

# **Blackburn Point Marina Village**

## **Financial Statements**

**For the Month and  
Two  
Month Period  
Ended  
February 29, 2016**

**(Unaudited)**

**BLACKBURN POINT MARINA VILLAGE CONDO  
 ASSOC INC**

Balance Sheet  
 As of 02/29/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Stonegate: OP; 6885;0.10%	35,419.14			35,419.14
1210	Stonegate: RVSMMA;6893;.030%		102,081.77		102,081.77
1310	Assessments Receivable	542.15			542.15
1610	Prepaid Insurance	11,210.53			11,210.53
1800	Deposits	1,443.47			1,443.47
	<b>TOTAL ASSETS</b>	<b>48,615.29</b>	<b>102,081.77</b>	<b>.00</b>	<b>150,697.06</b>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	4,187.58			4,187.58
3050	Deferred Revenue	10,206.80			10,206.80
3310	Prepaid Owner Assessments	1,820.00			1,820.00
	<b>Subtotal Current Liab.</b>	<b>16,214.38</b>	<b>.00</b>	<b>.00</b>	<b>16,214.38</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		44.92		44.92
5491	Reserves Interest-Prior Years		742.56		742.56
	<b>Subtotal Reserves</b>	<b>.00</b>	<b>102,081.77</b>	<b>.00</b>	<b>102,081.77</b>
EQUITY:					
5510	Prior Years Fund Balance	35,187.57			35,187.57
	Current Year Net Income/(Loss)	(2,786.66)	.00	.00	(2,786.66)
	<b>Subtotal Equity</b>	<b>32,400.91</b>	<b>.00</b>	<b>.00</b>	<b>32,400.91</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>48,615.29</b>	<b>102,081.77</b>	<b>.00</b>	<b>150,697.06</b>

**BLACKBURN POINT MARINA VILLAGE CONDO  
ASSOC INC**

Income/Expense Statement  
Period: 02/01/16 to 02/29/16

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)	20,413.60	20,413.66	(.06)	122,482.00
06210	Reserve Fees	1,482.51	1,482.51	.00	2,965.02	2,965.02	.00	17,790.08
06340	Late Fee Income	.00	.00	.00	211.10	.00	211.10	.00
06910	Interest Income	3.38	.00	3.38	8.98	.00	8.98	.00
	<b>Subtotal Income</b>	<b>11,692.69</b>	<b>11,689.34</b>	<b>3.35</b>	<b>23,598.70</b>	<b>23,378.68</b>	<b>220.02</b>	<b>140,272.08</b>
<b>EXPENSES</b>								
<b>Administrative</b>								
07040	Licenses and Fees	.00	46.83	46.83	76.00	93.66	17.66	562.00
07100	Insurance	2,768.68	2,458.33	(310.35)	5,537.36	4,916.66	(620.70)	29,500.00
07150	Prof. Fees - Legal	.00	50.00	50.00	.00	100.00	100.00	600.00
07170	Admin. Fees,Tax Prep,Acct	180.00	16.25	(163.75)	180.00	32.50	(147.50)	195.00
07200	Management Fees	651.09	651.08	(.01)	1,302.18	1,302.16	(.02)	7,813.00
07250	Office: Svc/Supplies/Misc	86.20	108.33	22.13	221.25	216.66	(4.59)	1,300.00
07260	Postage & Printing	107.15	33.33	(73.82)	213.78	66.66	(147.12)	400.00
07400	Telephone	70.16	62.50	(7.66)	140.32	125.00	(15.32)	750.00
	<b>Administrative</b>	<b>3,863.28</b>	<b>3,426.65</b>	<b>(436.63)</b>	<b>7,670.89</b>	<b>6,853.30</b>	<b>(817.59)</b>	<b>41,120.00</b>
<b>Grounds</b>								
07520	Irrigation: Maintenance/Repai	106.79	41.67	(65.12)	123.53	83.34	(40.19)	500.00
07600	Landscape Contract	1,300.92	1,266.67	(34.25)	2,601.84	2,533.34	(68.50)	15,200.00
07650	Landscape: Svc Replacement	144.00	291.67	147.67	144.00	583.34	439.34	3,500.00
07665	Landscape Other	.00	291.67	291.67	.00	583.34	583.34	3,500.00
07800	Palm/Tree Trimming	.00	83.33	83.33	.00	166.66	166.66	1,000.00
	<b>Grounds</b>	<b>1,551.71</b>	<b>1,975.01</b>	<b>423.30</b>	<b>2,869.37</b>	<b>3,950.02</b>	<b>1,080.65</b>	<b>23,700.00</b>
<b>Maintenance</b>								
08010	Building: Maint/Repairs/Svc	.00	625.00	625.00	1,653.00	1,250.00	(403.00)	7,500.00
08040	Electrical: Maint/Repairs	.00	41.67	41.67	.00	83.34	83.34	500.00
08150	Operations - Gate Expense	225.00	50.00	(175.00)	450.00	100.00	(350.00)	600.00
08220	Pest Control - Ext/Int	275.00	83.33	(191.67)	1,400.00	166.66	(1,233.34)	1,000.00
	<b>Maintenance</b>	<b>500.00</b>	<b>800.00</b>	<b>300.00</b>	<b>3,503.00</b>	<b>1,600.00</b>	<b>(1,903.00)</b>	<b>9,600.00</b>

**BLACKBURN POINT MARINA VILLAGE CONDO  
 ASSOC INC**

Income/Expense Statement  
 Period: 02/01/16 to 02/29/16

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	640.00	640.00	.00	3,840.00
08420	Pool/Deck: Repair/Svc	2,885.00	83.33	(2,801.67)	2,965.00	166.66	(2,798.34)	1,000.00
08430	Pool: Janitorial Service	150.00	140.00	(10.00)	300.00	280.00	(20.00)	1,680.00
	<b>Pool &amp; Recreation</b>	<b>3,355.00</b>	<b>543.33</b>	<b>(2,811.67)</b>	<b>3,905.00</b>	<b>1,086.66</b>	<b>(2,818.34)</b>	<b>6,520.00</b>
Utilities								
08620	Electric Usage	479.79	541.67	61.88	969.57	1,083.34	113.77	6,500.00
08640	Propane/Gas Service	354.06	429.17	75.11	984.06	858.34	(125.72)	5,150.00
08660	Cable TV	871.48	887.00	15.52	1,736.55	1,774.00	37.45	10,644.00
08700	Water & Sewer	849.47	1,364.75	515.28	1,781.90	2,729.50	947.60	16,377.00
	<b>Utilities</b>	<b>2,554.80</b>	<b>3,222.59</b>	<b>667.79</b>	<b>5,472.08</b>	<b>6,445.18</b>	<b>973.10</b>	<b>38,671.00</b>
Other								
09710	Contingency Fund	.00	239.25	239.25	.00	478.50	478.50	2,871.00
09970	Transfer to Reserves	1,482.51	1,482.51	.00	2,965.02	2,965.02	.00	17,790.08
	<b>Other</b>	<b>1,482.51</b>	<b>1,721.76</b>	<b>239.25</b>	<b>2,965.02</b>	<b>3,443.52</b>	<b>478.50</b>	<b>20,661.08</b>
	<b>TOTAL EXPENSES</b>	<b>13,307.30</b>	<b>11,689.34</b>	<b>(1,617.96)</b>	<b>26,385.36</b>	<b>23,378.68</b>	<b>(3,006.68)</b>	<b>140,272.08</b>
	<b>Current Year Net Income/(loss)</b>	<b>(1,614.61)</b>	<b>.00</b>	<b>(1,614.61)</b>	<b>(2,786.66)</b>	<b>.00</b>	<b>(2,786.66)</b>	<b>.00</b>
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