

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
June 30, 2017

Prepared By: Sunstate Association Management Group, Inc.

07/19/17

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of June 30, 2017

	Jun 30, 17
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	51,580.59
1210 · Stonegate MM Res 6893	117,140.64
Total Checking/Savings	168,721.23
Accounts Receivable	
1310 · Accounts Receivable	(20,462.02)
Total Accounts Receivable	(20,462.02)
Other Current Assets	
1320 · Undeposited Funds	3,692.00
1610 · Prepaid Insurance	10,705.90
1800 · Deposits	1,443.47
Total Other Current Assets	15,841.37
Total Current Assets	164,100.58
TOTAL ASSETS	164,100.58
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	4,322.76
Total Accounts Payable	4,322.76
Total Current Liabilities	4,322.76
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	3,173.50
5142 · Misc Site Improvements	1,459.50
5146 · Furniture/Fixtures/Equip	474.79
5300 · Bldg Restoration/Paintin	17,625.68
5320 · Paving/Roads	37,273.90
5400 · Roofing	55,888.27
5490 · Reserve Interest Current	197.35
6491 · Res Interest Prior Yrs	1,047.69
Total Reserves	117,140.68
Total Long Term Liabilities	117,140.68
Total Liabilities	121,463.44
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	845.52
Total Equity	42,637.14
TOTAL LIABILITIES & EQUITY	164,100.58

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

June 2017

07/19/17

	Jun 17	Budget	\$ Over Budget	Jan - Jun 17	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,133.05	10,133.00	0.05	60,798.08	60,798.00	0.08	121,596.00
6210 · Reserve Fee	1,558.31	1,558.33	(0.02)	9,349.92	9,350.00	(0.08)	18,700.00
6350 · Application Fees	0.00			100.00			
6910 · Interest - Operating	4.39			31.68			
6920 · Interest - Reserves	33.69			197.35			
Total Income	11,729.44	11,691.33	38.11	70,477.03	70,148.00	329.03	140,296.00
Total Income	11,729.44	11,691.33	38.11	70,477.03	70,148.00	329.03	140,296.00
Expense							
Administrative							
7040 · Licenses & Fees	400.35	46.83	353.52	461.60	281.00	180.60	562.00
7100 · Insurance Expense	2,676.48	2,569.58	106.90	16,047.15	15,417.50	629.65	30,835.00
7105 · Insurance Appraisal	0.00			750.00			
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	97.50	97.50	195.00
7200 · Management Fees	675.00	675.00	0.00	4,140.00	4,050.00	90.00	8,100.00
7250 · Office Supplies/Svc/Misc	77.20	100.00	(22.80)	499.23	600.00	(100.77)	1,200.00
7260 · Postage and Delivery	2.76	41.67	(38.91)	80.51	250.00	(169.49)	500.00
7400 · Telephone	76.71	72.92	3.79	454.44	437.50	16.94	875.00
Total Administrative	3,908.50	3,572.25	336.25	22,627.93	21,433.50	1,194.43	42,867.00
Grounds							
7520 · Irrigation Main/Repr/Svc	9.10	41.67	(32.57)	700.82	250.00	450.82	500.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	7,805.52	7,805.50	0.02	15,611.00
7650 · Landscape Svcs/Replc/Oth	100.00	291.67	(191.67)	1,827.00	1,750.00	77.00	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,750.00	(1,750.00)	3,500.00
7800 · Palm/Tree Trimming	0.00	100.00	(100.00)	0.00	600.00	(600.00)	1,200.00
Total Grounds	1,410.02	2,025.93	(615.91)	10,333.34	12,155.50	(1,822.16)	24,311.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	58.83	625.00	(566.17)	1,107.83	3,750.00	(2,642.17)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.33	(83.33)	0.00	500.00	(500.00)	1,000.00
8150 · Operations Gate Expense	0.00	125.00	(125.00)	2,020.00	750.00	1,270.00	1,500.00
8220 · Pest Control Int	50.00	125.00	(75.00)	2,050.00	750.00	1,300.00	1,500.00
Total Maintenance	108.83	958.33	(849.50)	5,177.83	5,750.00	(572.17)	11,500.00
Pool and Recreation							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	1,560.00	1,920.00	(360.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	60.00	150.00	(90.00)	1,469.47	900.00	569.47	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	971.50	900.00	71.50	1,800.00
Total Pool and Recreation	470.00	620.00	(150.00)	4,000.97	3,720.00	280.97	7,440.00

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

June 2017

07/19/17

	<u>Jun 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Utilities							
8620 - Electrical Expense	541.02	500.00	41.02	2,971.48	3,000.00	(28.52)	6,000.00
8640 - Gas - Pool Heater	55.12	333.33	(278.21)	2,979.49	2,000.00	979.49	4,000.00
8660 - TV Cable (46.68 per unit)	929.07	887.00	42.07	5,516.69	5,322.00	194.69	10,644.00
8700 - Water & Sewer	901.32	1,000.00	(98.68)	6,321.43	6,000.00	321.43	12,000.00
Total Utilities	<u>2,426.53</u>	<u>2,720.33</u>	<u>(293.80)</u>	<u>17,789.09</u>	<u>16,322.00</u>	<u>1,467.09</u>	<u>32,644.00</u>
Total Expense	<u>8,323.88</u>	<u>9,896.84</u>	<u>(1,572.96)</u>	<u>59,929.16</u>	<u>59,381.00</u>	<u>548.16</u>	<u>118,762.00</u>
Net Ordinary Income	<u>3,405.56</u>	<u>1,794.49</u>	<u>1,611.07</u>	<u>10,547.87</u>	<u>10,767.00</u>	<u>(219.13)</u>	<u>21,534.00</u>
Other Income/Expense							
Other Expense							
Other							
9710 - Contingency Fund	0.00	236.17	(236.17)	155.00	1,417.00	(1,262.00)	2,834.00
9970 - Transfer to Reserves	33.69	1,558.33	(1,524.64)	9,547.35	9,350.00	197.35	18,700.00
Total Other	<u>33.69</u>	<u>1,794.50</u>	<u>(1,760.81)</u>	<u>9,702.35</u>	<u>10,767.00</u>	<u>(1,064.65)</u>	<u>21,534.00</u>
Total Other Expense	<u>33.69</u>	<u>1,794.50</u>	<u>(1,760.81)</u>	<u>9,702.35</u>	<u>10,767.00</u>	<u>(1,064.65)</u>	<u>21,534.00</u>
Net Other Income	<u>(33.69)</u>	<u>(1,794.50)</u>	<u>1,760.81</u>	<u>(9,702.35)</u>	<u>(10,767.00)</u>	<u>1,064.65</u>	<u>(21,534.00)</u>
Net Income	<u><u>3,371.87</u></u>	<u><u>(0.01)</u></u>	<u><u>3,371.88</u></u>	<u><u>845.52</u></u>	<u><u>0.00</u></u>	<u><u>845.52</u></u>	<u><u>0.00</u></u>