

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

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

06/20/17

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

	May 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Stonegate Opr 6885	49,352.30
1210 · Stonegate MM Res 6893	117,106.95
<b>Total Checking/Savings</b>	166,459.25
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(5,219.65)
<b>Total Accounts Receivable</b>	(5,219.65)
<b>Other Current Assets</b>	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	13,382.38
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	14,984.08
<b>Total Current Assets</b>	176,223.68
<b>TOTAL ASSETS</b>	<b>176,223.68</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	8,160.06
<b>Total Accounts Payable</b>	8,160.06
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	11,691.36
<b>Total Other Current Liabilities</b>	11,691.36
<b>Total Current Liabilities</b>	19,851.42
<b>Long Term Liabilities</b>	
<b>Reserves</b>	
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	163.66
6491 · Res Interest Prior Yrs	1,047.69
<b>Total Reserves</b>	117,106.99
<b>Total Long Term Liabilities</b>	117,106.99
<b>Total Liabilities</b>	136,958.41
<b>Equity</b>	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	(2,526.35)
<b>Total Equity</b>	39,265.27
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>176,223.68</b>

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

	May 17	Budget	\$ Over Budget	Jan - May 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,133.01	10,133.00	0.01	50,665.03	50,665.00	0.03	121,596.00
6210 · Reserve Fee	1,558.31	1,558.33	(0.02)	7,791.61	7,791.67	(0.06)	18,700.00
6350 · Application Fees	0.00			100.00			
6910 · Interest - Operating	5.45			27.29			
6920 · Interest - Reserves	34.18			163.66			
<b>Total Income</b>	<u>11,730.95</u>	<u>11,691.33</u>	<u>39.62</u>	<u>58,747.59</u>	<u>58,456.67</u>	<u>290.92</u>	<u>140,296.00</u>
<b>Total Income</b>	11,730.95	11,691.33	39.62	58,747.59	58,456.67	290.92	140,296.00
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	46.83	(46.83)	61.25	234.17	(172.92)	562.00
7100 · Insurance Expense	2,672.57	2,569.58	102.99	13,370.67	12,847.92	522.75	30,835.00
7105 · Insurance Appraisal	0.00			750.00			
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	250.00	(250.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	81.25	113.75	195.00
7200 · Management Fees	675.00	675.00	0.00	3,465.00	3,375.00	90.00	8,100.00
7250 · Office Supplies/Svc/Misc	74.29	100.00	(25.71)	422.03	500.00	(77.97)	1,200.00
7260 · Postage and Delivery	2.79	41.67	(38.88)	77.75	208.33	(130.58)	500.00
7400 · Telephone	76.69	72.92	3.77	377.73	364.58	13.15	875.00
<b>Total Administrative</b>	<u>3,501.34</u>	<u>3,572.25</u>	<u>(70.91)</u>	<u>18,719.43</u>	<u>17,861.25</u>	<u>858.18</u>	<u>42,867.00</u>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	5.50	41.67	(36.17)	691.72	208.33	483.39	500.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	6,504.60	6,504.58	0.02	15,611.00
7650 · Landscape Svcs/Replc/Oth	225.00	291.67	(66.67)	1,727.00	1,458.33	268.67	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,458.33	(1,458.33)	3,500.00
7800 · Palm/Tree Trimming	0.00	100.00	(100.00)	0.00	500.00	(500.00)	1,200.00
<b>Total Grounds</b>	<u>1,531.42</u>	<u>2,025.93</u>	<u>(494.51)</u>	<u>8,923.32</u>	<u>10,129.57</u>	<u>(1,206.25)</u>	<u>24,311.00</u>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	1,049.00	3,125.00	(2,076.00)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.33	(83.33)	0.00	416.67	(416.67)	1,000.00
8150 · Operations Gate Expense	0.00	125.00	(125.00)	2,020.00	625.00	1,395.00	1,500.00
8220 · Pest Control Int	275.00	125.00	150.00	2,000.00	625.00	1,375.00	1,500.00
<b>Total Maintenance</b>	<u>275.00</u>	<u>958.33</u>	<u>(683.33)</u>	<u>5,069.00</u>	<u>4,791.67</u>	<u>277.33</u>	<u>11,500.00</u>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	1,300.00	1,600.00	(300.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	170.50	150.00	20.50	1,409.47	750.00	659.47	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	821.50	750.00	71.50	1,800.00
<b>Total Pool and Recreation</b>	<u>580.50</u>	<u>620.00</u>	<u>(39.50)</u>	<u>3,530.97</u>	<u>3,100.00</u>	<u>430.97</u>	<u>7,440.00</u>
<b>Utilities</b>							
8620 · Electrical Expense	508.87	500.00	8.87	2,430.46	2,500.00	(69.54)	6,000.00
8640 · Gas - Pool Heater	281.62	333.33	(51.71)	2,924.37	1,666.67	1,257.70	4,000.00
8660 · TV Cable (46.68 per unit)	929.07	887.00	42.07	4,587.62	4,435.00	152.62	10,644.00
8700 · Water & Sewer	1,069.99	1,000.00	69.99	5,420.11	5,000.00	420.11	12,000.00
<b>Total Utilities</b>	<u>2,789.55</u>	<u>2,720.33</u>	<u>69.22</u>	<u>15,362.56</u>	<u>13,601.67</u>	<u>1,760.89</u>	<u>32,644.00</u>
<b>Total Expense</b>	<u>8,677.81</u>	<u>9,896.84</u>	<u>(1,219.03)</u>	<u>51,605.28</u>	<u>49,484.16</u>	<u>2,121.12</u>	<u>118,762.00</u>
<b>Net Ordinary Income</b>	<u>3,053.14</u>	<u>1,794.49</u>	<u>1,258.65</u>	<u>7,142.31</u>	<u>8,972.51</u>	<u>(1,830.20)</u>	<u>21,534.00</u>

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

	<u>May 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - May 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)	155.00	1,180.83	(1,025.83)	2,834.00
9970 - Transfer to Reserves	34.18	1,558.33	(1,524.15)	9,513.66	7,791.67	1,721.99	18,700.00
<b>Total Other</b>	<u>34.18</u>	<u>1,794.50</u>	<u>(1,760.32)</u>	<u>9,668.66</u>	<u>8,972.50</u>	<u>696.16</u>	<u>21,534.00</u>
<b>Total Other Expense</b>	<u>34.18</u>	<u>1,794.50</u>	<u>(1,760.32)</u>	<u>9,668.66</u>	<u>8,972.50</u>	<u>696.16</u>	<u>21,534.00</u>
<b>Net Other Income</b>	<u>(34.18)</u>	<u>(1,794.50)</u>	<u>1,760.32</u>	<u>(9,668.66)</u>	<u>(8,972.50)</u>	<u>(696.16)</u>	<u>(21,534.00)</u>
<b>Net Income</b>	<u><u>3,018.96</u></u>	<u><u>(0.01)</u></u>	<u><u>3,018.97</u></u>	<u><u>(2,526.35)</u></u>	<u><u>0.01</u></u>	<u><u>(2,526.36)</u></u>	<u><u>0.00</u></u>