

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
January 31, 2018

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STATEMENT OF ASSETS, LIABILITIES & FUND BALANCE

REVENUES AND EXPENSE

COMPARISON OF ACTUAL TO BUDGET

Prepared By: Sunstate Association Management Group, Inc.

02/13/18

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
 As of January 31, 2018

	Jan 31, 18
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	
Due to/from Operating	(4,971.00)
1010 · Stonegate Opr 6885 - Other	67,331.47
Total 1010 · Stonegate Opr 6885	62,360.47
1210 · Stonegate MM Res 6893	
Due to/from Reserves	4,971.00
1210 · Stonegate MM Res 6893 - Other	124,536.96
Total 1210 · Stonegate MM Res 6893	129,507.96
Total Checking/Savings	191,868.43
Accounts Receivable	
1310 · Accounts Receivable	(1,365.51)
Total Accounts Receivable	(1,365.51)
Other Current Assets	
1610 · Prepaid Insurance	22,885.04
1800 · Deposits	1,443.47
Total Other Current Assets	24,328.51
Total Current Assets	214,831.43
TOTAL ASSETS	214,831.43
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	16,415.32
Total Accounts Payable	16,415.32
Other Current Liabilities	
3050 · Deferred Revenue	23,395.33
Total Other Current Liabilities	23,395.33
Total Current Liabilities	39,810.65
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	3,926.50
5142 · Misc Site Improvements	3,013.00
5146 · Furniture/Fixtures/Equip	(850.72)
5300 · Bldg Restoration/Paintin	21,261.43
5320 · Paving/Roads	37,910.15
5400 · Roofing	62,647.02
5490 · Reserve Interest Current	74.01
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	129,508.00
Total Long Term Liabilities	129,508.00
Total Liabilities	169,318.65
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(4,910.67)
Total Equity	45,512.78
TOTAL LIABILITIES & EQUITY	214,831.43

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

January 2018

	Jan 18	Budget	\$ Over Budget	Jan 18	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,040.67	10,040.67	0.00	10,040.67	10,040.67	0.00	120,488.00
6210 · Reserve Fee	1,657.00	1,657.00	0.00	1,657.00	1,657.00	0.00	19,884.00
6910 · Interest - Operating	8.39			8.39			
6920 · Interest - Reserves	74.01			74.01			
Total Income	11,780.07	11,697.67	82.40	11,780.07	11,697.67	82.40	140,372.00
Total Income	11,780.07	11,697.67	82.40	11,780.07	11,697.67	82.40	140,372.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	43.83	(43.83)	0.00	43.83	(43.83)	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	2,542.78	2,673.33	(130.55)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.67	(16.67)	0.00	16.67	(16.67)	200.00
7200 · Management Fees	675.00	675.00	0.00	675.00	675.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	140.79	83.33	57.46	140.79	83.33	57.46	1,000.00
7260 · Postage and Delivery	9.10	20.83	(11.73)	9.10	20.83	(11.73)	250.00
7400 · Telephone	78.96	83.33	(4.37)	78.96	83.33	(4.37)	1,000.00
Total Administrative	3,446.63	3,637.99	(191.36)	3,446.63	3,637.99	(191.36)	43,656.00
Grounds							
7520 · Irrigation Main/Repr/Svc	38.95	62.50	(23.55)	38.95	62.50	(23.55)	750.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	1,300.92	1,300.92	0.00	15,611.00
7650 · Landscape Svcs/Replc/Oth	419.00	291.67	127.33	419.00	291.67	127.33	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	291.67	(291.67)	3,500.00
7800 · Palm/Tree Trimming	1,950.00	83.33	1,866.67	1,950.00	83.33	1,866.67	1,000.00
Total Grounds	3,708.87	2,030.09	1,678.78	3,708.87	2,030.09	1,678.78	24,361.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	(42.80)	437.50	(480.30)	(42.80)	437.50	(480.30)	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	41.67	(41.67)	500.00
8150 · Gate Operations	25.00	125.00	(100.00)	25.00	125.00	(100.00)	1,500.00
8220 · Pest Control	1,125.00	195.83	929.17	1,125.00	195.83	929.17	2,350.00
Total Maintenance	1,107.20	800.00	307.20	1,107.20	800.00	307.20	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	260.00	260.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	17.00	150.00	(133.00)	17.00	150.00	(133.00)	1,800.00
8430 · Pool Janitor Cleaning Sv	225.00	150.00	75.00	225.00	150.00	75.00	1,800.00
Total Pool and Recreation	502.00	560.00	(58.00)	502.00	560.00	(58.00)	6,720.00
Utilities							
8620 · Electric	482.61	518.50	(35.89)	482.61	518.50	(35.89)	6,222.00
8640 · Gas - Pool Heater	640.62	354.58	286.04	640.62	354.58	286.04	4,255.00
8660 · TV Cable	929.07	925.00	4.07	929.07	925.00	4.07	11,100.00
8700 · Water & Sewer	828.73	1,077.50	(248.77)	828.73	1,077.50	(248.77)	12,930.00
Total Utilities	2,881.03	2,875.58	5.45	2,881.03	2,875.58	5.45	34,507.00
Total Expense	11,645.73	9,903.66	1,742.07	11,645.73	9,903.66	1,742.07	118,844.00
Net Ordinary Income	134.34	1,794.01	(1,659.67)	134.34	1,794.01	(1,659.67)	21,528.00

02/13/18

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
 January 2018

	<u>Jan 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Other							
9710 - Contingency Fund	0.00	137.00	(137.00)	0.00	137.00	(137.00)	1,644.00
9970 - Transfer to Reserves	5,045.01	1,657.00	3,388.01	5,045.01	1,657.00	3,388.01	19,884.00
Total Other	<u>5,045.01</u>	<u>1,794.00</u>	<u>3,251.01</u>	<u>5,045.01</u>	<u>1,794.00</u>	<u>3,251.01</u>	<u>21,528.00</u>
Total Other Expense	<u>5,045.01</u>	<u>1,794.00</u>	<u>3,251.01</u>	<u>5,045.01</u>	<u>1,794.00</u>	<u>3,251.01</u>	<u>21,528.00</u>
Net Other Income	<u>(5,045.01)</u>	<u>(1,794.00)</u>	<u>(3,251.01)</u>	<u>(5,045.01)</u>	<u>(1,794.00)</u>	<u>(3,251.01)</u>	<u>(21,528.00)</u>
Net Income	<u><u>(4,910.67)</u></u>	<u><u>0.01</u></u>	<u><u>(4,910.68)</u></u>	<u><u>(4,910.67)</u></u>	<u><u>0.01</u></u>	<u><u>(4,910.68)</u></u>	<u><u>0.00</u></u>