

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
March 31, 2017

Prepared By: Sunstate Association Management Group, Inc.

04/13/17

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of March 31, 2017

	Mar 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	48,371.54
1210 · Stonegate MM Res 6893	112,365.44
Total Checking/Savings	160,736.98
Accounts Receivable	
1310 · Accounts Receivable	(20,409.58)
Total Accounts Receivable	(20,409.58)
Other Current Assets	
1320 · Undeposited Funds	3,692.00
1610 · Prepaid Insurance	18,731.43
1800 · Deposits	1,443.47
Total Other Current Assets	23,866.90
Total Current Assets	164,194.30
TOTAL ASSETS	164,194.30
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	11,126.90
Total Accounts Payable	11,126.90
Other Current Liabilities	
3050 · Deferred Revenue	0.02
Total Other Current Liabilities	0.02
Total Current Liabilities	11,126.92
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	2,927.25
5142 · Misc Site Improvements	948.75
5146 · Furniture/Fixtures/Equip	224.29
5300 · Bldg Restoration/Paintin	16,413.68
5320 · Paving/Roads	37,066.15
5400 · Roofing	53,640.52
5490 · Reserve Interest Current	97.15
6491 · Res Interest Prior Yrs	1,047.69
Total Reserves	112,365.48
Total Long Term Liabilities	112,365.48
Total Liabilities	123,492.40
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	(1,089.72)
Total Equity	40,701.90
TOTAL LIABILITIES & EQUITY	164,194.30

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

March 2017

	Mar 17	Budget	\$ Over Budget	Jan - Mar 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,133.01	10,133.00	0.01	30,399.02	30,399.00	0.02	121,596.00
6210 · Reserve Fee	1,558.31	1,558.33	(0.02)	4,674.96	4,675.00	(0.04)	18,700.00
6350 · Application Fees	100.00			100.00			
6910 · Interest - Operating	3.40			14.89			
6920 · Interest - Reserves	33.54			97.15			
Total Income	<u>11,828.26</u>	<u>11,691.33</u>	<u>136.93</u>	<u>35,286.02</u>	<u>35,074.00</u>	<u>212.02</u>	<u>140,296.00</u>
Total Income	11,828.26	11,691.33	136.93	35,286.02	35,074.00	212.02	140,296.00
Expense							
Administrative							
7040 · Licenses & Fees	61.25	46.83	14.42	61.25	140.50	(79.25)	562.00
7100 · Insurance Expense	2,676.48	2,569.58	106.90	8,021.62	7,708.75	312.87	30,835.00
7105 · Insurance Appraisal	0.00			750.00			
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	150.00	(150.00)	600.00
7170 · Admin Fees, Tax Prep Acc	195.00	16.25	178.75	195.00	48.75	146.25	195.00
7200 · Management Fees	675.00	675.00	0.00	2,115.00	2,025.00	90.00	8,100.00
7250 · Office Supplies/Svc/Misc	83.20	100.00	(16.80)	260.79	300.00	(39.21)	1,200.00
7260 · Postage and Delivery	13.34	41.67	(28.33)	57.91	125.00	(67.09)	500.00
7400 · Telephone	75.21	72.92	2.29	225.63	218.75	6.88	875.00
Total Administrative	<u>3,779.48</u>	<u>3,572.25</u>	<u>207.23</u>	<u>11,687.20</u>	<u>10,716.75</u>	<u>970.45</u>	<u>42,867.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	41.67	(41.67)	647.94	125.00	522.94	500.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	3,902.76	3,902.75	0.01	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	1,502.00	875.00	627.00	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	875.00	(875.00)	3,500.00
7800 · Palm/Tree Trimming	0.00	100.00	(100.00)	0.00	300.00	(300.00)	1,200.00
Total Grounds	<u>1,300.92</u>	<u>2,025.93</u>	<u>(725.01)</u>	<u>6,052.70</u>	<u>6,077.75</u>	<u>(25.05)</u>	<u>24,311.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	1,049.00	625.00	424.00	1,049.00	1,875.00	(826.00)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.33	(83.33)	0.00	250.00	(250.00)	1,000.00
8150 · Operations Gate Expense	125.00	125.00	0.00	125.00	375.00	(250.00)	1,500.00
8220 · Pest Control Int	25.00	125.00	(100.00)	1,450.00	375.00	1,075.00	1,500.00
Total Maintenance	<u>1,199.00</u>	<u>958.33</u>	<u>240.67</u>	<u>2,624.00</u>	<u>2,875.00</u>	<u>(251.00)</u>	<u>11,500.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	780.00	960.00	(180.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	257.58	150.00	107.58	322.58	450.00	(127.42)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	450.00	450.00	0.00	1,800.00
Total Pool and Recreation	<u>667.58</u>	<u>620.00</u>	<u>47.58</u>	<u>1,552.58</u>	<u>1,860.00</u>	<u>(307.42)</u>	<u>7,440.00</u>
Utilities							
8620 · Electrical Expense	438.57	500.00	(61.43)	1,445.53	1,500.00	(54.47)	6,000.00
8640 · Gas - Pool Heater	689.63	333.33	356.30	2,068.48	1,000.00	1,068.48	4,000.00
8660 · TV Cable (46.68 per unit)	929.06	887.00	42.06	2,729.49	2,661.00	68.49	10,644.00
8700 · Water & Sewer	1,261.15	1,000.00	261.15	3,443.61	3,000.00	443.61	12,000.00
Total Utilities	<u>3,318.41</u>	<u>2,720.33</u>	<u>598.08</u>	<u>9,687.11</u>	<u>8,161.00</u>	<u>1,526.11</u>	<u>32,644.00</u>
Total Expense	<u>10,265.39</u>	<u>9,896.84</u>	<u>368.55</u>	<u>31,603.59</u>	<u>29,690.50</u>	<u>1,913.09</u>	<u>118,762.00</u>
Net Ordinary Income	<u>1,562.87</u>	<u>1,794.49</u>	<u>(231.62)</u>	<u>3,682.43</u>	<u>5,383.50</u>	<u>(1,701.07)</u>	<u>21,534.00</u>

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

March 2017

	<u>Mar 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Mar 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	236.17	(236.17)	0.00	708.50	(708.50)	2,834.00
9970 · Transfer to Reserves	33.54	1,558.33	(1,524.79)	4,772.15	4,675.00	97.15	18,700.00
Total Other	<u>33.54</u>	<u>1,794.50</u>	<u>(1,760.96)</u>	<u>4,772.15</u>	<u>5,383.50</u>	<u>(611.35)</u>	<u>21,534.00</u>
Total Other Expense	<u>33.54</u>	<u>1,794.50</u>	<u>(1,760.96)</u>	<u>4,772.15</u>	<u>5,383.50</u>	<u>(611.35)</u>	<u>21,534.00</u>
Net Other Income	<u>(33.54)</u>	<u>(1,794.50)</u>	<u>1,760.96</u>	<u>(4,772.15)</u>	<u>(5,383.50)</u>	<u>611.35</u>	<u>(21,534.00)</u>
Net Income	<u><u>1,529.33</u></u>	<u><u>(0.01)</u></u>	<u><u>1,529.34</u></u>	<u><u>(1,089.72)</u></u>	<u><u>0.00</u></u>	<u><u>(1,089.72)</u></u>	<u><u>0.00</u></u>