

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

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

11/06/17

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

	Oct 31, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	57,966.28
1210 · Stonegate MM Res 6893	124,354.05
<b>Total Checking/Savings</b>	<b>182,320.33</b>
Accounts Receivable	
1310 · Accounts Receivable	(1,157.84)
<b>Total Accounts Receivable</b>	<b>(1,157.84)</b>
Other Current Assets	
1610 · Prepaid Insurance	30,513.38
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	<b>31,956.85</b>
<b>Total Current Assets</b>	<b>213,119.34</b>
<b>TOTAL ASSETS</b>	<b>213,119.34</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	21,180.40
<b>Total Accounts Payable</b>	<b>21,180.40</b>
Other Current Liabilities	
3050 · Deferred Revenue	20,266.00
<b>Total Other Current Liabilities</b>	<b>20,266.00</b>
<b>Total Current Liabilities</b>	<b>41,446.40</b>
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	3,666.00
5142 · Misc Site Improvements	2,481.00
5146 · Furniture/Fixtures/Equip	(1,333.47)
5300 · Bldg Restoration/Paintin	20,049.68
5320 · Paving/Roads	37,689.40
5400 · Roofing	60,383.77
5490 · Reserve Interest Current	366.94
6491 · Res Interest Prior Yrs	1,047.69
<b>Total Reserves</b>	<b>124,351.01</b>
<b>Total Long Term Liabilities</b>	<b>124,351.01</b>
<b>Total Liabilities</b>	<b>165,797.41</b>
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	5,530.31
<b>Total Equity</b>	<b>47,321.93</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>213,119.34</b>

11/07/17

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

October 2017

	Oct 17	Budget	\$ Over Budget	Jan - Oct 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	101,330.10	101,330.00	0.10	121,596.00
6210 · Reserve Fee	4,675.00	1,558.34	3,116.66	18,699.90	15,583.34	3,116.56	18,700.00
6350 · Application Fees	0.00			200.00			
6910 · Interest - Operating	7.82			60.12			
6920 · Interest - Reserves	46.66			370.02			
<b>Total Income</b>	<u>14,862.48</u>	<u>11,691.34</u>	<u>3,171.14</u>	<u>120,660.14</u>	<u>116,913.34</u>	<u>3,746.80</u>	<u>140,296.00</u>
<b>Total Income</b>	14,862.48	11,691.34	3,171.14	120,660.14	116,913.34	3,746.80	140,296.00
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	46.84	(46.84)	461.60	468.34	(6.74)	562.00
7100 · Insurance Expense	2,676.48	2,569.59	106.89	26,753.07	25,695.84	1,057.23	30,835.00
7105 · Insurance Appraisal	0.00			750.00			
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	500.00	(500.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	162.50	32.50	195.00
7200 · Management Fees	675.00	675.00	0.00	6,840.00	6,750.00	90.00	8,100.00
7250 · Office Supplies/Svc/Misc	85.20	100.00	(14.80)	807.97	1,000.00	(192.03)	1,200.00
7260 · Postage and Delivery	14.30	41.66	(27.36)	116.66	416.66	(300.00)	500.00
7400 · Telephone	78.76	72.91	5.85	767.02	729.16	37.86	875.00
<b>Total Administrative</b>	<u>3,529.74</u>	<u>3,572.25</u>	<u>(42.51)</u>	<u>36,691.32</u>	<u>35,722.50</u>	<u>968.82</u>	<u>42,867.00</u>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	41.66	(41.66)	755.76	416.66	339.10	500.00
7600 · Landscape Contract	1,850.92	1,300.91	550.01	13,559.20	13,009.16	550.04	15,611.00
7650 · Landscape Svcs/Replc/Oth	1,682.50	291.66	1,390.84	5,222.00	2,916.66	2,305.34	3,500.00
7665 · Mulch	0.00	291.66	(291.66)	36.00	2,916.66	(2,880.66)	3,500.00
7800 · Palm/Tree Trimming	0.00	100.00	(100.00)	400.00	1,000.00	(600.00)	1,200.00
<b>Total Grounds</b>	<u>3,533.42</u>	<u>2,025.89</u>	<u>1,507.53</u>	<u>19,972.96</u>	<u>20,259.14</u>	<u>(286.18)</u>	<u>24,311.00</u>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	1,402.83	6,250.00	(4,847.17)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.34	(83.34)	0.00	833.34	(833.34)	1,000.00
8150 · Gate Operations	0.00	125.00	(125.00)	2,020.00	1,250.00	770.00	1,500.00
8220 · Pest Control	25.00	125.00	(100.00)	2,400.00	1,250.00	1,150.00	1,500.00
<b>Total Maintenance</b>	<u>25.00</u>	<u>958.34</u>	<u>(933.34)</u>	<u>5,822.83</u>	<u>9,583.34</u>	<u>(3,760.51)</u>	<u>11,500.00</u>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	260.00	320.00	(60.00)	2,600.00	3,200.00	(600.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	71.50	150.00	(78.50)	1,631.47	1,500.00	131.47	1,800.00
8430 · Pool Janitor Cleaning Sv	78.50	150.00	(71.50)	1,500.00	1,500.00	0.00	1,800.00
<b>Total Pool and Recreation</b>	<u>410.00</u>	<u>620.00</u>	<u>(210.00)</u>	<u>5,731.47</u>	<u>6,200.00</u>	<u>(468.53)</u>	<u>7,440.00</u>

11/07/17

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

October 2017

	<u>Oct 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electric	502.73	500.00	2.73	5,033.34	5,000.00	33.34	6,000.00
8640 · Gas - Pool Heater	36.74	333.34	(296.60)	3,135.39	3,333.34	(197.95)	4,000.00
8660 · TV Cable	929.17	887.00	42.17	9,233.37	8,870.00	363.37	10,644.00
8700 · Water & Sewer	872.29	1,000.00	(127.71)	10,287.21	10,000.00	287.21	12,000.00
<b>Total Utilities</b>	<u>2,340.93</u>	<u>2,720.34</u>	<u>(379.41)</u>	<u>27,689.31</u>	<u>27,203.34</u>	<u>485.97</u>	<u>32,644.00</u>
<b>Total Expense</b>	<u>9,839.09</u>	<u>9,896.82</u>	<u>(57.73)</u>	<u>95,907.89</u>	<u>98,968.32</u>	<u>(3,060.43)</u>	<u>118,762.00</u>
<b>Net Ordinary Income</b>	5,023.39	1,794.52	3,228.87	24,752.25	17,945.02	6,807.23	21,534.00
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 · Contingency Fund	0.00	236.16	(236.16)	155.00	2,361.66	(2,206.66)	2,834.00
9970 · Transfer to Reserves	4,721.66	1,558.34	3,163.32	19,066.94	15,583.34	3,483.60	18,700.00
<b>Total Other</b>	<u>4,721.66</u>	<u>1,794.50</u>	<u>2,927.16</u>	<u>19,221.94</u>	<u>17,945.00</u>	<u>1,276.94</u>	<u>21,534.00</u>
<b>Total Other Expense</b>	<u>4,721.66</u>	<u>1,794.50</u>	<u>2,927.16</u>	<u>19,221.94</u>	<u>17,945.00</u>	<u>1,276.94</u>	<u>21,534.00</u>
<b>Net Other Income</b>	<u>(4,721.66)</u>	<u>(1,794.50)</u>	<u>(2,927.16)</u>	<u>(19,221.94)</u>	<u>(17,945.00)</u>	<u>(1,276.94)</u>	<u>(21,534.00)</u>
<b>Net Income</b>	<u><u>301.73</u></u>	<u><u>0.02</u></u>	<u><u>301.71</u></u>	<u><u>5,530.31</u></u>	<u><u>0.02</u></u>	<u><u>5,530.29</u></u>	<u><u>0.00</u></u>