

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

04/17/24

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

	Mar 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Op 6885	19,733.68
1011 · Due to/from Operating	(18,500.00)
Total Operating	1,233.68
Reserve	
1210 · Centennial MM 6893	188,833.06
1211 · Due to/from Reserves	18,500.00
Total Reserve	207,333.06
Total Checking/Savings	208,566.74
Other Current Assets	
1610 · Prepaid Insurance	42,886.35
1800 · Deposits	1,443.47
Total Other Current Assets	44,329.82
Total Current Assets	252,896.56
TOTAL ASSETS	252,896.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	8,454.16
Total Accounts Payable	8,454.16
Other Current Liabilities	
3035 · Prepaid Assessments	8,151.00
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3020 · Insurance Loan Payable	26,067.50
Total Other Current Liabilities	44,423.97
Total Current Liabilities	52,878.13
Long Term Liabilities	
Reserves	207,333.06
Total Long Term Liabilities	207,333.06
Total Liabilities	260,211.19
Equity	
3000 · Operating Balance Fund	(4,645.32)
Net Income	(2,669.31)
Total Equity	(7,314.63)
TOTAL LIABILITIES & EQUITY	252,896.56

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

04/17/24

March 2024

	Mar 24	Budget	\$ Over Budget	Jan - Mar 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	14,724.42	14,724.42	0.00	44,173.25	44,173.22	0.03	176,693.00
6210 · Reserve Fee	0.00	0.00	0.00	7,449.75	7,449.75	0.00	29,799.00
6340 · Late Fee/Penalty	0.00	0.00	0.00	81.52	0.00	81.52	0.00
6910 · Interest - Operating	2.85	0.00	2.85	9.86	0.00	9.86	0.00
6920 · Interest - Reserves	404.15	0.00	404.15	1,185.30	0.00	1,185.30	0.00
Total Income	<u>15,131.42</u>	<u>14,724.42</u>	<u>407.00</u>	<u>52,899.68</u>	<u>51,622.97</u>	<u>1,276.71</u>	<u>206,492.00</u>
Total Income	15,131.42	14,724.42	407.00	52,899.68	51,622.97	1,276.71	206,492.00
Expense							
Administrative							
7040 · Licenses & Fees	61.25	40.58	20.67	61.25	121.78	(60.53)	487.00
7100 · Insurance Expense	6,126.62	6,260.92	(134.30)	18,379.86	18,782.72	(402.86)	75,131.00
7150 · Professional Fees Legal	889.50	18.33	871.17	1,639.50	55.03	1,584.47	220.00
7170 · Admin Fees, Tax Prep Acc	1,099.00	22.92	1,076.08	1,099.00	68.72	1,030.28	275.00
7200 · Management Fees	825.00	825.00	0.00	2,475.00	2,475.00	0.00	9,900.00
7250 · Office Supplies/Svc/Misc	207.80	250.00	(42.20)	824.52	750.00	74.52	3,000.00
7260 · Postage & Delivery	7.68	10.42	(2.74)	13.35	31.22	(17.87)	125.00
7400 · Telephone	0.00	0.00	0.00	129.95	0.00	129.95	0.00
Total Administrative	<u>9,216.85</u>	<u>7,428.17</u>	<u>1,788.68</u>	<u>24,622.43</u>	<u>22,284.47</u>	<u>2,337.96</u>	<u>89,138.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	250.00	(250.00)	0.00	750.00	(750.00)	3,000.00
7600 · Landscape Contract	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00
7650 · Landscape Svcs/Replc/Oth	438.00	715.42	(277.42)	438.00	2,146.22	(1,708.22)	8,585.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	175.03	(175.03)	700.00
Total Grounds	<u>1,938.00</u>	<u>2,523.75</u>	<u>(585.75)</u>	<u>4,938.00</u>	<u>7,571.25</u>	<u>(2,633.25)</u>	<u>30,285.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	207.92	(207.92)	1,250.00	623.72	626.28	2,495.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	124.97	(124.97)	500.00
8150 · Gate Operations	0.00	83.33	(83.33)	196.15	250.03	(53.88)	1,000.00
8220 · Pest Control	62.78	154.50	(91.72)	480.16	463.50	16.66	1,854.00
Total Maintenance	<u>62.78</u>	<u>487.42</u>	<u>(424.64)</u>	<u>1,926.31</u>	<u>1,462.22</u>	<u>464.09</u>	<u>5,849.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	500.00	0.00	1,500.00	1,500.00	0.00	6,000.00
8420 · Pool Equip/Deck Main/Rep	521.05	166.67	354.38	521.05	499.97	21.08	2,000.00
8430 · Pool Janitorial Svc	210.00	225.00	(15.00)	630.00	675.00	(45.00)	2,700.00
Total Pool and Recreation	<u>1,231.05</u>	<u>891.67</u>	<u>339.38</u>	<u>2,651.05</u>	<u>2,674.97</u>	<u>(23.92)</u>	<u>10,700.00</u>
Utilities							
8620 · Electric	570.88	627.08	(56.20)	1,807.27	1,881.28	(74.01)	7,525.00
8640 · Gas - Pool Heater	498.23	326.00	172.23	2,819.66	978.00	1,841.66	3,912.00
8660 · TV Cable	1,377.44	1,333.33	44.11	4,042.32	4,000.03	42.29	16,000.00
8700 · Water & Sewer	1,556.13	1,107.00	449.13	4,126.90	3,321.00	805.90	13,284.00
Total Utilities	<u>4,002.68</u>	<u>3,393.41</u>	<u>609.27</u>	<u>12,796.15</u>	<u>10,180.31</u>	<u>2,615.84</u>	<u>40,721.00</u>
Total Expense	<u>16,451.36</u>	<u>14,724.42</u>	<u>1,726.94</u>	<u>46,933.94</u>	<u>44,173.22</u>	<u>2,760.72</u>	<u>176,693.00</u>
Net Ordinary Income	<u>(1,319.94)</u>	<u>0.00</u>	<u>(1,319.94)</u>	<u>5,965.74</u>	<u>7,449.75</u>	<u>(1,484.01)</u>	<u>29,799.00</u>
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	404.15	0.00	404.15	8,635.05	7,449.75	1,185.30	29,799.00
Total Other	<u>404.15</u>	<u>0.00</u>	<u>404.15</u>	<u>8,635.05</u>	<u>7,449.75</u>	<u>1,185.30</u>	<u>29,799.00</u>
Total Other Expense	<u>404.15</u>	<u>0.00</u>	<u>404.15</u>	<u>8,635.05</u>	<u>7,449.75</u>	<u>1,185.30</u>	<u>29,799.00</u>
Net Other Income	<u>(404.15)</u>	<u>0.00</u>	<u>(404.15)</u>	<u>(8,635.05)</u>	<u>(7,449.75)</u>	<u>(1,185.30)</u>	<u>(29,799.00)</u>
Net Income	<u>(1,724.09)</u>	<u>0.00</u>	<u>(1,724.09)</u>	<u>(2,669.31)</u>	<u>0.00</u>	<u>(2,669.31)</u>	<u>0.00</u>