

**BLACKBURN POINT MARINA VILLAGE  
CONDOMINIUM ASSOCIATION, INC.  
FINANCIAL REPORTS  
June 30, 2024**

**TABLE OF CONTENTS:**

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 6/30/2024

| <b>Assets</b>                       | <b>Operating</b>    | <b>Reserve</b>      | <b>Total</b>        |
|-------------------------------------|---------------------|---------------------|---------------------|
| <b>Assets</b>                       |                     |                     |                     |
| 1010 - Centennial Op 6885           | \$23,097.80         |                     | \$23,097.80         |
| 1011 - Due To / From Operating      | (\$18,500.00)       |                     | (\$18,500.00)       |
| 1210 - Centennial MM Res 6893       |                     | \$189,883.84        | \$189,883.84        |
| 1211 - Due to/from Reserves         |                     | \$18,500.00         | \$18,500.00         |
| 1310 - Accounts Receivable          | \$5,434.00          |                     | \$5,434.00          |
| 1610 - Prepaid Insurance            | \$24,506.49         |                     | \$24,506.49         |
| 1800 - Deposits                     | \$1,443.47          |                     | \$1,443.47          |
| <b>Total Assets</b>                 | <b>\$35,981.76</b>  | <b>\$208,383.84</b> | <b>\$244,365.60</b> |
| <b>Total Assets</b>                 | <b>\$35,981.76</b>  | <b>\$208,383.84</b> | <b>\$244,365.60</b> |
| <b>Liabilities / Equity</b>         |                     |                     |                     |
| <b>Liabilities</b>                  |                     |                     |                     |
| 3010 - Accounts Payable             | \$3,961.58          |                     | \$3,961.58          |
| 3020 - Insurance Loan Payable       | \$17,376.32         |                     | \$17,376.32         |
| 3035 - Prepaid Assessments          | \$10,868.00         |                     | \$10,868.00         |
| 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     |                     | \$791.12            | \$791.12            |
| <b>Total Liabilities</b>            | <b>\$42,411.37</b>  | <b>\$208,383.84</b> | <b>\$250,795.21</b> |
| <b>Equity</b>                       |                     |                     |                     |
| 3990 - Operating Fund Balance       | (\$4,645.32)        |                     | (\$4,645.32)        |
| 3999 - Net Income                   | (\$1,784.29)        |                     | (\$1,784.29)        |
| <b>Total Equity</b>                 | <b>(\$6,429.61)</b> |                     | <b>(\$6,429.61)</b> |
| <b>Total Liabilities / Equity</b>   | <b>\$35,981.76</b>  | <b>\$208,383.84</b> | <b>\$244,365.60</b> |

# Blackburn Point Marina Village Condominium Association, Inc.

## Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

|  | 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        | -             | 88,346.50         | 88,346.48         | .02               | 176,693.00        |
| 6210 - Reserve Fee                     | -                | -                | -             | 14,899.50         | 14,899.50         | -                 | 29,799.00         |
| 6340 - Late Fee/Penalty                | -                | -                | -             | 81.52             | -                 | 81.52             | -                 |
| 6350 - Application Fees                | 100.00           | -                | 100.00        | 100.00            | -                 | 100.00            | -                 |
| 6910 - Interest - Operating            | 2.83             | -                | 2.83          | 21.65             | -                 | 21.65             | -                 |
| 6920 - Interest - Reserves             | 388.31           | -                | 388.31        | 2,364.07          | -                 | 2,364.07          | -                 |
| <b>Total Income</b>                    | <b>15,215.56</b> | <b>14,724.42</b> | <b>491.14</b> | <b>105,813.24</b> | <b>103,245.98</b> | <b>2,567.26</b>   | <b>206,492.00</b> |
| <b>Total Income</b>                    | <b>15,215.56</b> | <b>14,724.42</b> | <b>491.14</b> | <b>105,813.24</b> | <b>103,245.98</b> | <b>2,567.26</b>   | <b>206,492.00</b> |
| <b>Operating Expense</b>               |                  |                  |               |                   |                   |                   |                   |
| <b>Administrative</b>                  |                  |                  |               |                   |                   |                   |                   |
| 7040 - Licenses & Fees                 | -                | 40.58            | 40.58         | 547.85            | 243.52            | (304.33)          | 487.00            |
| 7100 - Insurance Expense               | 6,126.62         | 6,260.92         | 134.30        | 36,759.72         | 37,565.48         | 805.76            | 75,131.00         |
| 7150 - Professional Fees Legal         | -                | 18.33            | 18.33         | 2,389.50          | 110.02            | (2,279.48)        | 220.00            |
| 7170 - Admin Fees, Tax Prep Acc        | -                | 22.92            | 22.92         | 1,099.00          | 137.48            | (961.52)          | 275.00            |
| 7200 - Management Fees                 | 825.00           | 825.00           | -             | 4,950.00          | 4,950.00          | -                 | 9,900.00          |
| 7250 - Office Supplies/Svc/Misc        | 200.20           | 250.00           | 49.80         | 1,433.87          | 1,500.00          | 66.13             | 3,000.00          |
| 7260 - Postage & Delivery              | 3.84             | 10.42            | 6.58          | 37.67             | 62.48             | 24.81             | 125.00            |
| 7400 - Telephone                       | -                | -                | -             | 129.95            | -                 | (129.95)          | -                 |
| <b>Total Administrative</b>            | <b>7,155.66</b>  | <b>7,428.17</b>  | <b>272.51</b> | <b>47,347.56</b>  | <b>44,568.98</b>  | <b>(2,778.58)</b> | <b>89,138.00</b>  |
| <b>Grounds</b>                         |                  |                  |               |                   |                   |                   |                   |
| 7520 - Irrigation Main/Repr/Svc        | 163.50           | 250.00           | 86.50         | 335.10            | 1,500.00          | 1,164.90          | 3,000.00          |
| 7600 - Landscape Contract              | 1,500.00         | 1,500.00         | -             | 9,000.00          | 9,000.00          | -                 | 18,000.00         |
| 7650 - Landscape Svcs/Replc/Oth        | 620.00           | 715.42           | 95.42         | 1,058.00          | 4,292.48          | 3,234.48          | 8,585.00          |
| 7800 - Palm/Tree Trimming              | -                | 58.33            | 58.33         | -                 | 350.02            | 350.02            | 700.00            |
| <b>Total Grounds</b>                   | <b>2,283.50</b>  | <b>2,523.75</b>  | <b>240.25</b> | <b>10,393.10</b>  | <b>15,142.50</b>  | <b>4,749.40</b>   | <b>30,285.00</b>  |
| <b>Repairs &amp; Maintenance</b>       |                  |                  |               |                   |                   |                   |                   |
| 8010 - Bldg Main/Repr/Svc/Sup          | 123.00           | 207.92           | 84.92         | 1,373.00          | 1,247.48          | (125.52)          | 2,495.00          |
| 8040 - Electrical Main/Repr/Svc        | -                | 41.67            | 41.67         | -                 | 249.98            | 249.98            | 500.00            |
| 8150 - Gate Operations                 | -                | 83.33            | 83.33         | 806.36            | 500.02            | (306.34)          | 1,000.00          |
| 8220 - Pest Control                    | 62.78            | 154.50           | 91.72         | 972.84            | 927.00            | (45.84)           | 1,854.00          |
| <b>Total Repairs &amp; Maintenance</b> | <b>185.78</b>    | <b>487.42</b>    | <b>301.64</b> | <b>3,152.20</b>   | <b>2,924.48</b>   | <b>(227.72)</b>   | <b>5,849.00</b>   |
| <b>Pool &amp; Recreation</b>           |                  |                  |               |                   |                   |                   |                   |
| 8400 - Pool Maintenance Contract       | 500.00           | 500.00           | -             | 3,000.00          | 3,000.00          | -                 | 6,000.00          |
| 8420 - Pool Equip/Deck Main/Rep        | -                | 166.67           | 166.67        | 721.05            | 999.98            | 278.93            | 2,000.00          |
| 8430 - Pool Janitorial Svc             | 210.00           | 225.00           | 15.00         | 1,498.40          | 1,350.00          | (148.40)          | 2,700.00          |
| <b>Total Pool &amp; Recreation</b>     | <b>710.00</b>    | <b>891.67</b>    | <b>181.67</b> | <b>5,219.45</b>   | <b>5,349.98</b>   | <b>130.53</b>     | <b>10,700.00</b>  |
| <b>Utilities</b>                       |                  |                  |               |                   |                   |                   |                   |

# Blackburn Point Marina Village Condominium Association, Inc.

## Statement of Revenues and Expenses 6/1/2024 - 6/30/2024

|                             | Current Period   |                  |                   | Year To Date      |                   |                   | Annual Budget     |
|-----------------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                             | Actual           | Budget           | Variance          | Actual            | Budget            | Variance          |                   |
| <b>Operating Expense</b>    |                  |                  |                   |                   |                   |                   |                   |
| 8620 - Electric             | 525.23           | 627.08           | 101.85            | 3,438.78          | 3,762.52          | 323.74            | 7,525.00          |
| 8640 - Gas - Pool Heater    | 69.06            | 326.00           | 256.94            | 3,536.70          | 1,956.00          | (1,580.70)        | 3,912.00          |
| 8660 - TV Cable             | 1,377.44         | 1,333.33         | (44.11)           | 8,174.64          | 8,000.02          | (174.62)          | 16,000.00         |
| 8700 - Water & Sewer        | 2,465.46         | 1,107.00         | (1,358.46)        | 9,071.53          | 6,642.00          | (2,429.53)        | 13,284.00         |
| <b>Total Utilities</b>      | <b>4,437.19</b>  | <b>3,393.41</b>  | <b>(1,043.78)</b> | <b>24,221.65</b>  | <b>20,360.54</b>  | <b>(3,861.11)</b> | <b>40,721.00</b>  |
| <b>Other</b>                |                  |                  |                   |                   |                   |                   |                   |
| 9970 - Transfer to Reserves | 388.31           | -                | (388.31)          | 17,263.57         | 14,899.50         | (2,364.07)        | 29,799.00         |
| <b>Total Other</b>          | <b>388.31</b>    | <b>-</b>         | <b>(388.31)</b>   | <b>17,263.57</b>  | <b>14,899.50</b>  | <b>(2,364.07)</b> | <b>29,799.00</b>  |
| <b>Total Expense</b>        | <b>15,160.44</b> | <b>14,724.42</b> | <b>(436.02)</b>   | <b>107,597.53</b> | <b>103,245.98</b> | <b>(4,351.55)</b> | <b>206,492.00</b> |
| <b>Operating Net Total</b>  | <b>55.12</b>     | <b>-</b>         | <b>55.12</b>      | <b>(1,784.29)</b> | <b>-</b>          | <b>(1,784.29)</b> | <b>-</b>          |
| <b>Net Total</b>            | <b>55.12</b>     | <b>-</b>         | <b>55.12</b>      | <b>(1,784.29)</b> | <b>-</b>          | <b>(1,784.29)</b> | <b>-</b>          |

**BLACKBURN POINT MARINA VILLAGE CONDOMINIUM ASSOCIATION, INC**  
**RESERVE BALANCES**  
**June 30, 2024**

|   | Balance<br>1/1/2024  | YTD<br>Contribution | YTD<br>Allocation | YTD<br>Expense        | YTD<br>Interest    | Current<br>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)     |                       | \$ 2,364.07        | \$ 791.12            |
| <b>Total Reserves</b>                     | <b>\$ 204,784.45</b> | <b>\$ 14,899.50</b> | <b>\$ -</b>       | <b>\$ (13,664.18)</b> | <b>\$ 2,364.07</b> | <b>\$ 208,383.84</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.**