345.96)</u>	<u>14,378.42</u>	<u>14,724.38</u>	<u>(345.96)</u>	<u>176,693.00</u>
Net Ordinary Income	<u>8,197.71</u>	<u>7,449.75</u>	<u>747.96</u>	<u>8,197.71</u>	<u>7,449.75</u>	<u>747.96</u>	<u>29,799.00</u>
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	7,847.77	7,449.75	398.02	7,847.77	7,449.75	398.02	29,799.00
Total Other	<u>7,847.77</u>	<u>7,449.75</u>	<u>398.02</u>	<u>7,847.77</u>	<u>7,449.75</u>	<u>398.02</u>	<u>29,799.00</u>
Total Other Expense	<u>7,847.77</u>	<u>7,449.75</u>	<u>398.02</u>	<u>7,847.77</u>	<u>7,449.75</u>	<u>398.02</u>	<u>29,799.00</u>
Net Other Income	<u>(7,847.77)</u>	<u>(7,449.75)</u>	<u>(398.02)</u>	<u>(7,847.77)</u>	<u>(7,449.75)</u>	<u>(398.02)</u>	<u>(29,799.00)</u>
Net Income	<u><u>349.94</u></u>	<u><u>0.00</u></u>	<u><u>349.94</u></u>	<u><u>349.94</u></u>	<u><u>0.00</u></u>	<u><u>349.94</u></u>	<u><u>0.00</u></u>