

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

Prepared By: Sunstate Association Management Group, Inc.

02/10/17

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

	Jan 31, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	53,660.53
1210 · Stonegate MM Res 6893	114,412.52
Total Checking/Savings	168,073.05
Accounts Receivable	
1310 · Accounts Receivable	(684.06)
Total Accounts Receivable	(684.06)
Other Current Assets	
1320 · Undeposited Funds	316.46
1610 · Prepaid Insurance	24,053.14
1800 · Deposits	1,443.47
Total Other Current Assets	25,813.07
Total Current Assets	193,202.06
TOTAL ASSETS	193,202.06
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	17,180.58
Total Accounts Payable	17,180.58
Other Current Liabilities	
3050 · Deferred Revenue	23,382.66
Total Other Current Liabilities	23,382.66
Total Current Liabilities	40,563.24
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	2,927.25
5142 · Misc Site Improvements	948.75
5146 · Furniture/Fixtures/Equip	2,335.50
5300 · Bldg Restoration/Paintin	16,413.68
5320 · Paving/Roads	37,066.15
5400 · Roofing	53,640.52
5490 · Reserve Interest Current	33.02
6491 · Res Interest Prior Yrs	1,047.69
Total Reserves	114,412.56
Total Long Term Liabilities	114,412.56
Total Liabilities	154,975.80
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	(3,565.36)
Total Equity	38,226.26
TOTAL LIABILITIES & EQUITY	193,202.06

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

02/10/17

January 2017

	<u>Jan 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,133.00	10,133.00	0.00	10,133.00	10,133.00	0.00	121,596.00
6210 · Reserve Fee	1,558.34	1,558.34	0.00	1,558.34	1,558.34	0.00	18,700.00
6910 · Interest - Operating	7.12			7.12			
6920 · Interest - Reserves	33.02			33.02			
Total Income	<u>11,731.48</u>	<u>11,691.34</u>	<u>40.14</u>	<u>11,731.48</u>	<u>11,691.34</u>	<u>40.14</u>	<u>140,296.00</u>
Total Income	11,731.48	11,691.34	40.14	11,731.48	11,691.34	40.14	140,296.00
Expense							
Administrative							
7040 · Licenses & Fees	0.00	46.84	(46.84)	0.00	46.84	(46.84)	562.00
7100 · Insurance Expense	2,672.57	2,569.59	102.98	2,672.57	2,569.59	102.98	30,835.00
7105 · Insurance Appraisal	750.00			750.00			
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	50.00	(50.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	0.00	16.25	(16.25)	195.00
7200 · Management Fees	675.00	675.00	0.00	675.00	675.00	0.00	8,100.00
7250 · Office Supplies/Svc/Misc	90.45	100.00	(9.55)	90.45	100.00	(9.55)	1,200.00
7260 · Postage and Delivery	31.96	41.66	(9.70)	31.96	41.66	(9.70)	500.00
7400 · Telephone	75.21	72.91	2.30	75.21	72.91	2.30	875.00
Total Administrative	<u>4,295.19</u>	<u>3,572.25</u>	<u>722.94</u>	<u>4,295.19</u>	<u>3,572.25</u>	<u>722.94</u>	<u>42,867.00</u>
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	41.66	(41.66)	0.00	41.66	(41.66)	500.00
7600 · Landscape Contract	1,300.92	1,300.91	0.01	1,300.92	1,300.91	0.01	15,611.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.66	(291.66)	0.00	291.66	(291.66)	3,500.00
7665 · Mulch	0.00	291.66	(291.66)	0.00	291.66	(291.66)	3,500.00
7800 · Palm/Tree Trimming	0.00	100.00	(100.00)	0.00	100.00	(100.00)	1,200.00
Total Grounds	<u>1,300.92</u>	<u>2,025.89</u>	<u>(724.97)</u>	<u>1,300.92</u>	<u>2,025.89</u>	<u>(724.97)</u>	<u>24,311.00</u>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	0.00	625.00	(625.00)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.34	(83.34)	0.00	83.34	(83.34)	1,000.00
8150 · Operations Gate Expense	0.00	125.00	(125.00)	0.00	125.00	(125.00)	1,500.00
8220 · Pest Control Int	1,425.00	125.00	1,300.00	1,425.00	125.00	1,300.00	1,500.00
Total Maintenance	<u>1,425.00</u>	<u>958.34</u>	<u>466.66</u>	<u>1,425.00</u>	<u>958.34</u>	<u>466.66</u>	<u>11,500.00</u>
Pool and Recreation							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	260.00	320.00	(60.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	65.00	150.00	(85.00)	65.00	150.00	(85.00)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	150.00	150.00	0.00	1,800.00
Total Pool and Recreation	<u>475.00</u>	<u>620.00</u>	<u>(145.00)</u>	<u>475.00</u>	<u>620.00</u>	<u>(145.00)</u>	<u>7,440.00</u>

Blackburn Point Marina Village Condominium Assn., Inc.
Revenue & Expense - Budget vs Actual
 January 2017

02/10/17

	<u>Jan 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Utilities							
8620 · Electrical Expense	477.23	500.00	(22.77)	477.23	500.00	(22.77)	6,000.00
8640 · Gas - Pool Heater	732.42	333.34	399.08	732.42	333.34	399.08	4,000.00
8660 · TV Cable (46.68 per unit)	871.48	887.00	(15.52)	871.48	887.00	(15.52)	10,644.00
8700 · Water & Sewer	1,011.58	1,000.00	11.58	1,011.58	1,000.00	11.58	12,000.00
Total Utilities	<u>3,092.71</u>	<u>2,720.34</u>	<u>372.37</u>	<u>3,092.71</u>	<u>2,720.34</u>	<u>372.37</u>	<u>32,644.00</u>
Total Expense	<u>10,588.82</u>	<u>9,896.82</u>	<u>692.00</u>	<u>10,588.82</u>	<u>9,896.82</u>	<u>692.00</u>	<u>118,762.00</u>
Net Ordinary Income	<u>1,142.66</u>	<u>1,794.52</u>	<u>(651.86)</u>	<u>1,142.66</u>	<u>1,794.52</u>	<u>(651.86)</u>	<u>21,534.00</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	236.16	(236.16)	0.00	236.16	(236.16)	2,834.00
9970 · Transfer to Reserves	4,708.02	1,558.34	3,149.68	4,708.02	1,558.34	3,149.68	18,700.00
Total Other	<u>4,708.02</u>	<u>1,794.50</u>	<u>2,913.52</u>	<u>4,708.02</u>	<u>1,794.50</u>	<u>2,913.52</u>	<u>21,534.00</u>
Total Other Expense	<u>4,708.02</u>	<u>1,794.50</u>	<u>2,913.52</u>	<u>4,708.02</u>	<u>1,794.50</u>	<u>2,913.52</u>	<u>21,534.00</u>
Net Other Income	<u>(4,708.02)</u>	<u>(1,794.50)</u>	<u>(2,913.52)</u>	<u>(4,708.02)</u>	<u>(1,794.50)</u>	<u>(2,913.52)</u>	<u>(21,534.00)</u>
Net Income	<u>(3,565.36)</u>	<u>0.02</u>	<u>(3,565.38)</u>	<u>(3,565.36)</u>	<u>0.02</u>	<u>(3,565.38)</u>	<u>0.00</u>