

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
November 30, 2016

Prepared By: Sunstate Association Management Group, Inc.

12/08/16

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of November 30, 2016

	Nov 30, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	46,800.80
1210 · Stonegate MM Res 6893	109,671.90
Total Checking/Savings	156,472.70
Accounts Receivable	
1310 · Accounts Receivable	(1,107.59)
Total Accounts Receivable	(1,107.59)
Other Current Assets	
1320 · Undeposited Funds	158.23
1610 · Prepaid Insurance	29,398.28
1800 · Deposits	1,443.47
Total Other Current Assets	30,999.98
Total Current Assets	186,365.09
TOTAL ASSETS	186,365.09
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	19,563.65
Total Accounts Payable	19,563.65
Other Current Liabilities	
3050 · Deferred Revenue	11,689.31
Total Other Current Liabilities	11,689.31
Total Current Liabilities	31,252.96
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	2,681.00
5142 · Misc Site Improvements	438.00
5146 · Furniture/Fixtures/Equip	2,085.00
5300 · Bldg Restoration/Paintin	15,201.68
5320 · Paving/Roads	36,858.40
5400 · Roofing	51,392.77
5490 · Reserve Interest Current	272.53
6491 · Res Interest Prior Yrs	742.56
Total Reserves	109,671.94
Total Long Term Liabilities	109,671.94
Total Liabilities	140,924.90
Equity	
30000 · Opening Balance Equity	35,187.57
Net Income	10,252.62
Total Equity	45,440.19
TOTAL LIABILITIES & EQUITY	186,365.09

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

November 2016

	Nov 16	Budget	\$ Over Budget	Jan - Nov 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 - Assessment Fees	10,206.80	10,206.83	(0.03)	112,274.80	112,275.17	(0.37)	122,482.00
6210 - Reserve Fee	1,482.51	1,482.51	0.00	16,307.58	16,307.57	0.01	17,790.08
6340 - Late Fee/Penalty	0.00	0.00	0.00	(331.05)	0.00	(331.05)	0.00
6350 - Application Fees	0.00			100.00			
6910 - Interest - Operating	4.45	0.00	4.45	61.64	0.00	61.64	0.00
6920 - Interest - Reserves	31.55	0.00	31.55	303.19	0.00	303.19	0.00
Total Income	11,725.31	11,689.34	35.97	128,716.16	128,582.74	133.42	140,272.08
Total Income	11,725.31	11,689.34	35.97	128,716.16	128,582.74	133.42	140,272.08
Expense							
Administrative							
7040 - Licenses & Fees	0.00	46.83	(46.83)	537.50	515.17	22.33	562.00
7100 - Insurance Expense	2,836.74	2,458.33	378.41	30,579.75	27,041.67	3,538.08	29,500.00
7150 - Professional Fees Legal	0.00	50.00	(50.00)	0.00	550.00	(550.00)	600.00
7170 - Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	178.75	16.25	195.00
7200 - Management Fees	650.00	651.09	(1.09)	7,153.27	7,161.91	(8.64)	7,813.00
7250 - Office Supplies/Svc/Misc	390.08	108.33	281.75	1,332.06	1,191.67	140.39	1,300.00
7260 - Postage and Delivery	3.68	33.33	(29.65)	362.66	366.67	(4.01)	400.00
7400 - Telephone	72.71	62.50	10.21	791.96	687.50	104.46	750.00
Total Administrative	3,953.21	3,426.66	526.55	40,952.20	37,693.34	3,258.86	41,120.00
Grounds							
7520 - Irrigation Main/Repr/Svc	121.90	41.67	80.23	480.50	458.33	22.17	500.00
7600 - Landscape Contract	1,300.92	1,266.67	34.25	14,357.50	13,933.33	424.17	15,200.00
7650 - Landscape Svcs/Replc/Oth	2,742.50	291.67	2,450.83	3,655.29	3,208.33	446.96	3,500.00
7665 - Mulch	0.00	291.67	(291.67)	0.00	3,208.33	(3,208.33)	3,500.00
7800 - Palm/Tree Trimming	0.00	83.33	(83.33)	1,100.00	916.67	183.33	1,000.00
Total Grounds	4,165.32	1,975.01	2,190.31	19,593.29	21,724.99	(2,131.70)	23,700.00
Maintenance							
8010 - Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	3,247.08	6,875.00	(3,627.92)	7,500.00
8040 - Electrical Main/Repr/Svc	0.00	41.67	(41.67)	717.61	458.33	259.28	500.00
8150 - Operations Gate Expense	0.00	50.00	(50.00)	1,472.50	550.00	922.50	600.00
8220 - Pest Control Int	0.00	83.33	(83.33)	2,100.00	916.67	1,183.33	1,000.00
Total Maintenance	0.00	800.00	(800.00)	7,537.19	8,800.00	(1,262.81)	9,600.00
Pool and Recreation							
8400 - Pool Maintenance Contrac	260.00	320.00	(60.00)	3,135.00	3,520.00	(385.00)	3,840.00
8420 - Pool Equip/Deck Main/Rep	0.00	83.33	(83.33)	1,805.48	916.67	888.81	1,000.00
8430 - Pool Janitor Cleaning Sv	150.00	140.00	10.00	1,454.80	1,540.00	(85.20)	1,680.00
Total Pool and Recreation	410.00	543.33	(133.33)	6,395.28	5,976.67	418.61	6,520.00

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

November 2016

12/08/16

	<u>Nov 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Utilities							
8620 · Electrical Expense	878.37	541.67	336.70	5,488.89	5,958.33	(469.44)	6,500.00
8640 · Gas - Pool Heater	92.25	429.17	(336.92)	2,511.19	4,720.83	(2,209.64)	5,150.00
8660 · TV Cable (46.68 per unit)	871.48	887.00	(15.52)	9,579.87	9,757.00	(177.13)	10,644.00
8700 · Water & Sewer	979.72	1,364.75	(385.03)	8,412.35	15,012.25	(6,599.90)	16,377.00
Total Utilities	<u>2,821.82</u>	<u>3,222.59</u>	<u>(400.77)</u>	<u>25,992.30</u>	<u>35,448.41</u>	<u>(9,456.11)</u>	<u>38,671.00</u>
Total Expense	<u>11,350.35</u>	<u>9,967.59</u>	<u>1,382.76</u>	<u>100,470.26</u>	<u>109,643.41</u>	<u>(9,173.15)</u>	<u>119,611.00</u>
Net Ordinary Income	<u>374.96</u>	<u>1,721.75</u>	<u>(1,346.79)</u>	<u>28,245.90</u>	<u>18,939.33</u>	<u>9,306.57</u>	<u>20,661.08</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	239.25	(239.25)	0.00	2,631.75	(2,631.75)	2,871.00
9970 · Transfer to Reserves	31.55	1,482.51	(1,450.96)	17,993.28	16,307.57	1,685.71	17,790.08
Total Other	<u>31.55</u>	<u>1,721.76</u>	<u>(1,690.21)</u>	<u>17,993.28</u>	<u>18,939.32</u>	<u>(946.04)</u>	<u>20,661.08</u>
Total Other Expense	<u>31.55</u>	<u>1,721.76</u>	<u>(1,690.21)</u>	<u>17,993.28</u>	<u>18,939.32</u>	<u>(946.04)</u>	<u>20,661.08</u>
Net Other Income	<u>(31.55)</u>	<u>(1,721.76)</u>	<u>1,690.21</u>	<u>(17,993.28)</u>	<u>(18,939.32)</u>	<u>946.04</u>	<u>(20,661.08)</u>
Net Income	<u>343.41</u>	<u>(0.01)</u>	<u>343.42</u>	<u>10,252.62</u>	<u>0.01</u>	<u>10,252.61</u>	<u>0.00</u>