

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

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

RESERVE BALANCES

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

# Blackburn Point Marina Village Condominium Association, Inc.

Balance Sheet as of 5/31/2024

<b>Assets</b>	<b>Operating</b>	<b>Reserve</b>	<b>Total</b>
<b>Asset</b>			
1010 - Centennial Op 6885	\$28,906.91		\$28,906.91
1011 - Due To / From Operating	(\$18,500.00)		(\$18,500.00)
1210 - Centennial MM Res 6893		\$189,495.53	\$189,495.53
1211 - Due to/from Reserves		\$18,500.00	\$18,500.00
1310 - Accounts Receivable	\$5,434.00		\$5,434.00
1610 - Prepaid Insurance	\$30,633.11		\$30,633.11
1800 - Deposits	\$1,443.47		\$1,443.47
<b>Total Asset</b>	<b>\$47,917.49</b>	<b>\$207,995.53</b>	<b>\$255,913.02</b>
<b>Total Assets</b>	<b>\$47,917.49</b>	<b>\$207,995.53</b>	<b>\$255,913.02</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
3010 - Accounts Payable	\$3,533.41		\$3,533.41
3020 - Insurance Loan Payable	\$21,721.92		\$21,721.92
3035 - Prepaid Assessments	\$2,717.00		\$2,717.00
3040 - Accrued Expense	\$1,500.00		\$1,500.00
3050 - Deferred Revenue	\$14,724.42		\$14,724.42
3116 - 2022 S/A Hurricane - Income	\$32,300.00		\$32,300.00
3117 - 2022 SA Hurricane - Expenses	(\$22,094.53)		(\$22,094.53)
5141 - Misc Bldg Components		\$6,794.56	\$6,794.56
5142 - Misc Site Improvements		\$2,258.80	\$2,258.80
5146 - Furniture/Fixtures/Equip		\$8,355.53	\$8,355.53
5300 - Bldg Restoration/Painting		\$28,434.60	\$28,434.60
5320 - Paving/Roads		\$43,446.40	\$43,446.40
5400 - Roofing		\$115,505.33	\$115,505.33
5410 - Pool Resurface		\$2,797.50	\$2,797.50
5490 - Reserve Interest Current		\$402.81	\$402.81
<b>Total Liabilities</b>	<b>\$54,402.22</b>	<b>\$207,995.53</b>	<b>\$262,397.75</b>
<b>Equity</b>			
3990 - Operating Fund Balance	(\$4,645.32)		(\$4,645.32)
3999 - Net Income	(\$1,839.41)		(\$1,839.41)
<b>Total Equity</b>	<b>(\$6,484.73)</b>		<b>(\$6,484.73)</b>
<b>Total Liabilities / Equity</b>	<b>\$47,917.49</b>	<b>\$207,995.53</b>	<b>\$255,913.02</b>

# Blackburn Point Marina Village Condominium Association, Inc.

## Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
6200 - Assessment Fees	14,724.42	14,724.42	-	73,622.08	73,622.06	.02	176,693.00
6210 - Reserve Fee	-	-	-	14,899.50	14,899.50	-	29,799.00
6340 - Late Fee/Penalty	-	-	-	81.52	-	81.52	-
6910 - Interest - Operating	4.28	-	4.28	18.82	-	18.82	-
6920 - Interest - Reserves	402.81	-	402.81	1,975.76	-	1,975.76	-
<b>Total Income</b>	<b>15,131.51</b>	<b>14,724.42</b>	<b>407.09</b>	<b>90,597.68</b>	<b>88,521.56</b>	<b>2,076.12</b>	<b>206,492.00</b>
<b>Total Income</b>	<b>15,131.51</b>	<b>14,724.42</b>	<b>407.09</b>	<b>90,597.68</b>	<b>88,521.56</b>	<b>2,076.12</b>	<b>206,492.00</b>

## Operating Expense

<b>Administrative</b>							
7040 - Licenses & Fees	400.35	40.58	(359.77)	547.85	202.94	(344.91)	487.00
7100 - Insurance Expense	6,126.62	6,260.92	134.30	30,633.10	31,304.56	671.46	75,131.00
7150 - Professional Fees Legal	750.00	18.33	(731.67)	2,389.50	91.69	(2,297.81)	220.00
7170 - Admin Fees, Tax Prep Acc	-	22.92	22.92	1,099.00	114.56	(984.44)	275.00
7200 - Management Fees	825.00	825.00	-	4,125.00	4,125.00	-	9,900.00
7250 - Office Supplies/Svc/Misc	208.50	250.00	41.50	1,233.67	1,250.00	16.33	3,000.00
7260 - Postage & Delivery	12.80	10.42	(2.38)	33.83	52.06	18.23	125.00
7400 - Telephone	-	-	-	129.95	-	(129.95)	-
<b>Total Administrative</b>	<b>8,323.27</b>	<b>7,428.17</b>	<b>(895.10)</b>	<b>40,191.90</b>	<b>37,140.81</b>	<b>(3,051.09)</b>	<b>89,138.00</b>
<b>Grounds</b>							
7520 - Irrigation Main/Repr/Svc	171.60	250.00	78.40	171.60	1,250.00	1,078.40	3,000.00
7600 - Landscape Contract	1,500.00	1,500.00	-	7,500.00	7,500.00	-	18,000.00
7650 - Landscape Svcs/Replc/Oth	-	715.42	715.42	438.00	3,577.06	3,139.06	8,585.00
7800 - Palm/Tree Trimming	-	58.33	58.33	-	291.69	291.69	700.00
<b>Total Grounds</b>	<b>1,671.60</b>	<b>2,523.75</b>	<b>852.15</b>	<b>8,109.60</b>	<b>12,618.75</b>	<b>4,509.15</b>	<b>30,285.00</b>
<b>Repairs &amp; Maintenance</b>							
8010 - Bldg Main/Repr/Svc/Sup	-	207.92	207.92	1,250.00	1,039.56	(210.44)	2,495.00
8040 - Electrical Main/Repr/Svc	-	41.67	41.67	-	208.31	208.31	500.00
8150 - Gate Operations	610.21	83.33	(526.88)	806.36	416.69	(389.67)	1,000.00
8220 - Pest Control	62.78	154.50	91.72	910.06	772.50	(137.56)	1,854.00
<b>Total Repairs &amp; Maintenance</b>	<b>672.99</b>	<b>487.42</b>	<b>(185.57)</b>	<b>2,966.42</b>	<b>2,437.06</b>	<b>(529.36)</b>	<b>5,849.00</b>
<b>Pool &amp; Recreation</b>							
8400 - Pool Maintenance Contract	500.00	500.00	-	2,500.00	2,500.00	-	6,000.00
8420 - Pool Equip/Deck Main/Rep	200.00	166.67	(33.33)	721.05	833.31	112.26	2,000.00
8430 - Pool Janitorial Svc	448.40	225.00	(223.40)	1,288.40	1,125.00	(163.40)	2,700.00
<b>Total Pool &amp; Recreation</b>	<b>1,148.40</b>	<b>891.67</b>	<b>(256.73)</b>	<b>4,509.45</b>	<b>4,458.31</b>	<b>(51.14)</b>	<b>10,700.00</b>
<b>Utilities</b>							
8620 - Electric	507.48	627.08	119.60	2,913.55	3,135.44	221.89	7,525.00

# Blackburn Point Marina Village Condominium Association, Inc.

## Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
8640 - Gas - Pool Heater	143.84	326.00	182.16	3,467.64	1,630.00	(1,837.64)	3,912.00
8660 - TV Cable	1,377.44	1,333.33	(44.11)	6,797.20	6,666.69	(130.51)	16,000.00
8700 - Water & Sewer	1,205.91	1,107.00	(98.91)	6,606.07	5,535.00	(1,071.07)	13,284.00
<b>Total Utilities</b>	<b>3,234.67</b>	<b>3,393.41</b>	<b>158.74</b>	<b>19,784.46</b>	<b>16,967.13</b>	<b>(2,817.33)</b>	<b>40,721.00</b>
<b>Other</b>							
9970 - Transfer to Reserves	402.81	-	(402.81)	16,875.26	14,899.50	(1,975.76)	29,799.00
<b>Total Other</b>	<b>402.81</b>	<b>-</b>	<b>(402.81)</b>	<b>16,875.26</b>	<b>14,899.50</b>	<b>(1,975.76)</b>	<b>29,799.00</b>
<b>Total Expense</b>	<b>15,453.74</b>	<b>14,724.42</b>	<b>(729.32)</b>	<b>92,437.09</b>	<b>88,521.56</b>	<b>(3,915.53)</b>	<b>206,492.00</b>
<b>Operating Net Total</b>	<b>(322.23)</b>	<b>-</b>	<b>(322.23)</b>	<b>(1,839.41)</b>	<b>-</b>	<b>(1,839.41)</b>	<b>-</b>
<b>Net Total</b>	<b>(322.23)</b>	<b>-</b>	<b>(322.23)</b>	<b>(1,839.41)</b>	<b>-</b>	<b>(1,839.41)</b>	<b>-</b>

**BLACKBURN POINT MARINA VILLAGE CONDOMINIUM ASSOCIATION, INC**  
**RESERVE BALANCES**  
**May 31, 2024**

	Balance 1/1/2024	YTD Contribution	YTD Allocation	YTD Expense	YTD Interest	Current Balance
<b>5141 Misc Bldg Components</b>	\$ 5,482.56	\$ 1,312.00				\$ 6,794.56
<b>5142 Misc Site Improvements</b>	\$ 7,071.24	\$ 1,083.00	\$ 3,182.30	\$ (9,077.74)		\$ 2,258.80
<b>5146 Furniture/Fixtures/Equipment</b>	\$ 7,516.53	\$ 839.00				\$ 8,355.53
<b>5300 Building Restoration/Painting</b>	\$ 25,241.60	\$ 3,193.00				\$ 28,434.60
<b>5320 Paving/Roads</b>	\$ 42,342.40	\$ 1,104.00				\$ 43,446.40
<b>5400 Roofing</b>	\$ 113,655.77	\$ 6,436.00		\$ (4,586.44)		\$ 115,505.33
<b>5410 Pool Resurface</b>	\$ 1,865.00	\$ 932.50				\$ 2,797.50
<b>5490 Reserves Interest</b>	\$ 1,609.35	\$ -	\$ (3,182.30)		\$ 1,975.76	\$ 402.81
<b>Total Reserves</b>	<b>\$ 204,784.45</b>	<b>\$ 14,899.50</b>	<b>\$ -</b>	<b>\$ (13,664.18)</b>	<b>\$ 1,975.76</b>	<b>\$ 207,995.53</b>

**Expenses**

**5400 Roofing**

2/7/24 Mighty Dog Roofing Inv Deposit	\$ 991.72
3/4/24 Mighty Dog Roofing Inv 3134-1	\$ 200.00
3/12/24 Mighty Dog Roofing Inv 3108-2	\$ 991.72
3/13/24 Colonial Roofing Inv 2024-511	\$ 2,403.00
<b>Total</b>	<b>\$ 4,586.44</b>

**Allocation**

4/30/24 Moved interest \$3,182.30 into  
5142 Site Improvements per Board request

**5142 Misc Site Improvements**

2/26/24 Fusion Fabrication Inv Est 2206	\$ 1,500.00
4/5/24 Daniel's Plumbing Inv 129614	\$ 3,475.00
4/28/24 Fusion Fabrication Inv 112888	\$ 1,586.24
5/31/24 Wagler Irrigation Inv 18480	\$ 2,516.50
<b>Total</b>	<b>\$ 9,077.74</b>

**\$18,500 loan to Operating for A/P to be paid back to reserves.**