

**BLACKBURN POINT MARINA VILLAGE COA, INC.**  
**FINANCIAL REPORTS**  
**February 28, 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.**

03/14/18

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of February 28, 2018

	Feb 28, 18
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Operating	
Due to/from Operating	9,942.00
1010 · Stonegate Opr 6885	44,746.34
Total Operating	54,688.34
Reserve	
Due to/from Reserves	(9,942.00)
1210 · Stonegate MM Res 6893	139,520.57
Total Reserve	129,578.57
Total Checking/Savings	184,266.91
Accounts Receivable	
1310 · Accounts Receivable	(5,850.66)
Total Accounts Receivable	(5,850.66)
Other Current Assets	
1610 · Prepaid Insurance	20,342.26
1800 · Deposits	1,443.47
Total Other Current Assets	21,785.73
Total Current Assets	200,201.98
<b>TOTAL ASSETS</b>	<b>200,201.98</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	12,826.78
Total Accounts Payable	12,826.78
Other Current Liabilities	
3050 · Deferred Revenue	11,697.67
Total Other Current Liabilities	11,697.67
Total Current Liabilities	24,524.45
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	144.62
6491 · Res Interest Prior Yrs	1,526.61
Total Reserves	129,578.61
Total Long Term Liabilities	129,578.61
Total Liabilities	154,103.06
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	15,235.88
Net Income	(4,324.53)
Total Equity	46,098.92
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>200,201.98</b>

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

February 2018

	Feb 18	Budget	\$ Over Budget	Jan - Feb 18	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,040.66	10,040.67	(0.01)	20,081.33	20,081.34	(0.01)	120,488.00
6210 · Reserve Fee	1,657.00	1,657.00	0.00	3,314.00	3,314.00	0.00	19,884.00
6910 · Interest - Operating	5.91			14.30			
6920 · Interest - Reserves	70.61			144.62			
<b>Total Income</b>	<b>11,774.18</b>	<b>11,697.67</b>	<b>76.51</b>	<b>23,554.25</b>	<b>23,395.34</b>	<b>158.91</b>	<b>140,372.00</b>
<b>Total Income</b>	<b>11,774.18</b>	<b>11,697.67</b>	<b>76.51</b>	<b>23,554.25</b>	<b>23,395.34</b>	<b>158.91</b>	<b>140,372.00</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	43.83	(43.83)	0.00	87.66	(87.66)	526.00
7100 · Insurance Expense	2,542.78	2,673.33	(130.55)	5,085.56	5,346.66	(261.10)	32,080.00
7150 · Professional Fees Legal	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00
7170 · Admin Fees, Tax Prep Acc	90.00	16.67	73.33	90.00	33.34	56.66	200.00
7200 · Management Fees	675.00	675.00	0.00	1,350.00	1,350.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	90.43	83.33	7.10	231.22	166.66	64.56	1,000.00
7260 · Postage and Delivery	7.10	20.83	(13.73)	16.20	41.66	(25.46)	250.00
7400 · Telephone	78.98	83.33	(4.35)	157.94	166.66	(8.72)	1,000.00
<b>Total Administrative</b>	<b>3,484.29</b>	<b>3,637.99</b>	<b>(153.70)</b>	<b>6,930.92</b>	<b>7,275.98</b>	<b>(345.06)</b>	<b>43,656.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	46.10	62.50	(16.40)	85.05	125.00	(39.95)	750.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	2,601.84	2,601.84	0.00	15,611.00
7650 · Landscape Svcs/Replc/Oth	520.00	291.67	228.33	939.00	583.34	355.66	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	583.34	(583.34)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	1,950.00	166.66	1,783.34	1,000.00
<b>Total Grounds</b>	<b>1,867.02</b>	<b>2,030.09</b>	<b>(163.07)</b>	<b>5,575.89</b>	<b>4,060.18</b>	<b>1,515.71</b>	<b>24,361.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	1,150.00	437.50	712.50	1,107.20	875.00	232.20	5,250.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	0.00	83.34	(83.34)	500.00
8150 · Gate Operations	290.00	125.00	165.00	315.00	250.00	65.00	1,500.00
8220 · Pest Control	275.00	195.83	79.17	1,400.00	391.66	1,008.34	2,350.00
<b>Total Maintenance</b>	<b>1,715.00</b>	<b>800.00</b>	<b>915.00</b>	<b>2,822.20</b>	<b>1,600.00</b>	<b>1,222.20</b>	<b>9,600.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	260.00	260.00	0.00	520.00	520.00	0.00	3,120.00
8420 · Pool Equip/Deck Main/Rep	53.00	150.00	(97.00)	70.00	300.00	(230.00)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	375.00	300.00	75.00	1,800.00
<b>Total Pool and Recreation</b>	<b>463.00</b>	<b>560.00</b>	<b>(97.00)</b>	<b>965.00</b>	<b>1,120.00</b>	<b>(155.00)</b>	<b>6,720.00</b>
<b>Utilities</b>							
8620 · Electric	529.09	518.50	10.59	1,011.70	1,037.00	(25.30)	6,222.00
8640 · Gas - Pool Heater	1,050.20	354.58	695.62	1,690.82	709.16	981.66	4,255.00
8660 · TV Cable	971.76	925.00	46.76	1,900.83	1,850.00	50.83	11,100.00
8700 · Water & Sewer	1,037.07	1,077.50	(40.43)	1,865.80	2,155.00	(289.20)	12,930.00
<b>Total Utilities</b>	<b>3,588.12</b>	<b>2,875.58</b>	<b>712.54</b>	<b>6,469.15</b>	<b>5,751.16</b>	<b>717.99</b>	<b>34,507.00</b>
<b>Total Expense</b>	<b>11,117.43</b>	<b>9,903.66</b>	<b>1,213.77</b>	<b>22,763.16</b>	<b>19,807.32</b>	<b>2,955.84</b>	<b>118,844.00</b>
<b>Net Ordinary Income</b>	<b>656.75</b>	<b>1,794.01</b>	<b>(1,137.26)</b>	<b>791.09</b>	<b>3,588.02</b>	<b>(2,796.93)</b>	<b>21,528.00</b>

03/14/18

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

	<u>Feb 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Feb 18</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 - Contingency Fund	0.00	137.00	(137.00)	0.00	274.00	(274.00)	1,644.00
9970 - Transfer to Reserves	70.61	1,657.00	(1,586.39)	5,115.62	3,314.00	1,801.62	19,884.00
<b>Total Other</b>	<u>70.61</u>	<u>1,794.00</u>	<u>(1,723.39)</u>	<u>5,115.62</u>	<u>3,588.00</u>	<u>1,527.62</u>	<u>21,528.00</u>
<b>Total Other Expense</b>	<u>70.61</u>	<u>1,794.00</u>	<u>(1,723.39)</u>	<u>5,115.62</u>	<u>3,588.00</u>	<u>1,527.62</u>	<u>21,528.00</u>
<b>Net Other Income</b>	<u>(70.61)</u>	<u>(1,794.00)</u>	<u>1,723.39</u>	<u>(5,115.62)</u>	<u>(3,588.00)</u>	<u>(1,527.62)</u>	<u>(21,528.00)</u>
<b>Net Income</b>	<u><b>586.14</b></u>	<u><b>0.01</b></u>	<u><b>586.13</b></u>	<u><b>(4,324.53)</b></u>	<u><b>0.02</b></u>	<u><b>(4,324.55)</b></u>	<u><b>0.00</b></u>