

BLACKBURN POINT MARINA VILLAGE COA, INC.
FINANCIAL REPORTS
July 31, 2016

Prepared By: Sunstate Association Management Group, Inc.

08/05/16

Blackburn Point Marina Village Condominium Assn., Inc.
Statement of Assets, Liabilities, & Fund Balance
As of July 31, 2016

	Jul 31, 16
ASSETS	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	59,968.80
1210 · Stonegate MM Res 6893	106,022.74
Total Checking/Savings	165,991.54
Accounts Receivable	
1310 · Accounts Receivable	(1,845.68)
Total Accounts Receivable	(1,845.68)
Other Current Assets	
1610 · Prepaid Insurance	4,508.03
1800 · Deposits	1,443.47
Total Other Current Assets	5,951.50
Total Current Assets	170,097.36
TOTAL ASSETS	170,097.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	600.00
Total Accounts Payable	600.00
Other Current Liabilities	
3050 · Deferred Revenue	23,378.62
Total Other Current Liabilities	23,378.62
Total Current Liabilities	23,978.62
Long Term Liabilities	
Reserves	
5141 · Misc Bldg Components	2,446.75
5142 · Misc Site Improvements	(37.75)
5146 · Furniture/Fixtures/Equip	1,882.50
5300 · Bldg Restoration/Paintin	13,985.41
5320 · Paving/Roads	36,661.40
5400 · Roofing	50,181.02
5490 · Reserve Interest Current	160.87
6491 · Res Interest Prior Yrs	742.56
Total Reserves	106,022.76
Total Long Term Liabilities	106,022.76
Total Liabilities	130,001.38
Equity	
30000 · Opening Balance Equity	35,187.57
Net Income	4,908.43
Total Equity	40,096.00
TOTAL LIABILITIES & EQUITY	170,097.38

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

July 2016

	Jul 16	Budget	\$ Over Budget	Jan - Jul 16	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
Income							
6200 · Assessment Fees	10,206.80	10,206.83	(0.03)	71,447.60	71,447.85	(0.25)	122,482.00
6210 · Reserve Fee	1,482.50	1,482.51	(0.01)	10,377.55	10,377.53	0.02	17,790.08
6340 · Late Fee/Penalty	0.00	0.00	0.00	(331.05)	0.00	(331.05)	0.00
6350 · Application Fees	0.00			100.00			
6910 · Interest - Operating	7.72	0.00	7.72	37.98	0.00	37.98	0.00
6920 · Interest - Reserves	26.55	0.00	26.55	191.53	0.00	191.53	0.00
Total Income	11,723.57	11,689.34	34.23	81,823.61	81,825.38	(1.77)	140,272.08
Total Income	11,723.57	11,689.34	34.23	81,823.61	81,825.38	(1.77)	140,272.08
Expense							
Administrative							
7040 · Licenses & Fees	400.25	46.83	353.42	537.50	327.85	209.65	562.00
7100 · Insurance Expense	2,768.68	2,458.33	310.35	19,436.97	17,208.35	2,228.62	29,500.00
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	350.00	(350.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	113.75	81.25	195.00
7200 · Management Fees	650.00	651.07	(1.07)	4,553.27	4,557.55	(4.28)	7,813.00
7250 · Office Supplies/Svc/Misc	26.70	108.33	(81.63)	674.48	758.35	(83.87)	1,300.00
7260 · Postage and Delivery	10.34	33.33	(22.99)	346.86	233.35	113.51	400.00
7400 · Telephone	72.84	62.50	10.34	505.05	437.50	67.55	750.00
Total Administrative	3,928.81	3,426.64	502.17	26,249.13	23,986.70	2,262.43	41,120.00
Grounds							
7520 · Irrigation Main/Repr/Svc	0.00	41.67	(41.67)	123.53	291.65	(168.12)	500.00
7600 · Landscape Contract	1,300.92	1,266.67	34.25	9,153.82	8,866.65	287.17	15,200.00
7650 · Landscape Svcs/Replc/Oth	213.79	291.67	(77.88)	357.79	2,041.65	(1,683.86)	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,041.65	(2,041.65)	3,500.00
7800 · Palm/Tree Trimming	600.00	83.33	516.67	1,100.00	583.35	516.65	1,000.00
Total Grounds	2,114.71	1,975.01	139.70	10,735.14	13,824.95	(3,089.81)	23,700.00
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	2,044.90	4,375.00	(2,330.10)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	717.61	291.65	425.96	500.00
8150 · Operations Gate Expense	0.00	50.00	(50.00)	1,472.50	350.00	1,122.50	600.00
8220 · Pest Control Int	25.00	83.33	(58.33)	1,775.00	583.35	1,191.65	1,000.00
Total Maintenance	25.00	800.00	(775.00)	6,010.01	5,600.00	410.01	9,600.00
Pool and Recreation							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	2,095.00	2,240.00	(145.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	0.00	83.33	(83.33)	800.98	583.35	217.63	1,000.00
8430 · Pool Janitor Cleaning Sv	0.00	140.00	(140.00)	1,004.80	980.00	24.80	1,680.00
Total Pool and Recreation	260.00	543.33	(283.33)	3,900.78	3,803.35	97.43	6,520.00
Utilities							
8620 · Electrical Expense	482.96	541.67	(58.71)	3,187.85	3,791.65	(603.80)	6,500.00
8640 · Gas - Pool Heater	36.67	429.17	(392.50)	2,302.82	3,004.15	(701.33)	5,150.00
8660 · TV Cable (46.68 per unit)	871.48	887.00	(15.52)	6,093.95	6,209.00	(115.05)	10,644.00
8700 · Water & Sewer	743.69	1,364.75	(621.06)	5,001.40	9,553.25	(4,551.85)	16,377.00
Total Utilities	2,134.80	3,222.59	(1,087.79)	16,586.02	22,558.05	(5,972.03)	38,671.00
Total Expense	8,463.32	9,967.57	(1,504.25)	63,481.08	69,773.05	(6,291.97)	119,611.00
Net Ordinary Income	3,260.25	1,721.77	1,538.48	18,342.53	12,052.33	6,290.20	20,661.08

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

08/05/16

July 2016

	<u>Jul 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Jul 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Other Income/Expense							
Other Expense							
Other							
9710 · Contingency Fund	0.00	239.25	(239.25)	0.00	1,674.75	(1,674.75)	2,871.00
9970 · Transfer to Reserves	4,474.07	1,482.51	2,991.56	13,434.10	10,377.53	3,056.57	17,790.08
Total Other	<u>4,474.07</u>	<u>1,721.76</u>	<u>2,752.31</u>	<u>13,434.10</u>	<u>12,052.28</u>	<u>1,381.82</u>	<u>20,661.08</u>
Total Other Expense	<u>4,474.07</u>	<u>1,721.76</u>	<u>2,752.31</u>	<u>13,434.10</u>	<u>12,052.28</u>	<u>1,381.82</u>	<u>20,661.08</u>
Net Other Income	<u>(4,474.07)</u>	<u>(1,721.76)</u>	<u>(2,752.31)</u>	<u>(13,434.10)</u>	<u>(12,052.28)</u>	<u>(1,381.82)</u>	<u>(20,661.08)</u>
Net Income	<u><u>(1,213.82)</u></u>	<u><u>0.01</u></u>	<u><u>(1,213.83)</u></u>	<u><u>4,908.43</u></u>	<u><u>0.05</u></u>	<u><u>4,908.38</u></u>	<u><u>0.00</u></u>