

# **Blackburn Point Marina Village**

## **Financial Statements**

**For the Month and  
One  
Month Period  
Ended  
January 31, 2016**

**(Unaudited)**

**BLACKBURN POINT MARINA VILLAGE CONDO  
 ASSOC INC**

Balance Sheet  
 As of 01/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Stonegate: OP; 6885;0.10%	45,992.53			45,992.53
1210	Stonegate: RVSMMA;6893;.030%		102,057.78		102,057.78
1310	Assessments Receivable	567.83			567.83
1610	Prepaid Insurance	10,135.03			10,135.03
1800	Deposits	1,443.47			1,443.47
	<b>TOTAL ASSETS</b>	<b>58,138.86</b>	<b>102,057.78</b>	<b>.00</b>	<b>160,196.64</b>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	1,889.74			1,889.74
3050	Deferred Revenue	20,413.60			20,413.60
3310	Prepaid Owner Assessments	1,820.00			1,820.00
	<b>Subtotal Current Liab.</b>	<b>24,123.34</b>	<b>.00</b>	<b>.00</b>	<b>24,123.34</b>
RESERVES:					
5141	Misc Bldg Components		1,978.25		1,978.25
5142	Misc Site Improvements		4,080.75		4,080.75
5146	Furniture/Fixtures/Equipt		1,477.50		1,477.50
5300	Building Restoration/Painting		11,552.87		11,552.87
5320	Paving/Roads		36,267.40		36,267.40
5400	Roofing		45,937.52		45,937.52
5490	Reserves Interest-Current		20.93		20.93
5491	Reserves Interest-Prior Years		742.56		742.56
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>102,057.78</b>	<b>.00</b>	<b>102,057.78</b>
EQUITY:					
5510	Prior Years Fund Balance	35,187.57			35,187.57
	Current Year Net Income/(Loss)	(1,172.05)	.00	.00	(1,172.05)
	<b>Subtotal Equity</b>	<b>34,015.52</b>	<b>.00</b>	<b>.00</b>	<b>34,015.52</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>58,138.86</b>	<b>102,057.78</b>	<b>.00</b>	<b>160,196.64</b>

**BLACKBURN POINT MARINA VILLAGE CONDO  
 ASSOC INC**

Income/Expense Statement  
 Period: 01/01/16 to 01/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>INCOME:</b>								
06200	Assessment Fees	10,206.80	10,206.83	(.03)	10,206.80	10,206.83	(.03)	122,482.00
06210	Reserve Fees	1,482.51	1,482.51	.00	1,482.51	1,482.51	.00	17,790.08
06340	Late Fee Income	211.10	.00	211.10	211.10	.00	211.10	.00
06910	Interest Income	5.60	.00	5.60	5.60	.00	5.60	.00
	<b>Subtotal Income</b>	<b>11,906.01</b>	<b>11,689.34</b>	<b>216.67</b>	<b>11,906.01</b>	<b>11,689.34</b>	<b>216.67</b>	<b>140,272.08</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07040	Licenses and Fees	76.00	46.83	(29.17)	76.00	46.83	(29.17)	562.00
07100	Insurance	2,768.68	2,458.33	(310.35)	2,768.68	2,458.33	(310.35)	29,500.00
07150	Prof. Fees - Legal	.00	50.00	50.00	.00	50.00	50.00	600.00
07170	Admin. Fees, Tax Prep, Acct	.00	16.25	16.25	.00	16.25	16.25	195.00
07200	Management Fees	651.09	651.08	(.01)	651.09	651.08	(.01)	7,813.00
07250	Office: Svc/Supplies/Misc	135.05	108.33	(26.72)	135.05	108.33	(26.72)	1,300.00
07260	Postage & Printing	106.63	33.33	(73.30)	106.63	33.33	(73.30)	400.00
07400	Telephone	70.16	62.50	(7.66)	70.16	62.50	(7.66)	750.00
	<b>Administrative</b>	<b>3,807.61</b>	<b>3,426.65</b>	<b>(380.96)</b>	<b>3,807.61</b>	<b>3,426.65</b>	<b>(380.96)</b>	<b>41,120.00</b>
<b>Grounds</b>								
07520	Irrigation: Maintenance/Repai	16.74	41.67	24.93	16.74	41.67	24.93	500.00
07600	Landscape Contract	1,300.92	1,266.67	(34.25)	1,300.92	1,266.67	(34.25)	15,200.00
07650	Landscape: Svc Replacement	.00	291.67	291.67	.00	291.67	291.67	3,500.00
07665	Landscape Other	.00	291.67	291.67	.00	291.67	291.67	3,500.00
07800	Palm/Tree Trimming	.00	83.33	83.33	.00	83.33	83.33	1,000.00
	<b>Grounds</b>	<b>1,317.66</b>	<b>1,975.01</b>	<b>657.35</b>	<b>1,317.66</b>	<b>1,975.01</b>	<b>657.35</b>	<b>23,700.00</b>
<b>Maintenance</b>								
08010	Building: Maint/Repairs/Svc	1,653.00	625.00	(1,028.00)	1,653.00	625.00	(1,028.00)	7,500.00
08040	Electrical: Maint/Repairs	.00	41.67	41.67	.00	41.67	41.67	500.00
08150	Operations - Gate Expense	225.00	50.00	(175.00)	225.00	50.00	(175.00)	600.00
08220	Pest Control - Ext/Int	1,125.00	83.33	(1,041.67)	1,125.00	83.33	(1,041.67)	1,000.00
	<b>Maintenance</b>	<b>3,003.00</b>	<b>800.00</b>	<b>(2,203.00)</b>	<b>3,003.00</b>	<b>800.00</b>	<b>(2,203.00)</b>	<b>9,600.00</b>

**BLACKBURN POINT MARINA VILLAGE CONDO  
 ASSOC INC**

Income/Expense Statement  
 Period: 01/01/16 to 01/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Pool & Recreation								
08400	Pool Maint. Contract	320.00	320.00	.00	320.00	320.00	.00	3,840.00
08420	Pool/Deck: Repair/Svc	80.00	83.33	3.33	80.00	83.33	3.33	1,000.00
08430	Pool: Janitorial Service	150.00	140.00	(10.00)	150.00	140.00	(10.00)	1,680.00
	<b>Pool &amp; Recreation</b>	<b>550.00</b>	<b>543.33</b>	<b>(6.67)</b>	<b>550.00</b>	<b>543.33</b>	<b>(6.67)</b>	<b>6,520.00</b>
Utilities								
08620	Electric Usage	489.78	541.67	51.89	489.78	541.67	51.89	6,500.00
08640	Propane/Gas Service	630.00	429.17	(200.83)	630.00	429.17	(200.83)	5,150.00
08660	Cable TV	865.07	887.00	21.93	865.07	887.00	21.93	10,644.00
08700	Water & Sewer	932.43	1,364.75	432.32	932.43	1,364.75	432.32	16,377.00
	<b>Utilities</b>	<b>2,917.28</b>	<b>3,222.59</b>	<b>305.31</b>	<b>2,917.28</b>	<b>3,222.59</b>	<b>305.31</b>	<b>38,671.00</b>
Other								
09710	Contingency Fund	.00	239.25	239.25	.00	239.25	239.25	2,871.00
09970	Transfer to Reserves	1,482.51	1,482.51	.00	1,482.51	1,482.51	.00	17,790.08
	<b>Other</b>	<b>1,482.51</b>	<b>1,721.76</b>	<b>239.25</b>	<b>1,482.51</b>	<b>1,721.76</b>	<b>239.25</b>	<b>20,661.08</b>
	<b>TOTAL EXPENSES</b>	<b>13,078.06</b>	<b>11,689.34</b>	<b>(1,388.72)</b>	<b>13,078.06</b>	<b>11,689.34</b>	<b>(1,388.72)</b>	<b>140,272.08</b>
	<b>Current Year Net Income/(loss)</b>	<b>(1,172.05)</b>	<b>.00</b>	<b>(1,172.05)</b>	<b>(1,172.05)</b>	<b>.00</b>	<b>(1,172.05)</b>	<b>.00</b>