

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

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

09/09/16

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

	Aug 31, 16
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1010 · Stonegate Opr 6885	50,208.48
1210 · Stonegate MM Res 6893	105,139.69
Total Checking/Savings	155,348.17
Accounts Receivable	
1310 · Accounts Receivable	(2,768.53)
Total Accounts Receivable	(2,768.53)
Other Current Assets	
1610 · Prepaid Insurance	5,701.53
1800 · Deposits	1,443.47
Total Other Current Assets	7,145.00
Total Current Assets	159,724.64
<b>TOTAL ASSETS</b>	<b>159,724.64</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
3010 · Accounts Payable	194.50
Total Accounts Payable	194.50
Other Current Liabilities	
3050 · Deferred Revenue	11,689.31
Total Other Current Liabilities	11,689.31
Total Current Liabilities	11,883.81
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	13,075.41
5320 · Paving/Roads	36,661.40
5400 · Roofing	50,181.02
5490 · Reserve Interest Current	187.82
6491 · Res Interest Prior Yrs	742.56
Total Reserves	105,139.71
Total Long Term Liabilities	105,139.71
Total Liabilities	117,023.52
Equity	
30000 · Opening Balance Equity	35,187.57
Net Income	7,513.57
Total Equity	42,701.14
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>159,724.66</b>

**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Revenue & Expense - Budget vs Actual**  
 August 2016

	<u>Aug 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>Income</b>							
6200 · Assessment Fees	10,206.80	10,206.83	(0.03)	81,654.40	81,654.68	(0.28)	122,482.00
6210 · Reserve Fee	1,482.51	1,482.51	0.00	11,860.06	11,860.04	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	6.45	0.00	6.45	44.43	0.00	44.43	0.00
6920 · Interest - Reserves	26.95	0.00	26.95	218.48	0.00	218.48	0.00
<b>Total Income</b>	<u>11,722.71</u>	<u>11,689.34</u>	<u>33.37</u>	<u>93,546.32</u>	<u>93,514.72</u>	<u>31.60</u>	<u>140,272.08</u>
<b>Total Income</b>	11,722.71	11,689.34	33.37	93,546.32	93,514.72	31.60	140,272.08
<b>Expense</b>							
<b>Administrative</b>							
7040 · Licenses & Fees	0.00	46.83	(46.83)	537.50	374.68	162.82	562.00
7100 · Insurance Expense	2,768.68	2,458.33	310.35	22,205.65	19,666.68	2,538.97	29,500.00
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	400.00	(400.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	130.00	65.00	195.00
7200 · Management Fees	650.00	651.09	(1.09)	5,203.27	5,208.64	(5.37)	7,813.00
7250 · Office Supplies/Svc/Misc	23.55	108.33	(84.78)	698.03	866.68	(168.65)	1,300.00
7260 · Postage and Delivery	2.82	33.33	(30.51)	349.68	266.68	83.00	400.00
7400 · Telephone	72.84	62.50	10.34	577.89	500.00	77.89	750.00
<b>Total Administrative</b>	<u>3,517.89</u>	<u>3,426.66</u>	<u>91.23</u>	<u>29,767.02</u>	<u>27,413.36</u>	<u>2,353.66</u>	<u>41,120.00</u>
<b>Grounds</b>							
7520 · Irrigation Main/Repr/Svc	110.02	41.67	68.35	233.55	333.32	(99.77)	500.00
7600 · Landscape Contract	1,300.92	1,266.67	34.25	10,454.74	10,133.32	321.42	15,200.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	357.79	2,333.32	(1,975.53)	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,333.32	(2,333.32)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	1,100.00	666.68	433.32	1,000.00
<b>Total Grounds</b>	<u>1,410.94</u>	<u>1,975.01</u>	<u>(564.07)</u>	<u>12,146.08</u>	<u>15,799.96</u>	<u>(3,653.88)</u>	<u>23,700.00</u>
<b>Maintenance</b>							
8010 · Bldg Main/Repr/Svc/Sup	652.50	625.00	27.50	3,172.08	5,000.00	(1,827.92)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	717.61	333.32	384.29	500.00
8150 · Operations Gate Expense	0.00	50.00	(50.00)	1,472.50	400.00	1,072.50	600.00
8220 · Pest Control Int	275.00	83.33	191.67	2,050.00	666.68	1,383.32	1,000.00
<b>Total Maintenance</b>	<u>927.50</u>	<u>800.00</u>	<u>127.50</u>	<u>7,412.19</u>	<u>6,400.00</u>	<u>1,012.19</u>	<u>9,600.00</u>
<b>Pool and Recreation</b>							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	2,355.00	2,560.00	(205.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	194.50	83.33	111.17	995.48	666.68	328.80	1,000.00
8430 · Pool Janitor Cleaning Sv	0.00	140.00	(140.00)	1,154.80	1,120.00	34.80	1,680.00
<b>Total Pool and Recreation</b>	<u>454.50</u>	<u>543.33</u>	<u>(88.83)</u>	<u>4,505.28</u>	<u>4,346.68</u>	<u>158.60</u>	<u>6,520.00</u>

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**Blackburn Point Marina Village Condominium Assn., Inc.**  
**Revenue & Expense - Budget vs Actual**  
**August 2016**

	<u>Aug 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Aug 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electrical Expense	474.26	541.67	(67.41)	3,662.11	4,333.32	(671.21)	6,500.00
8640 · Gas - Pool Heater	36.64	429.17	(392.53)	2,339.46	3,433.32	(1,093.86)	5,150.00
8660 · TV Cable (46.68 per unit)	871.48	887.00	(15.52)	6,965.43	7,096.00	(130.57)	10,644.00
8700 · Water & Sewer	772.73	1,364.75	(592.02)	5,774.13	10,918.00	(5,143.87)	16,377.00
<b>Total Utilities</b>	<u>2,155.11</u>	<u>3,222.59</u>	<u>(1,067.48)</u>	<u>18,741.13</u>	<u>25,780.64</u>	<u>(7,039.51)</u>	<u>38,671.00</u>
<b>Total Expense</b>	<u>8,465.94</u>	<u>9,967.59</u>	<u>(1,501.65)</u>	<u>72,571.70</u>	<u>79,740.64</u>	<u>(7,168.94)</u>	<u>119,611.00</u>
<b>Net Ordinary Income</b>	<u>3,256.77</u>	<u>1,721.75</u>	<u>1,535.02</u>	<u>20,974.62</u>	<u>13,774.08</u>	<u>7,200.54</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	1,914.00	(1,914.00)	2,871.00
9970 · Transfer to Reserves	26.95	1,482.51	(1,455.56)	13,461.05	11,860.04	1,601.01	17,790.08
<b>Total Other</b>	<u>26.95</u>	<u>1,721.76</u>	<u>(1,694.81)</u>	<u>13,461.05</u>	<u>13,774.04</u>	<u>(312.99)</u>	<u>20,661.08</u>
<b>Total Other Expense</b>	<u>26.95</u>	<u>1,721.76</u>	<u>(1,694.81)</u>	<u>13,461.05</u>	<u>13,774.04</u>	<u>(312.99)</u>	<u>20,661.08</u>
<b>Net Other Income</b>	<u>(26.95)</u>	<u>(1,721.76)</u>	<u>1,694.81</u>	<u>(13,461.05)</u>	<u>(13,774.04)</u>	<u>312.99</u>	<u>(20,661.08)</u>
<b>Net Income</b>	<u><u>3,229.82</u></u>	<u><u>(0.01)</u></u>	<u><u>3,229.83</u></u>	<u><u>7,513.57</u></u>	<u><u>0.04</u></u>	<u><u>7,513.53</u></u>	<u><u>0.00</u></u>