

Blackburn Point Marina Village

Financial Statements

For the Month and
Three
Month Period
Ended
March 31, 2016

(Unaudited)

**BLACKBURN POINT MARINA VILLAGE CONDO
 ASSOC INC**

Balance Sheet
 As of 03/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
1010	Stonegate: OP; 6885;0.10%	42,289.58			42,289.58
1210	Stonegate: RVSMMA;6893;.030%		99,246.19		99,246.19
1610	Prepaid Insurance	9,273.53			9,273.53
1800	Deposits	1,443.47			1,443.47
	TOTAL ASSETS	<u>53,006.58</u>	<u>99,246.19</u>	<u>.00</u>	<u>152,252.77</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
3010	Accounts Payable	1,642.02			1,642.02
3310	Prepaid Owner Assessments	14,714.08			14,714.08
	Subtotal Current Liab.	<u>16,356.10</u>	<u>.00</u>	<u>.00</u>	<u>16,356.10</u>
RESERVES:					
5141	Misc Bldg Components		1,978.25		1,978.25
5142	Misc Site Improvements		1,220.75		1,220.75
5146	Furniture/Fixtures/Equipt		1,477.50		1,477.50
5300	Building Restoration/Painting		11,552.87		11,552.87
5320	Paving/Roads		36,267.40		36,267.40
5400	Roofing		45,937.52		45,937.52
5490	Reserves Interest-Current		69.34		69.34
5491	Reserves Interest-Prior Years		742.56		742.56
	Subtotal Reserves	<u>.00</u>	<u>99,246.19</u>	<u>.00</u>	<u>99,246.19</u>
EQUITY:					
5510	Prior Years Fund Balance	35,187.57			35,187.57
	Current Year Net Income/(Loss)	1,462.91	.00	.00	1,462.91
	Subtotal Equity	<u>36,650.48</u>	<u>.00</u>	<u>.00</u>	<u>36,650.48</u>
	TOTAL LIABILITIES & EQUITY	<u>53,006.58</u>	<u>99,246.19</u>	<u>.00</u>	<u>152,252.77</u>

**BLACKBURN POINT MARINA VILLAGE CONDO
ASSOC INC**

Income/Expense Statement
Period: 03/01/16 to 03/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06200	Assessment Fees	10,206.80	10,206.83	(.03)	30,620.40	30,620.49	(.09)	122,482.00
06210	Reserve Fees	1,482.51	1,482.51	.00	4,447.53	4,447.53	.00	17,790.08
06340	Late Fee Income	(542.15)	.00	(542.15)	(331.05)	.00	(331.05)	.00
06910	Interest Income	2.99	.00	2.99	11.97	.00	11.97	.00
06920	Miscellaneous Income	100.00	.00	100.00	100.00	.00	100.00	.00
	Subtotal Income	11,250.15	11,689.34	(439.19)	34,848.85	35,068.02	(219.17)	140,272.08
EXPENSES								
Administrative								
07040	Licenses and Fees	61.25	46.83	(14.42)	137.25	140.49	3.24	562.00
07100	Insurance	2,768.68	2,458.33	(310.35)	8,306.04	7,374.99	(931.05)	29,500.00
07150	Prof. Fees - Legal	.00	50.00	50.00	.00	150.00	150.00	600.00
07170	Admin. Fees,Tax Prep,Acct	.00	16.25	16.25	180.00	48.75	(131.25)	195.00
07200	Management Fees	651.09	651.08	(.01)	1,953.27	1,953.24	(.03)	7,813.00
07250	Office: Svc/Supplies/Misc	87.65	108.33	20.68	308.90	324.99	16.09	1,300.00
07260	Postage & Printing	68.10	33.33	(34.77)	281.88	99.99	(181.89)	400.00
07400	Telephone	70.17	62.50	(7.67)	210.49	187.50	(22.99)	750.00
	Administrative	3,706.94	3,426.65	(280.29)	11,377.83	10,279.95	(1,097.88)	41,120.00
Grounds								
07520	Irrigation: Maintenance/Repai	.00	41.67	41.67	123.53	125.01	1.48	500.00
07600	Landscape Contract	1,300.92	1,266.67	(34.25)	3,902.76	3,800.01	(102.75)	15,200.00
07650	Landscape: Svc Replacement	.00	291.67	291.67	144.00	875.01	731.01	3,500.00
07665	Landscape Other	.00	291.67	291.67	.00	875.01	875.01	3,500.00
07800	Palm/Tree Trimming	.00	83.33	83.33	.00	249.99	249.99	1,000.00
	Grounds	1,300.92	1,975.01	674.09	4,170.29	5,925.03	1,754.74	23,700.00
Maintenance								
08010	Building: Maint/Repairs/Svc	.00	625.00	625.00	1,653.00	1,875.00	222.00	7,500.00
08040	Electrical: Maint/Repairs	.00	41.67	41.67	.00	125.01	125.01	500.00
08150	Operations - Gate Expense	225.00	50.00	(175.00)	675.00	150.00	(525.00)	600.00
08220	Pest Control - Ext/Int	25.00	83.33	58.33	1,425.00	249.99	(1,175.01)	1,000.00
	Maintenance	250.00	800.00	550.00	3,753.00	2,400.00	(1,353.00)	9,600.00

**BLACKBURN POINT MARINA VILLAGE CONDO
 ASSOC INC**

Income/Expense Statement
 Period: 03/01/16 to 03/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
Pool & Recreation								
08400	Pool Maint. Contract	320.00	320.00	.00	960.00	960.00	.00	3,840.00
08420	Pool/Deck: Repair/Svc	(2,860.00)	83.33	2,943.33	105.00	249.99	144.99	1,000.00
08430	Pool: Janitorial Service	.00	140.00	140.00	300.00	420.00	120.00	1,680.00
	Pool & Recreation	(2,540.00)	543.33	3,083.33	1,365.00	1,629.99	264.99	6,520.00
Utilities								
08620	Electric Usage	411.74	541.67	129.93	1,381.31	1,625.01	243.70	6,500.00
08640	Propane/Gas Service	640.56	429.17	(211.39)	1,624.62	1,287.51	(337.11)	5,150.00
08660	Cable TV	871.48	887.00	15.52	2,608.03	2,661.00	52.97	10,644.00
08700	Water & Sewer	876.43	1,364.75	488.32	2,658.33	4,094.25	1,435.92	16,377.00
	Utilities	2,800.21	3,222.59	422.38	8,272.29	9,667.77	1,395.48	38,671.00
Other								
09710	Contingency Fund	.00	239.25	239.25	.00	717.75	717.75	2,871.00
09970	Transfer to Reserves	1,482.51	1,482.51	.00	4,447.53	4,447.53	.00	17,790.08
	Other	1,482.51	1,721.76	239.25	4,447.53	5,165.28	717.75	20,661.08
	TOTAL EXPENSES	7,000.58	11,689.34	4,688.76	33,385.94	35,068.02	1,682.08	140,272.08
	Current Year Net Income/(loss)	4,249.57	.00	4,249.57	1,462.91	.00	1,462.91	.00
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