

**BLACKBURN POINT MARINA VILLAGE COA, INC.**  
**FINANCIAL REPORTS**  
**June 30, 2016**

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

07/11/16

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Statement of Assets, Liabilities, & Fund Balance**  
As of June 30, 2016

	Jun 30, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Stonegate Opr 6885	49,069.24
1210 · Stonegate MM Res 6893	103,758.69
<b>Total Checking/Savings</b>	152,827.93
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(20,302.48)
<b>Total Accounts Receivable</b>	(20,302.48)
<b>Other Current Assets</b>	
1320 · Undeposited Funds	5,537.04
1610 · Prepaid Insurance	6,452.53
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	13,433.04
<b>Total Current Assets</b>	145,958.49
<b>TOTAL ASSETS</b>	<b>145,958.49</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	825.00
<b>Total Accounts Payable</b>	825.00
<b>Total Current Liabilities</b>	825.00
<b>Long Term Liabilities</b>	
<b>Reserves</b>	
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	134.32
6491 · Res Interest Prior Yrs	742.56
<b>Total Reserves</b>	103,758.69
<b>Total Long Term Liabilities</b>	103,758.69
<b>Total Liabilities</b>	104,583.69
<b>Equity</b>	
30000 · Opening Balance Equity	35,187.57
Net Income	6,187.25
<b>Total Equity</b>	41,374.82
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>145,958.51</b>

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

June 2016

07/11/16

	Jun 16	Budget	\$ Over Budget	Jan - Jun 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
6200 · Assessment Fees	10,206.80	10,206.83	(0.03)	61,240.80	61,241.02	(0.22)	122,482.00
6210 · Reserve Fee	1,482.51	1,482.51	0.00	8,895.05	8,895.02	0.03	17,790.08
6340 · Late Fee/Penalty	0.00	0.00	0.00	(331.05)	0.00	(331.05)	0.00
6350 · Application Fees	100.00			100.00			
6910 · Interest - Operating	4.32	0.00	4.32	30.26	0.00	30.26	0.00
6920 · Interest - Reserves	23.51	0.00	23.51	164.98	0.00	164.98	0.00
<b>Total Income</b>	<b>11,817.14</b>	<b>11,689.34</b>	<b>127.80</b>	<b>70,100.04</b>	<b>70,136.04</b>	<b>(36.00)</b>	<b>140,272.08</b>
<b>Total Income</b>	<b>11,817.14</b>	<b>11,689.34</b>	<b>127.80</b>	<b>70,100.04</b>	<b>70,136.04</b>	<b>(36.00)</b>	<b>140,272.08</b>
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	46.83	(46.83)	137.25	281.02	(143.77)	562.00
7100 · Insurance Expense	2,768.68	2,458.33	310.35	16,668.29	14,750.02	1,918.27	29,500.00
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	300.00	(300.00)	600.00
7170 · Admin Fees, Tax Prep Acc	7.50	16.25	(8.75)	195.00	97.50	97.50	195.00
7200 · Management Fees	650.00	651.08	(1.08)	3,903.27	3,906.48	(3.21)	7,813.00
7250 · Office Supplies/Svc/Misc	40.80	108.33	(67.53)	647.78	650.02	(2.24)	1,300.00
7260 · Postage and Delivery	49.24	33.33	15.91	336.52	200.02	136.50	400.00
7400 · Telephone	72.22	62.50	9.72	432.21	375.00	57.21	750.00
<b>Total Administrative</b>	<b>3,588.44</b>	<b>3,426.65</b>	<b>161.79</b>	<b>22,320.32</b>	<b>20,560.06</b>	<b>1,760.26</b>	<b>41,120.00</b>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	0.00	41.67	(41.67)	123.53	249.98	(126.45)	500.00
7600 · Landscape Contract	1,305.86	1,266.67	39.19	7,852.90	7,599.98	252.92	15,200.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	144.00	1,749.98	(1,605.98)	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	1,749.98	(1,749.98)	3,500.00
7800 · Palm/Tree Trimming	500.00	83.33	416.67	500.00	500.02	(0.02)	1,000.00
<b>Total Grounds</b>	<b>1,805.86</b>	<b>1,975.01</b>	<b>(169.15)</b>	<b>8,620.43</b>	<b>11,849.94</b>	<b>(3,229.51)</b>	<b>23,700.00</b>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	2,044.90	3,750.00	(1,705.10)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	717.61	249.98	467.63	500.00
8150 · Operations Gate Expense	0.00	50.00	(50.00)	1,472.50	300.00	1,172.50	600.00
8220 · Pest Control Int	325.00	83.33	241.67	1,750.00	500.02	1,249.98	1,000.00
<b>Total Maintenance</b>	<b>325.00</b>	<b>800.00</b>	<b>(475.00)</b>	<b>5,985.01</b>	<b>4,800.00</b>	<b>1,185.01</b>	<b>9,600.00</b>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	1,770.00	1,920.00	(150.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	0.00	83.33	(83.33)	800.98	500.02	300.96	1,000.00
8430 · Pool Janitor Cleaning Sv	150.00	140.00	10.00	1,004.80	840.00	164.80	1,680.00
<b>Total Pool and Recreation</b>	<b>410.00</b>	<b>543.33</b>	<b>(133.33)</b>	<b>3,575.78</b>	<b>3,260.02</b>	<b>315.76</b>	<b>6,520.00</b>

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

07/11/16

June 2016

	<u>Jun 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jun 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electrical Expense	427.00	541.67	(114.67)	2,704.89	3,249.98	(545.09)	6,500.00
8640 · Gas - Pool Heater	117.66	429.17	(311.51)	2,266.15	2,574.98	(308.83)	5,150.00
8660 · TV Cable (46.68 per unit)	871.48	887.00	(15.52)	5,222.47	5,322.00	(99.53)	10,644.00
8700 · Water & Sewer	751.99	1,364.75	(612.76)	4,257.71	8,188.50	(3,930.79)	16,377.00
<b>Total Utilities</b>	<u>2,168.13</u>	<u>3,222.59</u>	<u>(1,054.46)</u>	<u>14,451.22</u>	<u>19,335.46</u>	<u>(4,884.24)</u>	<u>38,671.00</u>
<b>Total Expense</b>	<u>8,297.43</u>	<u>9,967.58</u>	<u>(1,670.15)</u>	<u>54,952.76</u>	<u>59,805.48</u>	<u>(4,852.72)</u>	<u>119,611.00</u>
<b>Net Ordinary Income</b>	<u>3,519.71</u>	<u>1,721.76</u>	<u>1,797.95</u>	<u>15,147.28</u>	<u>10,330.56</u>	<u>4,816.72</u>	<u>20,661.08</u>
<b>Other Income/Expense</b>							
<b>Other Expense</b>							
<b>Other</b>							
9710 · Contingency Fund	0.00	239.25	(239.25)	0.00	1,435.50	(1,435.50)	2,871.00
9970 · Transfer to Reserves	23.51	1,482.51	(1,459.00)	8,960.03	8,895.02	65.01	17,790.08
<b>Total Other</b>	<u>23.51</u>	<u>1,721.76</u>	<u>(1,698.25)</u>	<u>8,960.03</u>	<u>10,330.52</u>	<u>(1,370.49)</u>	<u>20,661.08</u>
<b>Total Other Expense</b>	<u>23.51</u>	<u>1,721.76</u>	<u>(1,698.25)</u>	<u>8,960.03</u>	<u>10,330.52</u>	<u>(1,370.49)</u>	<u>20,661.08</u>
<b>Net Other Income</b>	<u>(23.51)</u>	<u>(1,721.76)</u>	<u>1,698.25</u>	<u>(8,960.03)</u>	<u>(10,330.52)</u>	<u>1,370.49</u>	<u>(20,661.08)</u>
<b>Net Income</b>	<u><u>3,496.20</u></u>	<u><u>0.00</u></u>	<u><u>3,496.20</u></u>	<u><u>6,187.25</u></u>	<u><u>0.04</u></u>	<u><u>6,187.21</u></u>	<u><u>0.00</u></u>