

**BLACKBURN POINT MARINA VILLAGE COA, INC.**  
**FINANCIAL REPORTS**  
*April 30, 2017*

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

05/11/17

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of April 30, 2017

	Apr 30, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	
Due to/from Operating	(4,675.00)
1010 · Stonegate Opr 6885 - Other	58,260.13
Total 1010 · Stonegate Opr 6885	53,585.13
1210 · Stonegate MM Res 6893	
Due to/from Reserves	4,675.00
1210 · Stonegate MM Res 6893 - Other	112,397.77
Total 1210 · Stonegate MM Res 6893	117,072.77
Total Checking/Savings	170,657.90
Accounts Receivable	
1310 · Accounts Receivable	(2,582.50)
Total Accounts Receivable	(2,582.50)
Other Current Assets	
1610 · Prepaid Insurance	16,054.95
1800 · Deposits	1,443.47
Total Other Current Assets	17,498.42
Total Current Assets	185,573.82
<b>TOTAL ASSETS</b>	<b>185,573.82</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	8,872.02
Total Accounts Payable	8,872.02
Other Current Liabilities	
3050 · Deferred Revenue	23,382.68
Total Other Current Liabilities	23,382.68
Total Current Liabilities	32,254.70
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	3,173.50
5142 · Misc Site Improvements	1,459.50
5146 · Furniture/Fixtures/Equip	474.79
5300 · Bldg Restoration/Paintin	17,625.68
5320 · Paving/Roads	37,273.90
5400 · Roofing	55,888.27
5490 · Reserve Interest Current	129.48
6491 · Res Interest Prior Yrs	1,047.69
Total Reserves	117,072.81
Total Long Term Liabilities	117,072.81
Total Liabilities	149,327.51
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	(5,545.31)
Total Equity	36,246.31
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>185,573.82</b>

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

April 2017

05/11/17

	Apr 17	Budget	\$ Over Budget	Jan - Apr 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,133.00	10,133.00	0.00	40,532.02	40,532.00	0.02	121,596.00
6210 · Reserve Fee	1,558.34	1,558.34	0.00	6,233.30	6,233.34	(0.04)	18,700.00
6350 · Application Fees	0.00			100.00			
6910 · Interest - Operating	6.95			21.84			
6920 · Interest - Reserves	32.33			129.48			
<b>Total Income</b>	<b>11,730.62</b>	<b>11,691.34</b>	<b>39.28</b>	<b>47,016.64</b>	<b>46,765.34</b>	<b>251.30</b>	<b>140,296.00</b>
<b>Total Income</b>	<b>11,730.62</b>	<b>11,691.34</b>	<b>39.28</b>	<b>47,016.64</b>	<b>46,765.34</b>	<b>251.30</b>	<b>140,296.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	46.84	(46.84)	61.25	187.34	(126.09)	562.00
7100 · Insurance Expense	2,676.48	2,569.59	106.89	10,698.10	10,278.34	419.76	30,835.00
7105 · Insurance Appraisal	0.00			750.00			
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	200.00	(200.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	65.00	130.00	195.00
7200 · Management Fees	675.00	675.00	0.00	2,790.00	2,700.00	90.00	8,100.00
7250 · Office Supplies/Svc/Misc	86.95	100.00	(13.05)	347.74	400.00	(52.26)	1,200.00
7260 · Postage and Delivery	17.05	41.66	(24.61)	74.96	166.66	(91.70)	500.00
7400 · Telephone	75.41	72.91	2.50	301.04	291.66	9.38	875.00
<b>Total Administrative</b>	<b>3,530.89</b>	<b>3,572.25</b>	<b>(41.36)</b>	<b>15,218.09</b>	<b>14,289.00</b>	<b>929.09</b>	<b>42,867.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	38.28	41.66	(3.38)	686.22	166.66	519.56	500.00
7600 · Landscape Contract	1,300.92	1,300.91	0.01	5,203.68	5,203.66	0.02	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.66	(291.66)	1,502.00	1,166.66	335.34	3,500.00
7665 · Mulch	0.00	291.66	(291.66)	0.00	1,166.66	(1,166.66)	3,500.00
7800 · Palm/Tree Trimming	0.00	100.00	(100.00)	0.00	400.00	(400.00)	1,200.00
<b>Total Grounds</b>	<b>1,339.20</b>	<b>2,025.89</b>	<b>(686.69)</b>	<b>7,391.90</b>	<b>8,103.64</b>	<b>(711.74)</b>	<b>24,311.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	1,049.00	2,500.00	(1,451.00)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.34	(83.34)	0.00	333.34	(333.34)	1,000.00
8150 · Operations Gate Expense	1,895.00	125.00	1,770.00	2,020.00	500.00	1,520.00	1,500.00
8220 · Pest Control Int	275.00	125.00	150.00	1,725.00	500.00	1,225.00	1,500.00
<b>Total Maintenance</b>	<b>2,170.00</b>	<b>958.34</b>	<b>1,211.66</b>	<b>4,794.00</b>	<b>3,833.34</b>	<b>960.66</b>	<b>11,500.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	1,040.00	1,280.00	(240.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	916.39	150.00	766.39	1,238.97	600.00	638.97	1,800.00
8430 · Pool Janitor Cleaning Sv	221.50	150.00	71.50	671.50	600.00	71.50	1,800.00
<b>Total Pool and Recreation</b>	<b>1,397.89</b>	<b>620.00</b>	<b>777.89</b>	<b>2,950.47</b>	<b>2,480.00</b>	<b>470.47</b>	<b>7,440.00</b>
<b>Utilities</b>							
8620 · Electrical Expense	476.06	500.00	(23.94)	1,921.59	2,000.00	(78.41)	6,000.00
8640 · Gas - Pool Heater	574.27	333.34	240.93	2,642.75	1,333.34	1,309.41	4,000.00
8660 · TV Cable (46.68 per unit)	929.06	887.00	42.06	3,658.55	3,548.00	110.55	10,644.00
8700 · Water & Sewer	906.51	1,000.00	(93.49)	4,350.12	4,000.00	350.12	12,000.00
<b>Total Utilities</b>	<b>2,885.90</b>	<b>2,720.34</b>	<b>165.56</b>	<b>12,573.01</b>	<b>10,881.34</b>	<b>1,691.67</b>	<b>32,644.00</b>
<b>Total Expense</b>	<b>11,323.88</b>	<b>9,896.82</b>	<b>1,427.06</b>	<b>42,927.47</b>	<b>39,587.32</b>	<b>3,340.15</b>	<b>118,762.00</b>
<b>Net Ordinary Income</b>	<b>406.74</b>	<b>1,794.52</b>	<b>(1,387.78)</b>	<b>4,089.17</b>	<b>7,178.02</b>	<b>(3,088.85)</b>	<b>21,534.00</b>

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**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Revenue & Expense - Budget vs Actual**  
 April 2017

	<u>Apr 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Other							
9710 - Contingency Fund	155.00	236.16	(81.16)	155.00	944.66	(789.66)	2,834.00
9970 - Transfer to Reserves	4,707.33	1,558.34	3,148.99	9,479.48	6,233.34	3,246.14	18,700.00
<b>Total Other</b>	<u>4,862.33</u>	<u>1,794.50</u>	<u>3,067.83</u>	<u>9,634.48</u>	<u>7,178.00</u>	<u>2,456.48</u>	<u>21,534.00</u>
<b>Total Other Expense</b>	<u>4,862.33</u>	<u>1,794.50</u>	<u>3,067.83</u>	<u>9,634.48</u>	<u>7,178.00</u>	<u>2,456.48</u>	<u>21,534.00</u>
<b>Net Other Income</b>	<u>(4,862.33)</u>	<u>(1,794.50)</u>	<u>(3,067.83)</u>	<u>(9,634.48)</u>	<u>(7,178.00)</u>	<u>(2,456.48)</u>	<u>(21,534.00)</u>
<b>Net Income</b>	<u><u>(4,455.59)</u></u>	<u><u>0.02</u></u>	<u><u>(4,455.61)</u></u>	<u><u>(5,545.31)</u></u>	<u><u>0.02</u></u>	<u><u>(5,545.33)</u></u>	<u><u>0.00</u></u>