

**BLACKBURN POINT MARINA VILLAGE
CONDOMINIUM ASSOCIATION, INC.
FINANCIAL REPORTS
April 30, 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.

05/10/24

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Operating	
1010 · Centennial Op 6885	35,922.11
1011 · Due to/from Operating	(18,500.00)
Total Operating	17,422.11
Reserve	
1210 · Centennial MM 6893	191,609.22
1211 · Due to/from Reserves	18,500.00
Total Reserve	210,109.22
Total Checking/Savings	227,531.33
Accounts Receivable	
1310 · Accounts Receivable	
1311 · Assessments Receivable	8,151.00
Total 1310 · Accounts Receivable	8,151.00
Total Accounts Receivable	8,151.00
Other Current Assets	
1610 · Prepaid Insurance	36,759.73
1800 · Deposits	1,443.47
Total Other Current Assets	38,203.20
Total Current Assets	273,885.53
TOTAL ASSETS	273,885.53
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
3035 · Prepaid Assessments	2,717.00
3115 · 2022 S/A Hurricane Ian Repairs	10,205.47
3040 · Accrued Expense	1,500.00
3020 · Insurance Loan Payable	26,067.50
3050 · Deferred Revenue	29,448.84
Total Other Current Liabilities	69,938.81
Total Current Liabilities	69,938.81
Long Term Liabilities	
Reserves	210,109.22
Total Long Term Liabilities	210,109.22
Total Liabilities	280,048.03
Equity	
3000 · Operating Balance Fund	(4,645.32)
Net Income	(1,517.18)
Total Equity	(6,162.50)
TOTAL LIABILITIES & EQUITY	273,885.53

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

April 2024

	Apr 24	Budget	\$ Over Budget	Jan - Apr 24	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	14,724.41	14,724.42	(0.01)	58,897.66	58,897.64	0.02	176,693.00
6210 · Reserve Fee	7,449.75	7,449.75	0.00	14,899.50	14,899.50	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	4.68	0.00	4.68	14.54	0.00	14.54	0.00
6920 · Interest - Reserves	387.65	0.00	387.65	1,572.95	0.00	1,572.95	0.00
Total Income	22,566.49	22,174.17	392.32	75,466.17	73,797.14	1,669.03	206,492.00
Total Income	22,566.49	22,174.17	392.32	75,466.17	73,797.14	1,669.03	206,492.00
Expense							
Administrative							
7040 · Licenses & Fees	86.25	40.58	45.67	147.50	162.36	(14.86)	487.00
7100 · Insurance Expense	6,126.62	6,260.92	(134.30)	24,506.48	25,043.64	(537.16)	75,131.00
7150 · Professional Fees Legal	0.00	18.33	(18.33)	1,639.50	73.36	1,566.14	220.00
7170 · Admin Fees, Tax Prep Acc	0.00	22.92	(22.92)	1,099.00	91.64	1,007.36	275.00
7200 · Management Fees	825.00	825.00	0.00	3,300.00	3,300.00	0.00	9,900.00
7250 · Office Supplies/Svc/Misc	200.65	250.00	(49.35)	1,025.17	1,000.00	25.17	3,000.00
7260 · Postage & Delivery	7.68	10.42	(2.74)	21.03	41.64	(20.61)	125.00
7400 · Telephone	0.00	0.00	0.00	129.95	0.00	129.95	0.00
Total Administrative	7,246.20	7,428.17	(181.97)	31,868.63	29,712.64	2,155.99	89,138.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	250.00	(250.00)	0.00	1,000.00	(1,000.00)	3,000.00
7600 · Landscape Contract	1,500.00	1,500.00	0.00	6,000.00	6,000.00	0.00	18,000.00
7650 · Landscape Svcs/Replc/Oth	0.00	715.42	(715.42)	438.00	2,861.64	(2,423.64)	8,585.00
7800 · Palm/Tree Trimming	0.00	58.33	(58.33)	0.00	233.36	(233.36)	700.00
Total Grounds	1,500.00	2,523.75	(1,023.75)	6,438.00	10,095.00	(3,657.00)	30,285.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	207.92	(207.92)	1,250.00	831.64	418.36	2,495.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	166.64	(166.64)	500.00
8150 · Gate Operations	0.00	83.33	(83.33)	196.15	333.36	(137.21)	1,000.00
8220 · Pest Control	367.12	154.50	212.62	847.28	618.00	229.28	1,854.00
Total Maintenance	367.12	487.42	(120.30)	2,293.43	1,949.64	343.79	5,849.00
Pool and Recreation							
8400 · Pool Maintenance Contract	500.00	500.00	0.00	2,000.00	2,000.00	0.00	6,000.00
8420 · Pool Equip/Deck Main/Rep	0.00	166.67	(166.67)	521.05	666.64	(145.59)	2,000.00
8430 · Pool Janitorial Svc	210.00	225.00	(15.00)	840.00	900.00	(60.00)	2,700.00
Total Pool and Recreation	710.00	891.67	(181.67)	3,361.05	3,566.64	(205.59)	10,700.00
Utilities							
8620 · Electric	598.80	627.08	(28.28)	2,406.07	2,508.36	(102.29)	7,525.00
8640 · Gas - Pool Heater	504.14	326.00	178.14	3,323.80	1,304.00	2,019.80	3,912.00
8660 · TV Cable	1,377.44	1,333.33	44.11	5,419.76	5,333.36	86.40	16,000.00
8700 · Water & Sewer	1,273.26	1,107.00	166.26	5,400.16	4,428.00	972.16	13,284.00
Total Utilities	3,753.64	3,393.41	360.23	16,549.79	13,573.72	2,976.07	40,721.00
Total Expense	13,576.96	14,724.42	(1,147.46)	60,510.90	58,897.64	1,613.26	176,693.00
Net Ordinary Income	8,989.53	7,449.75	1,539.78	14,955.27	14,899.50	55.77	29,799.00
Other Income/Expense							
Other Expense							
Other							
9970 · Transfer to Reserves	7,837.40	7,449.75	387.65	16,472.45	14,899.50	1,572.95	29,799.00
Total Other	7,837.40	7,449.75	387.65	16,472.45	14,899.50	1,572.95	29,799.00
Total Other Expense	7,837.40	7,449.75	387.65	16,472.45	14,899.50	1,572.95	29,799.00
Net Other Income	(7,837.40)	(7,449.75)	(387.65)	(16,472.45)	(14,899.50)	(1,572.95)	(29,799.00)
Net Income	1,152.13	0.00	1,152.13	(1,517.18)	0.00	(1,517.18)	0.00