

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

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

10/03/16

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

	Sep 30, 16
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Stonegate Opr 6885	58,366.21
1210 · Stonegate MM Res 6893	105,165.61
<b>Total Checking/Savings</b>	163,531.82
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(16,057.43)
<b>Total Accounts Receivable</b>	(16,057.43)
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	2,932.85
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	4,376.32
<b>Total Current Assets</b>	151,850.71
<b>TOTAL ASSETS</b>	151,850.71
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	658.00
<b>Total Accounts Payable</b>	658.00
<b>Total Current Liabilities</b>	658.00
<b>Long Term Liabilities</b>	
<b>Reserves</b>	
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	49,271.02
5490 · Reserve Interest Current	213.74
6491 · Res Interest Prior Yrs	742.56
<b>Total Reserves</b>	105,165.63
<b>Total Long Term Liabilities</b>	105,165.63
<b>Total Liabilities</b>	105,823.63
<b>Equity</b>	
30000 · Opening Balance Equity	35,187.57
Net Income	10,839.53
<b>Total Equity</b>	46,027.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	151,850.73

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

	Sep 16	Budget	\$ Over Budget	Jan - Sep 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
Income							
6200 · Assessment Fees	10,206.80	10,206.83	(0.03)	91,861.20	91,861.51	(0.31)	122,482.00
6210 · Reserve Fee	1,482.51	1,482.51	0.00	13,342.57	13,342.55	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	5.15	0.00	5.15	49.58	0.00	49.58	0.00
6920 · Interest - Reserves	25.92	0.00	25.92	244.40	0.00	244.40	0.00
<b>Total Income</b>	<b>11,720.38</b>	<b>11,689.34</b>	<b>31.04</b>	<b>105,266.70</b>	<b>105,204.06</b>	<b>62.64</b>	<b>140,272.08</b>
<b>Total Income</b>	<b>11,720.38</b>	<b>11,689.34</b>	<b>31.04</b>	<b>105,266.70</b>	<b>105,204.06</b>	<b>62.64</b>	<b>140,272.08</b>
<b>Expense</b>							
Administrative							
7040 · Licenses & Fees	0.00	46.83	(46.83)	537.50	421.51	115.99	562.00
7100 · Insurance Expense	2,768.68	2,458.33	310.35	24,974.33	22,125.01	2,849.32	29,500.00
7150 · Professional Fees Legal	0.00	50.00	(50.00)	0.00	450.00	(450.00)	600.00
7170 · Admin Fees, Tax Prep Acc	0.00	16.25	(16.25)	195.00	146.25	48.75	195.00
7200 · Management Fees	650.00	651.09	(1.09)	5,853.27	5,859.73	(6.46)	7,813.00
7250 · Office Supplies/Svc/Misc	121.60	108.33	13.27	819.63	975.01	(155.38)	1,300.00
7260 · Postage and Delivery	4.65	33.33	(28.68)	354.33	300.01	54.32	400.00
7400 · Telephone	68.65	62.50	6.15	646.54	562.50	84.04	750.00
<b>Total Administrative</b>	<b>3,613.58</b>	<b>3,426.66</b>	<b>186.92</b>	<b>33,380.60</b>	<b>30,840.02</b>	<b>2,540.58</b>	<b>41,120.00</b>
Grounds							
7520 · Irrigation Main/Repr/Svc	105.00	41.67	63.33	338.55	374.99	(36.44)	500.00
7600 · Landscape Contract	1,300.92	1,266.67	34.25	11,755.66	11,399.99	355.67	15,200.00
7650 · Landscape Svcs/Replc/Oth	0.00	291.67	(291.67)	357.79	2,624.99	(2,267.20)	3,500.00
7665 · Mulch	0.00	291.67	(291.67)	0.00	2,624.99	(2,624.99)	3,500.00
7800 · Palm/Tree Trimming	0.00	83.33	(83.33)	1,100.00	750.01	349.99	1,000.00
<b>Total Grounds</b>	<b>1,405.92</b>	<b>1,975.01</b>	<b>(569.09)</b>	<b>13,552.00</b>	<b>17,774.97</b>	<b>(4,222.97)</b>	<b>23,700.00</b>
Maintenance							
8010 · Bldg Main/Repr/Svc/Sup	0.00	625.00	(625.00)	3,172.08	5,625.00	(2,452.92)	7,500.00
8040 · Electrical Main/Repr/Svc	0.00	41.67	(41.67)	717.61	374.99	342.62	500.00
8150 · Operations Gate Expense	0.00	50.00	(50.00)	1,472.50	450.00	1,022.50	600.00
8220 · Pest Control Int	25.00	83.33	(58.33)	2,075.00	750.01	1,324.99	1,000.00
<b>Total Maintenance</b>	<b>25.00</b>	<b>800.00</b>	<b>(775.00)</b>	<b>7,437.19</b>	<b>7,200.00</b>	<b>237.19</b>	<b>9,600.00</b>
Pool and Recreation							
8400 · Pool Maintenance Contrac	260.00	320.00	(60.00)	2,615.00	2,880.00	(265.00)	3,840.00
8420 · Pool Equip/Deck Main/Rep	668.00	83.33	584.67	1,663.48	750.01	913.47	1,000.00
8430 · Pool Janitor Cleaning Sv	150.00	140.00	10.00	1,304.80	1,260.00	44.80	1,680.00
<b>Total Pool and Recreation</b>	<b>1,078.00</b>	<b>543.33</b>	<b>534.67</b>	<b>5,583.28</b>	<b>4,890.01</b>	<b>693.27</b>	<b>6,520.00</b>

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

10/03/16

September 2016

	<u>Sep 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Sep 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electrical Expense	487.75	541.67	(53.92)	4,149.86	4,874.99	(725.13)	6,500.00
8640 · Gas - Pool Heater	41.45	429.17	(387.72)	2,380.91	3,862.49	(1,481.58)	5,150.00
8660 · TV Cable (46.68 per unit)	871.48	887.00	(15.52)	7,836.91	7,983.00	(146.09)	10,644.00
8700 · Water & Sewer	845.32	1,364.75	(519.43)	6,619.45	12,282.75	(5,663.30)	16,377.00
<b>Total Utilities</b>	<u>2,246.00</u>	<u>3,222.59</u>	<u>(976.59)</u>	<u>20,987.13</u>	<u>29,003.23</u>	<u>(8,016.10)</u>	<u>38,671.00</u>
<b>Total Expense</b>	<u>8,368.50</u>	<u>9,967.59</u>	<u>(1,599.09)</u>	<u>80,940.20</u>	<u>89,708.23</u>	<u>(8,768.03)</u>	<u>119,611.00</u>
<b>Net Ordinary Income</b>	<u>3,351.88</u>	<u>1,721.75</u>	<u>1,630.13</u>	<u>24,326.50</u>	<u>15,495.83</u>	<u>8,830.67</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	2,153.25	(2,153.25)	2,871.00
9970 · Transfer to Reserves	25.92	1,482.51	(1,456.59)	13,486.97	13,342.55	144.42	17,790.08
<b>Total Other</b>	<u>25.92</u>	<u>1,721.76</u>	<u>(1,695.84)</u>	<u>13,486.97</u>	<u>15,495.80</u>	<u>(2,008.83)</u>	<u>20,661.08</u>
<b>Total Other Expense</b>	<u>25.92</u>	<u>1,721.76</u>	<u>(1,695.84)</u>	<u>13,486.97</u>	<u>15,495.80</u>	<u>(2,008.83)</u>	<u>20,661.08</u>
<b>Net Other Income</b>	<u>(25.92)</u>	<u>(1,721.76)</u>	<u>1,695.84</u>	<u>(13,486.97)</u>	<u>(15,495.80)</u>	<u>2,008.83</u>	<u>(20,661.08)</u>
<b>Net Income</b>	<u><u>3,325.96</u></u>	<u><u>(0.01)</u></u>	<u><u>3,325.97</u></u>	<u><u>10,839.53</u></u>	<u><u>0.03</u></u>	<u><u>10,839.50</u></u>	<u><u>0.00</u></u>