

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

BANK STATEMENTS & RECONCILIATIONS

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

08/04/17

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

	Jul 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Stonegate Opr 6885	
Due to/from Operating	(4,675.00)
1010 · Stonegate Opr 6885 - Other	60,075.80
<b>Total 1010 · Stonegate Opr 6885</b>	55,400.80
1210 · Stonegate MM Res 6893	
Due to/from Reserves	4,675.00
1210 · Stonegate MM Res 6893 - Other	121,851.05
<b>Total 1210 · Stonegate MM Res 6893</b>	126,526.05
<b>Total Checking/Savings</b>	181,926.85
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(2,160.25)
<b>Total Accounts Receivable</b>	(2,160.25)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	8,029.42
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	9,472.89
<b>Total Current Assets</b>	189,239.49
<b>TOTAL ASSETS</b>	<b>189,239.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	2,161.38
<b>Total Accounts Payable</b>	2,161.38
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	23,382.66
<b>Total Other Current Liabilities</b>	23,382.66
<b>Total Current Liabilities</b>	25,544.04
<b>Long Term Liabilities</b>	
<b>Reserves</b>	
5141 · Misc Bldg Components	3,419.75
5142 · Misc Site Improvements	1,970.25
5146 · Furniture/Fixtures/Equip	725.29
5300 · Bldg Restoration/Paintin	18,837.68
5320 · Paving/Roads	37,481.65
5400 · Roofing	58,136.02
5490 · Reserve Interest Current	229.68
6491 · Res Interest Prior Yrs	1,047.69
<b>Total Reserves</b>	121,848.01
<b>Total Long Term Liabilities</b>	121,848.01
<b>Total Liabilities</b>	147,392.05
<b>Equity</b>	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	55.82
<b>Total Equity</b>	41,847.44
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>189,239.49</b>

08/04/17

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

	Jul 17	Budget	\$ Over Budget	Jan - Jul 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,133.00	10,133.00	0.00	70,931.08	70,931.00	0.08	121,596.00
6210 · Reserve Fee	1,558.34	1,558.34	0.00	10,908.26	10,908.34	(0.08)	18,700.00
6350 · Application Fees	100.00			200.00			
6910 · Interest - Operating	7.35			39.03			
6920 · Interest - Reserves	35.41			232.76			
<b>Total Income</b>	<b>11,834.10</b>	<b>11,691.34</b>	<b>142.76</b>	<b>82,311.13</b>	<b>81,839.34</b>	<b>471.79</b>	<b>140,296.00</b>
<b>Total Income</b>	<b>11,834.10</b>	<b>11,691.34</b>	<b>142.76</b>	<b>82,311.13</b>	<b>81,839.34</b>	<b>471.79</b>	<b>140,296.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	46.84	(46.84)	461.60	327.84	133.76	562.00
7100 · Insurance Expense	2,676.48	2,569.59	106.89	18,723.63	17,987.09	736.54	30,835.00
7105 · Insurance Appraisal	0.00			750.00			
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	113.75	81.25	195.00
7200 · Management Fees	675.00	675.00	0.00	4,815.00	4,725.00	90.00	8,100.00
7250 · Office Supplies/Svc/Misc	76.45	100.00	(23.55)	575.68	700.00	(124.32)	1,200.00
7260 · Postage and Delivery	16.33	41.66	(25.33)	96.84	291.66	(194.82)	500.00
7400 · Telephone	77.21	72.91	4.30	531.65	510.41	21.24	875.00
<b>Total Administrative</b>	<b>3,521.47</b>	<b>3,572.25</b>	<b>(50.78)</b>	<b>26,149.40</b>	<b>25,005.75</b>	<b>1,143.65</b>	<b>42,867.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	20.64	41.66	(21.02)	721.46	291.66	429.80	500.00
7600 · Landscape Contract	1,300.92	1,300.91	0.01	9,106.44	9,106.41	0.03	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.66	(291.66)	1,827.00	2,041.66	(214.66)	3,500.00
7665 · Mulch	0.00	291.66	(291.66)	0.00	2,041.66	(2,041.66)	3,500.00
7800 · Palm/Tree Trimming	400.00	100.00	300.00	400.00	700.00	(300.00)	1,200.00
<b>Total Grounds</b>	<b>1,721.56</b>	<b>2,025.89</b>	<b>(304.33)</b>	<b>12,054.90</b>	<b>14,181.39</b>	<b>(2,126.49)</b>	<b>24,311.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	1,107.83	4,375.00	(3,267.17)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.34	(83.34)	0.00	583.34	(583.34)	1,000.00
8150 · Operations Gate Expense	0.00	125.00	(125.00)	2,020.00	875.00	1,145.00	1,500.00
8220 · Pest Control Int	25.00	125.00	(100.00)	2,075.00	875.00	1,200.00	1,500.00
<b>Total Maintenance</b>	<b>25.00</b>	<b>958.34</b>	<b>(933.34)</b>	<b>5,202.83</b>	<b>6,708.34</b>	<b>(1,505.51)</b>	<b>11,500.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	1,820.00	2,240.00	(420.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	0.00	150.00	(150.00)	1,469.47	1,050.00	419.47	1,800.00
8430 · Pool Janitor Cleaning Sv	0.00	150.00	(150.00)	971.50	1,050.00	(78.50)	1,800.00
<b>Total Pool and Recreation</b>	<b>260.00</b>	<b>620.00</b>	<b>(360.00)</b>	<b>4,260.97</b>	<b>4,340.00</b>	<b>(79.03)</b>	<b>7,440.00</b>

08/04/17

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

	<u>Jul 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electrical Expense	526.17	500.00	26.17	3,497.65	3,500.00	(2.35)	6,000.00
8640 · Gas - Pool Heater	38.00	333.34	(295.34)	3,017.49	2,333.34	684.15	4,000.00
8660 · TV Cable (46.68 per unit)	929.17	887.00	42.17	6,445.86	6,209.00	236.86	10,644.00
8700 · Water & Sewer	895.10	1,000.00	(104.90)	7,216.53	7,000.00	216.53	12,000.00
<b>Total Utilities</b>	<u>2,388.44</u>	<u>2,720.34</u>	<u>(331.90)</u>	<u>20,177.53</u>	<u>19,042.34</u>	<u>1,135.19</u>	<u>32,644.00</u>
<b>Total Expense</b>	<u>7,916.47</u>	<u>9,896.82</u>	<u>(1,980.35)</u>	<u>67,845.63</u>	<u>69,277.82</u>	<u>(1,432.19)</u>	<u>118,762.00</u>
<b>Net Ordinary Income</b>	<u>3,917.63</u>	<u>1,794.52</u>	<u>2,123.11</u>	<u>14,465.50</u>	<u>12,561.52</u>	<u>1,903.98</u>	<u>21,534.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 · Contingency Fund	0.00	236.16	(236.16)	155.00	1,653.16	(1,498.16)	2,834.00
9970 · Transfer to Reserves	4,707.33	1,558.34	3,148.99	14,254.68	10,908.34	3,346.34	18,700.00
<b>Total Other</b>	<u>4,707.33</u>	<u>1,794.50</u>	<u>2,912.83</u>	<u>14,409.68</u>	<u>12,561.50</u>	<u>1,848.18</u>	<u>21,534.00</u>
<b>Total Other Expense</b>	<u>4,707.33</u>	<u>1,794.50</u>	<u>2,912.83</u>	<u>14,409.68</u>	<u>12,561.50</u>	<u>1,848.18</u>	<u>21,534.00</u>
<b>Net Other Income</b>	<u>(4,707.33)</u>	<u>(1,794.50)</u>	<u>(2,912.83)</u>	<u>(14,409.68)</u>	<u>(12,561.50)</u>	<u>(1,848.18)</u>	<u>(21,534.00)</u>
<b>Net Income</b>	<u><b>(789.70)</b></u>	<u><b>0.02</b></u>	<u><b>(789.72)</b></u>	<u><b>55.82</b></u>	<u><b>0.02</b></u>	<u><b>55.80</b></u>	<u><b>0.00</b></u>