

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
December 31, 2022**

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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.

01/26/23

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of December 31, 2022

	Dec 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Opr 6885	21,563.63
Due to/from Operating	(27,000.00)
Total Operating	(5,436.37)
Reserve	
1210 · Centennial MM Res 6893	155,256.09
Due to/from Reserves	27,000.00
Total Reserve	182,256.09
Total Checking/Savings	176,819.72
Accounts Receivable	
1310 · Accounts Receivable	
1310.02 · Special Assessment Receivable	32,300.00
1310.01 · Assessments Receivable	(17,600.00)
Total 1310 · Accounts Receivable	14,700.00
Total Accounts Receivable	14,700.00
Other Current Assets	
1610 · Prepaid Insurance	40,958.19
1800 · Deposits	1,443.47
Total Other Current Assets	42,401.66
Total Current Assets	233,921.38
TOTAL ASSETS	233,921.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	5,106.09
Total Accounts Payable	5,106.09
Other Current Liabilities	
3115 · 2022 S/A Hurricane Ian Repairs	23,717.90
3110 · 2021 S/A - Pool Resurfacing	4,040.04
3020 · Insurance Loan Payable	17,865.50
Total Other Current Liabilities	45,623.44
Total Current Liabilities	50,729.53
Long Term Liabilities	
Reserves	182,256.09
Total Long Term Liabilities	182,256.09
Total Liabilities	232,985.62
Equity	
3000 · Operating Balance Fund	9,822.78
Net Income	(8,887.02)
Total Equity	935.76
TOTAL LIABILITIES & EQUITY	233,921.38

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

01/26/23

December 2022

	Dec 22	Budget	\$ Over Budget	Jan - Dec 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,884.83	10,884.83	0.00	130,618.00	130,618.00	0.00	130,618.00
6210 · Reserve Fee	0.00	0.00	0.00	24,802.00	24,802.00	0.00	24,802.00
6350 · Application Fees	0.00	0.00	0.00	300.00	0.00	300.00	0.00
6410 · Other Income	0.00	0.00	0.00	29.47	0.00	29.47	0.00
6910 · Interest - Operating	1.42	0.00	1.42	20.21	0.00	20.21	0.00
6920 · Interest - Reserves	226.89	0.00	226.89	956.42	0.00	956.42	0.00
Total Income	11,113.14	10,884.83	228.31	156,726.10	155,420.00	1,306.10	155,420.00
Total Income	11,113.14	10,884.83	228.31	156,726.10	155,420.00	1,306.10	155,420.00
Expense							
Administrative							
7040 · Licenses & Fees	76.00	38.50	37.50	537.60	462.00	75.60	462.00
7100 · Insurance Expense	4,095.82	3,666.67	429.15	44,718.70	44,000.00	718.70	44,000.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	20.83	(20.83)	250.00	250.00	0.00	250.00
7200 · Management Fees	750.00	750.00	0.00	9,000.00	9,000.00	0.00	9,000.00
7250 · Office Supplies/Svc/Misc	126.25	108.33	17.92	1,961.13	1,300.00	661.13	1,300.00
7260 · Postage & Delivery	6.27	8.33	(2.06)	97.31	100.00	(2.69)	100.00
7400 · Telephone	107.44	83.33	24.11	1,105.35	1,000.00	105.35	1,000.00
Total Administrative	5,161.78	4,717.66	444.12	57,670.09	56,612.00	1,058.09	56,612.00
Grounds							
7520 · Irrigation Main/Repr/Svc	(891.25)	82.83	(974.08)	2,328.55	994.00	1,334.55	994.00
7600 · Landscape Contract	1,400.00	1,400.00	0.00	16,800.00	16,800.00	0.00	16,800.00
7650 · Landscape Svcs/Replc/Oth	(6,605.00)	288.25	(6,893.25)	6,256.00	3,459.00	2,797.00	3,459.00
7665 · Mulch	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
7800 · Palm/Tree Trimming	0.00	41.67	(41.67)	700.00	500.00	200.00	500.00
Total Grounds	(6,096.25)	1,854.42	(7,950.67)	26,084.55	22,253.00	3,831.55	22,253.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	84.00	218.83	(134.83)	8,317.00	2,626.00	5,691.00	2,626.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	572.00	500.00	72.00	500.00
8150 · Gate Operations	0.00	41.67	(41.67)	0.00	500.00	(500.00)	500.00
8220 · Pest Control	53.00	141.67	(88.67)	1,688.00	1,700.00	(12.00)	1,700.00
Total Maintenance	137.00	443.84	(306.84)	10,577.00	5,326.00	5,251.00	5,326.00
Pool and Recreation							
8400 · Pool Maintenance Contract	270.00	270.00	0.00	3,011.54	3,240.00	(228.46)	3,240.00
8420 · Pool Equip/Deck Main/Rep	646.74	125.00	521.74	3,889.90	1,500.00	2,389.90	1,500.00
8430 · Pool Janitorial Svc	170.00	166.67	3.33	2,412.21	2,000.00	412.21	2,000.00
Total Pool and Recreation	1,086.74	561.67	525.07	9,313.65	6,740.00	2,573.65	6,740.00
Utilities							
8620 · Electric	573.05	473.92	99.13	6,201.52	5,687.00	514.52	5,687.00
8640 · Gas - Pool Heater	791.07	433.33	357.74	5,284.45	5,200.00	84.45	5,200.00
8660 · TV Cable	1,202.01	1,108.33	93.68	14,345.22	13,300.00	1,045.22	13,300.00
8700 · Water & Sewer	775.15	1,291.67	(516.52)	10,378.22	15,500.00	(5,121.78)	15,500.00
Total Utilities	3,341.28	3,307.25	34.03	36,209.41	39,687.00	(3,477.59)	39,687.00
Total Expense	3,630.55	10,884.84	(7,254.29)	139,854.70	130,618.00	9,236.70	130,618.00
Net Ordinary Income	7,482.59	(0.01)	7,482.60	16,871.40	24,802.00	(7,930.60)	24,802.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	226.89	0.00	226.89	25,758.42	24,802.00	956.42	24,802.00
Total Other	226.89	0.00	226.89	25,758.42	24,802.00	956.42	24,802.00
Total Other Expense	226.89	0.00	226.89	25,758.42	24,802.00	956.42	24,802.00
Net Other Income	(226.89)	0.00	(226.89)	(25,758.42)	(24,802.00)	(956.42)	(24,802.00)
Net Income	7,255.70	(0.01)	7,255.71	(8,887.02)	0.00	(8,887.02)	0.00