

BLACKBURN POINT MARINA VILLAGE
FINANCIAL REPORTS
April 30, 2016

Presented by: Sunstate Association Management Group, Inc.

05/14/16

Blackburn Point Marina Village Condominium Assn., Inc.

Balance Sheet

As of April 30, 2016

	<u>Apr 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
1010 Stonegate MM Res 6893	
Due to/from Reserves	4,447.52
1010 Stonegate MM Res 6893 - Other	99,266.58
Total 1010 Stonegate MM Res 6893	<u>103,714.10</u>
1210 Stonegate Opr 6885	
Due to/from Operating	-4,447.52
1210 Stonegate Opr 6885 - Other	61,681.86
Total 1210 Stonegate Opr 6885	<u>57,234.34</u>
Total Checking/Savings	160,948.44
Accounts Receivable	
Accounts Receivable	-3,640.00
Total Accounts Receivable	<u>-3,640.00</u>
Other Current Assets	
1610 - Prepaid Insurance	7,329.03
1800 - Deposits	1,443.47
Total Other Current Assets	<u>8,772.50</u>
Total Current Assets	<u>166,080.94</u>
TOTAL ASSETS	<u>166,080.94</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,363.84
Total Accounts Payable	<u>4,363.84</u>
Other Current Liabilities	
3050 Deferred Revenue	23,378.62
Total Other Current Liabilities	<u>23,378.62</u>
Total Current Liabilities	27,742.46
Long Term Liabilities	
Reserves	
5141 - Misc Bldg Components	2,212.50
5142 - Misc Site Improvements	1,696.50
5146 - Furniture/Fixtures/Equip	1,680.00
5300 - Bldg Restoration/Paintin	12,769.14
5320 - Paving/Roads	36,464.40
5400 - Roofing	48,059.27
5490 - Reserve Interest Current	89.73
5491 - Res Interest Prior Yrs	742.56
Total Reserves	<u>103,714.10</u>
Total Long Term Liabilities	<u>103,714.10</u>
Total Liabilities	131,456.56
Equity	
Opening Balance Equity	35,187.57
Net Income	-563.17
Total Equity	<u>34,624.40</u>
TOTAL LIABILITIES & EQUITY	<u>166,080.96</u>

05/14/16

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

April 2016

	Apr 16	Budget	\$ Over Budget	Jan - Apr 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 - Assessment Fees	10,206.80	10,206.83	-0.03	40,827.20	40,827.36	-0.16	122,482.00
6210 - Reserve Fee	1,482.50	1,482.50	0.00	5,930.03	5,930.00	0.03	17,790.08
6340 - Late Fee/Penalty	0.00	0.00	0.00	-331.05	0.00	-331.05	0.00
6910 - Interest - Operating	6.93	0.00	6.93	18.90	0.00	18.90	0.00
6920 - Interest Reserves	0.00	0.00	0.00	100.00	0.00	100.00	0.00
Total Income	<u>11,696.23</u>	<u>11,689.33</u>	<u>6.90</u>	<u>46,545.08</u>	<u>46,757.36</u>	<u>-212.28</u>	<u>140,272.08</u>
Total Income	11,696.23	11,689.33	6.90	46,545.08	46,757.36	-212.28	140,272.08
Expense							
Administrative							
7040 - Licenses & Fees	0.00	46.83	-46.83	137.25	187.36	-50.11	562.00
7100 - Insurance Expense	2,768.68	2,458.33	310.35	11,074.72	9,833.36	1,241.36	29,500.00
7150 - Professional Fees Legal	0.00	50.00	-50.00	0.00	200.00	-200.00	600.00
7170 - Admin Fees, Tax Prep Acc	0.00	16.25	-16.25	180.00	65.00	115.00	195.00
7200 - Management Fees	650.00	651.08	-1.08	2,603.27	2,604.32	-1.05	7,813.00
7250 - Office Supplies/Svc/Misc	201.03	108.33	92.70	509.93	433.36	76.57	1,300.00
7260 - Postage and Delivery	5.40	33.33	-27.93	287.28	133.36	153.92	400.00
7400 - Telephone	0.00	62.50	-62.50	210.49	250.00	-39.51	750.00
Total Administrative	<u>3,625.11</u>	<u>3,426.65</u>	<u>198.46</u>	<u>15,002.94</u>	<u>13,706.76</u>	<u>1,296.18</u>	<u>41,120.00</u>
Grounds							
7520 - Irrigation Main/Repr/Svc	0.00	41.67	-41.67	123.53	166.64	-43.11	500.00
7600 - Landscape Contract	1,333.70	1,266.67	67.03	5,236.46	5,066.64	169.82	15,200.00
7650 - Landscape Svcs/Replc/Oth	0.00	291.67	-291.67	144.00	1,166.64	-1,022.64	3,500.00
7665 - Mulch	0.00	291.67	-291.67	0.00	1,166.64	-1,166.64	3,500.00
7800 - Palm/Tree Trimming	0.00	83.33	-83.33	0.00	333.36	-333.36	1,000.00
Total Grounds	<u>1,333.70</u>	<u>1,975.01</u>	<u>-641.31</u>	<u>5,503.99</u>	<u>7,899.92</u>	<u>-2,395.93</u>	<u>23,700.00</u>
Maintenance							
8010 - Bldg Main/Repr/Svc/Sup	62.50	625.00	-562.50	1,715.50	2,500.00	-784.50	7,500.00
8040 - Electrical Main/Repr/Svc	717.61	41.67	675.94	717.61	166.64	550.97	500.00
8150 - Operations Gate Expense	225.00	50.00	175.00	900.00	200.00	700.00	600.00
8220 - Pest Control Int	0.00	83.33	-83.33	1,425.00	333.36	1,091.64	1,000.00
Total Maintenance	<u>1,005.11</u>	<u>800.00</u>	<u>205.11</u>	<u>4,758.11</u>	<u>3,200.00</u>	<u>1,558.11</u>	<u>9,600.00</u>
Pool and Recreation							
8400 - Pool Maintenance Contrac	290.00	320.00	-30.00	1,250.00	1,280.00	-30.00	3,840.00
8420 - Pool Equip/Deck Main/Rep	10.00	83.33	-73.33	115.00	333.36	-218.36	1,000.00
8430 - Pool Janitor Cleaning Sv	150.00	140.00	10.00	450.00	560.00	-110.00	1,680.00
Total Pool and Recreation	<u>450.00</u>	<u>543.33</u>	<u>-93.33</u>	<u>1,815.00</u>	<u>2,173.36</u>	<u>-358.36</u>	<u>6,520.00</u>

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

April 2016

05/14/16

	<u>Apr 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Apr 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Utilities							
8620 - Electrical Expense	472.40	541.67	-69.27	1,853.71	2,166.64	-312.93	6,500.00
8640 - Gas - Pool Heater	640.56	429.17	211.39	2,265.18	1,716.64	548.54	5,150.00
8660 - TV Cable (46.68 per unit)	871.48	887.00	-15.52	3,479.51	3,548.00	-68.49	10,644.00
8700 - Water&Sewer	876.43	1,364.75	-488.32	3,534.76	5,459.00	-1,924.24	16,377.00
Total Utilities	<u>2,860.87</u>	<u>3,222.59</u>	<u>-361.72</u>	<u>11,133.16</u>	<u>12,890.28</u>	<u>-1,757.12</u>	<u>38,671.00</u>
Total Expense	<u>9,274.79</u>	<u>9,967.58</u>	<u>-692.79</u>	<u>38,213.20</u>	<u>39,870.32</u>	<u>-1,657.12</u>	<u>119,611.00</u>
Net Ordinary Income	<u>2,421.44</u>	<u>1,721.75</u>	<u>699.69</u>	<u>8,331.88</u>	<u>6,887.04</u>	<u>1,444.84</u>	<u>20,661.08</u>
Other Income/Expense							
Other Expense							
Other							
9710 - Contingency Fund	0.00	239.25	-239.25	0.00	957.00	-957.00	2,871.00
9970 - Transfer to Reserves	4,447.52	1,482.50	2,965.02	8,895.05	5,930.00	2,965.05	17,790.08
Total Other	<u>4,447.52</u>	<u>1,721.75</u>	<u>2,725.77</u>	<u>8,895.05</u>	<u>6,887.00</u>	<u>2,008.05</u>	<u>20,661.08</u>
Total Other Expense	<u>4,447.52</u>	<u>1,721.75</u>	<u>2,725.77</u>	<u>8,895.05</u>	<u>6,887.00</u>	<u>2,008.05</u>	<u>20,661.08</u>
Net Other Income	<u>-4,447.52</u>	<u>-1,721.75</u>	<u>-2,725.77</u>	<u>-8,895.05</u>	<u>-6,887.00</u>	<u>-2,008.05</u>	<u>-20,661.08</u>
Net Income	<u><u>-2,026.08</u></u>	<u><u>0.00</u></u>	<u><u>-2,026.08</u></u>	<u><u>-563.17</u></u>	<u><u>0.04</u></u>	<u><u>-563.21</u></u>	<u><u>0.00</u></u>