

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

**Prepared By: Sunstate Association Management Group, Inc.**

12/05/17

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

	Nov 30, 17
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	48,881.93
1210 · Stonegate MM Res 6893	124,400.05
Total Checking/Savings	173,281.98
Accounts Receivable	
1310 · Accounts Receivable	(1,790.76)
Total Accounts Receivable	(1,790.76)
Other Current Assets	
1610 · Prepaid Insurance	27,970.60
1800 · Deposits	1,443.47
Total Other Current Assets	29,414.07
Total Current Assets	200,905.29
<b>TOTAL ASSETS</b>	<b>200,905.29</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	17,521.40
Total Accounts Payable	17,521.40
Other Current Liabilities	
3050 · Deferred Revenue	11,691.33
Total Other Current Liabilities	11,691.33
Total Current Liabilities	29,212.73
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	3,666.00
5142 · Misc Site Improvements	2,481.00
5146 · Furniture/Fixtures/Equip	(1,333.47)
5300 · Bldg Restoration/Paintin	20,049.68
5320 · Paving/Roads	37,689.40
5400 · Roofing	60,383.77
5490 · Reserve Interest Current	416.02
6491 · Res Interest Prior Yrs	1,047.69
Total Reserves	124,400.09
Total Long Term Liabilities	124,400.09
Total Liabilities	153,612.82
Equity	
30000 · Opening Balance Equity	35,187.57
32000 · Unrestricted Net Assets	6,604.05
Net Income	5,500.85
Total Equity	47,292.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>200,905.29</b>

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

November 2017

	Nov 17	Budget	\$ Over Budget	Jan - Nov 17	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,133.00	10,133.00	0.00	111,463.10	111,463.00	0.10	121,596.00
6210 · Reserve Fee	(1,558.33)	1,558.33	(3,116.66)	17,141.57	17,141.67	(0.10)	18,700.00
6350 · Application Fees	0.00			200.00			
6910 · Interest - Operating	5.92			66.04			
6920 · Interest - Reserves	46.00			416.02			
<b>Total Income</b>	<u>8,626.59</u>	<u>11,691.33</u>	<u>(3,064.74)</u>	<u>129,286.73</u>	<u>128,604.67</u>	<u>682.06</u>	<u>140,296.00</u>
<b>Total Income</b>	8,626.59	11,691.33	(3,064.74)	129,286.73	128,604.67	682.06	140,296.00
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	0.00	46.83	(46.83)	461.60	515.17	(53.57)	562.00
7100 · Insurance Expense	2,542.78	2,569.58	(26.80)	29,295.85	28,265.42	1,030.43	30,835.00
7105 · Insurance Appraisal	0.00			750.00			
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	675.00	675.00	0.00	7,515.00	7,425.00	90.00	8,100.00
7250 · Office Supplies/Svc/Misc	76.39	100.00	(23.61)	884.36	1,100.00	(215.64)	1,200.00
7260 · Postage and Delivery	2.30	41.67	(39.37)	118.96	458.33	(339.37)	500.00
7400 · Telephone	78.72	72.92	5.80	845.74	802.08	43.66	875.00
<b>Total Administrative</b>	<u>3,375.19</u>	<u>3,572.25</u>	<u>(197.06)</u>	<u>40,066.51</u>	<u>39,294.75</u>	<u>771.76</u>	<u>42,867.00</u>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	41.67	(41.67)	755.76	458.33	297.43	500.00
7600 · Landscape Contract	1,300.92	1,300.92	0.00	14,860.12	14,310.08	550.04	15,611.00
7650 · Landscape Svcs/Replc/Oth	761.10	291.67	469.43	5,983.10	3,208.33	2,774.77	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	36.00	3,208.33	(3,172.33)	3,500.00
7800 · Palm/Tree Trimming	0.00	100.00	(100.00)	400.00	1,100.00	(700.00)	1,200.00
<b>Total Grounds</b>	<u>2,062.02</u>	<u>2,025.93</u>	<u>36.09</u>	<u>22,034.98</u>	<u>22,285.07</u>	<u>(250.09)</u>	<u>24,311.00</u>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	1,402.83	6,875.00	(5,472.17)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	83.33	(83.33)	0.00	916.67	(916.67)	1,000.00
8150 · Gate Operations	0.00	125.00	(125.00)	2,020.00	1,375.00	645.00	1,500.00
8220 · Pest Control	275.00	125.00	150.00	2,675.00	1,375.00	1,300.00	1,500.00
<b>Total Maintenance</b>	<u>275.00</u>	<u>958.33</u>	<u>(683.33)</u>	<u>6,097.83</u>	<u>10,541.67</u>	<u>(4,443.84)</u>	<u>11,500.00</u>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contract	260.00	320.00	(60.00)	2,860.00	3,520.00	(660.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	16.00	150.00	(134.00)	1,647.47	1,650.00	(2.53)	1,800.00
8430 · Pool Janitor Cleaning Sv	150.00	150.00	0.00	1,650.00	1,650.00	0.00	1,800.00
<b>Total Pool and Recreation</b>	<u>426.00</u>	<u>620.00</u>	<u>(194.00)</u>	<u>6,157.47</u>	<u>6,820.00</u>	<u>(662.53)</u>	<u>7,440.00</u>

12/11/17

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

November 2017

	<u>Nov 17</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Nov 17</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electric	523.87	500.00	23.87	5,557.21	5,500.00	57.21	6,000.00
8640 · Gas - Pool Heater	38.36	333.33	(294.97)	3,173.75	3,666.67	(492.92)	4,000.00
8660 · TV Cable	928.94	887.00	41.94	10,162.31	9,757.00	405.31	10,644.00
8700 · Water & Sewer	977.59	1,000.00	(22.41)	11,264.80	11,000.00	264.80	12,000.00
<b>Total Utilities</b>	<u>2,468.76</u>	<u>2,720.33</u>	<u>(251.57)</u>	<u>30,158.07</u>	<u>29,923.67</u>	<u>234.40</u>	<u>32,644.00</u>
<b>Total Expense</b>	<u>8,606.97</u>	<u>9,896.84</u>	<u>(1,289.87)</u>	<u>104,514.86</u>	<u>108,865.16</u>	<u>(4,350.30)</u>	<u>118,762.00</u>
<b>Net Ordinary Income</b>	<u>19.62</u>	<u>1,794.49</u>	<u>(1,774.87)</u>	<u>24,771.87</u>	<u>19,739.51</u>	<u>5,032.36</u>	<u>21,534.00</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 · Contingency Fund	0.00	236.17	(236.17)	155.00	2,597.83	(2,442.83)	2,834.00
9970 · Transfer to Reserves	49.08	1,558.33	(1,509.25)	19,116.02	17,141.67	1,974.35	18,700.00
<b>Total Other</b>	<u>49.08</u>	<u>1,794.50</u>	<u>(1,745.42)</u>	<u>19,271.02</u>	<u>19,739.50</u>	<u>(468.48)</u>	<u>21,534.00</u>
<b>Total Other Expense</b>	<u>49.08</u>	<u>1,794.50</u>	<u>(1,745.42)</u>	<u>19,271.02</u>	<u>19,739.50</u>	<u>(468.48)</u>	<u>21,534.00</u>
<b>Net Other Income</b>	<u>(49.08)</u>	<u>(1,794.50)</u>	<u>1,745.42</u>	<u>(19,271.02)</u>	<u>(19,739.50)</u>	<u>468.48</u>	<u>(21,534.00)</u>
<b>Net Income</b>	<u>(29.46)</u>	<u>(0.01)</u>	<u>(29.45)</u>	<u>5,500.85</u>	<u>0.01</u>	<u>5,500.84</u>	<u>0.00</u>