

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

Prepared By: Sunstate Association Management Group, Inc.

10/05/17

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

	Sep 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	52,689.65
1210 · Stonegate MM Res 6893	119,632.39
Total Checking/Savings	172,322.04
Accounts Receivable	
1310 · Accounts Receivable	(11,600.60)
Total Accounts Receivable	(11,600.60)
Other Current Assets	
1320 · Undeposited Funds	1,845.68
1610 · Prepaid Insurance	12,009.46
1800 · Deposits	1,443.47
Total Other Current Assets	15,298.61
Total Current Assets	176,020.05
TOTAL ASSETS	176,020.05
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	9,370.50
Total Accounts Payable	9,370.50
Total Current Liabilities	9,370.50
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	3,419.75
5142 · Misc Site Improvements	1,970.25
5146 · Furniture/Fixtures/Equip	(1,583.97)
5300 · Bldg Restoration/Paintin	18,837.68
5320 · Paving/Roads	37,481.65
5400 · Roofing	58,136.02
5490 · Reserve Interest Current	320.28
6491 · Res Interest Prior Yrs	1,047.69
Total Reserves	119,629.35
Total Long Term Liabilities	119,629.35
Total Liabilities	128,999.85
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	5,228.58
Total Equity	47,020.20
TOTAL LIABILITIES & EQUITY	176,020.05

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

September 2017

	Sep 17	Budget	\$ Over Budget	Jan - Sep 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 - Assessment Fees	10,133.01	10,133.00	0.01	91,197.10	91,197.00	0.10	121,596.00
6210 - Reserve Fee	1,558.33	1,558.33	0.00	14,024.90	14,025.00	(0.10)	18,700.00
6350 - Application Fees	0.00			200.00			
6910 - Interest - Operating	6.11			52.30			
6920 - Interest - Reserves	44.28			323.36			
Total Income	11,741.73	11,691.33	50.40	105,797.66	105,222.00	575.66	140,296.00
Total Income	11,741.73	11,691.33	50.40	105,797.66	105,222.00	575.66	140,296.00
Expense							
Administrative							
7040 - Licenses & Fees	0.00	46.83	(46.83)	461.60	421.50	40.10	562.00
7100 - Insurance Expense	2,676.48	2,569.58	106.90	24,076.59	23,126.25	950.34	30,835.00
7105 - Insurance Appraisal	0.00			750.00			
7150 - Professional Fees Legal	0.00	50.00	(50.00)	0.00	450.00	(450.00)	600.00
7170 - Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	146.25	48.75	195.00
7200 - Management Fees	675.00	675.00	0.00	6,165.00	6,075.00	90.00	8,100.00
7250 - Office Supplies/Svc/Misc	73.00	100.00	(27.00)	722.77	900.00	(177.23)	1,200.00
7260 - Postage and Delivery	3.22	41.67	(38.45)	102.36	375.00	(272.64)	500.00
7400 - Telephone	78.30	72.92	5.38	688.26	656.25	32.01	875.00
Total Administrative	3,506.00	3,572.25	(66.25)	33,161.58	32,150.25	1,011.33	42,867.00
Grounds							
7520 - Irrigation Main/Repr/Svc	0.00	41.67	(41.67)	755.76	375.00	380.76	500.00
7600 - Landscape Contract	1,300.92	1,300.92	0.00	11,708.28	11,708.25	0.03	15,611.00
7650 - Landscape Svcs/Replc/Oth	32.50	291.67	(259.17)	3,539.50	2,625.00	914.50	3,500.00
7665 - Mulch	0.00	291.67	(291.67)	36.00	2,625.00	(2,589.00)	3,500.00
7800 - Palm/Tree Trimming	0.00	100.00	(100.00)	400.00	900.00	(500.00)	1,200.00
Total Grounds	1,333.42	2,025.93	(692.51)	16,439.54	18,233.25	(1,793.71)	24,311.00
Maintenance							
8010 - Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	1,402.83	5,625.00	(4,222.17)	7,500.00
8040 - Electrical Main/Repr/Svc	0.00	83.33	(83.33)	0.00	750.00	(750.00)	1,000.00
8150 - Operations Gate Expense	0.00	125.00	(125.00)	2,020.00	1,125.00	895.00	1,500.00
8220 - Pest Control Int	25.00	125.00	(100.00)	2,375.00	1,125.00	1,250.00	1,500.00
Total Maintenance	25.00	958.33	(933.33)	5,797.83	8,625.00	(2,827.17)	11,500.00
Pool and Recreation							
8400 - Pool Maintenance Contrac	260.00	320.00	(60.00)	2,340.00	2,880.00	(540.00)	3,840.00
8420 - Pool Equip/Deck Main/Rep	90.50	150.00	(59.50)	1,559.97	1,350.00	209.97	1,800.00
8430 - Pool Janitor Cleaning Sv	150.00	150.00	0.00	1,421.50	1,350.00	71.50	1,800.00
Total Pool and Recreation	500.50	620.00	(119.50)	5,321.47	5,580.00	(258.53)	7,440.00
Utilities							
8620 - Electrical Expense	521.90	500.00	21.90	4,530.61	4,500.00	30.61	6,000.00
8640 - Gas - Pool Heater	43.10	333.33	(290.23)	3,098.65	3,000.00	98.65	4,000.00
8660 - TV Cable (46.68 per unit)	929.17	887.00	42.17	8,304.20	7,983.00	321.20	10,644.00
8700 - Water & Sewer	1,217.61	1,000.00	217.61	9,414.92	9,000.00	414.92	12,000.00
Total Utilities	2,711.78	2,720.33	(8.55)	25,348.38	24,483.00	865.38	32,644.00
Total Expense	8,076.70	9,896.84	(1,820.14)	86,068.80	89,071.50	(3,002.70)	118,762.00
Net Ordinary Income	3,665.03	1,794.49	1,870.54	19,728.86	16,150.50	3,578.36	21,534.00
Other Income/Expense							
Other Expense							
Other							
9710 - Contingency Fund	0.00	236.17	(236.17)	155.00	2,125.50	(1,970.50)	2,834.00
9970 - Transfer to Reserves	44.28	1,558.33	(1,514.05)	14,345.28	14,025.00	320.28	18,700.00
Total Other	44.28	1,794.50	(1,750.22)	14,500.28	16,150.50	(1,650.22)	21,534.00
Total Other Expense	44.28	1,794.50	(1,750.22)	14,500.28	16,150.50	(1,650.22)	21,534.00
Net Other Income	(44.28)	(1,794.50)	1,750.22	(14,500.28)	(16,150.50)	1,650.22	(21,534.00)
Net Income	3,620.75	(0.01)	3,620.76	5,228.58	0.00	5,228.58	0.00