

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

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

11/03/16

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

	<u>Oct 31, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1010 · Stonegate Opr 6885	52,161.41
1210 · Stonegate MM Res 6893	109,640.35
<b>Total Checking/Savings</b>	<u>161,801.76</u>
<b>Accounts Receivable</b>	
1310 · Accounts Receivable	(158.23)
<b>Total Accounts Receivable</b>	<u>(158.23)</u>
<b>Other Current Assets</b>	
1610 · Prepaid Insurance	15,673.77
1800 · Deposits	1,443.47
<b>Total Other Current Assets</b>	<u>17,117.24</u>
<b>Total Current Assets</b>	<u>178,760.77</u>
<b>TOTAL ASSETS</b>	<u><u>178,760.77</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3010 · Accounts Payable	645.00
<b>Total Accounts Payable</b>	<u>645.00</u>
<b>Other Current Liabilities</b>	
3050 · Deferred Revenue	20,413.60
<b>Total Other Current Liabilities</b>	<u>20,413.60</u>
<b>Total Current Liabilities</b>	21,058.60
<b>Long Term Liabilities</b>	
<b>Reserves</b>	
5141 · Misc Bldg Components	2,681.00
5142 · Misc Site Improvements	438.00
5146 · Furniture/Fixtures/Equip	2,085.00
5300 · Bldg Restoration/Paintin	15,201.68
5320 · Paving/Roads	36,858.40
5400 · Roofing	51,392.77
5490 · Reserve Interest Current	240.98
6491 · Res Interest Prior Yrs	742.56
<b>Total Reserves</b>	<u>109,640.39</u>
<b>Total Long Term Liabilities</b>	<u>109,640.39</u>
<b>Total Liabilities</b>	130,698.99
<b>Equity</b>	
30000 · Opening Balance Equity	35,187.57
Net Income	12,874.23
<b>Total Equity</b>	<u>48,061.80</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>178,760.79</u></u>

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

October 2016

	Oct 16	Budget	\$ Over Budget	Jan - Oct 16	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>6200 · Assessment Fees</b>	10,206.80	10,206.83	(0.03)	102,068.00	102,068.34	(0.34)	122,482.00
<b>6210 · Reserve Fee</b>	4,447.52	1,482.51	2,965.01	17,790.09	14,825.06	2,965.03	17,790.08
<b>6340 · Late Fee/Penalty</b>	0.00	0.00	0.00	(331.05)	0.00	(331.05)	0.00
<b>6350 · Application Fees</b>	0.00			100.00			
<b>6910 · Interest - Operating</b>	7.61	0.00	7.61	57.19	0.00	57.19	0.00
<b>6920 · Interest - Reserves</b>	27.24	0.00	27.24	271.64	0.00	271.64	0.00
<b>Total Income</b>	<u>14,689.17</u>	<u>11,689.34</u>	<u>2,999.83</u>	<u>119,955.87</u>	<u>116,893.40</u>	<u>3,062.47</u>	<u>140,272.08</u>
<b>Total Income</b>	14,689.17	11,689.34	2,999.83	119,955.87	116,893.40	3,062.47	140,272.08
<b>Expense</b>							
<b>Administrative</b>							
<b>7040 · Licenses &amp; Fees</b>	0.00	46.83	(46.83)	537.50	468.34	69.16	562.00
<b>7100 · Insurance Expense</b>	2,768.68	2,458.33	310.35	27,743.01	24,583.34	3,159.67	29,500.00
<b>7150 · Professional Fees Legal</b>	0.00	50.00	(50.00)	0.00	500.00	(500.00)	600.00
<b>7170 · Admin Fees, Tax Prep Acc</b>	0.00	16.25	(16.25)	195.00	162.50	32.50	195.00
<b>7200 · Management Fees</b>	650.00	651.09	(1.09)	6,503.27	6,510.82	(7.55)	7,813.00
<b>7250 · Office Supplies/Svc/Misc</b>	122.35	108.33	14.02	941.98	1,083.34	(141.36)	1,300.00
<b>7260 · Postage and Delivery</b>	4.65	33.33	(28.68)	358.98	333.34	25.64	400.00
<b>7400 · Telephone</b>	72.71	62.50	10.21	719.25	625.00	94.25	750.00
<b>Total Administrative</b>	<u>3,618.39</u>	<u>3,426.66</u>	<u>191.73</u>	<u>36,998.99</u>	<u>34,266.68</u>	<u>2,732.31</u>	<u>41,120.00</u>
<b>Grounds</b>							
<b>7520 · Irrigation Main/Repr/Svc</b>	20.05	41.67	(21.62)	358.60	416.66	(58.06)	500.00
<b>7600 · Landscape Contract</b>	1,300.92	1,266.67	34.25	13,056.58	12,666.66	389.92	15,200.00
<b>7650 · Landscape Svcs/Replc/Oth</b>	555.00	291.67	263.33	912.79	2,916.66	(2,003.87)	3,500.00
<b>7665 · Mulch</b>	0.00	291.67	(291.67)	0.00	2,916.66	(2,916.66)	3,500.00
<b>7800 · Palm/Tree Trimming</b>	0.00	83.33	(83.33)	1,100.00	833.34	266.66	1,000.00
<b>Total Grounds</b>	<u>1,875.97</u>	<u>1,975.01</u>	<u>(99.04)</u>	<u>15,427.97</u>	<u>19,749.98</u>	<u>(4,322.01)</u>	<u>23,700.00</u>
<b>Maintenance</b>							
<b>8010 · Bldg Main/Repr/Svc/Sup</b>	75.00	625.00	(550.00)	3,247.08	6,250.00	(3,002.92)	7,500.00
<b>8040 · Electrical Main/Repr/Svc</b>	0.00	41.67	(41.67)	717.61	416.66	300.95	500.00
<b>8150 · Operations Gate Expense</b>	0.00	50.00	(50.00)	1,472.50	500.00	972.50	600.00
<b>8220 · Pest Control Int</b>	25.00	83.33	(58.33)	2,100.00	833.34	1,266.66	1,000.00
<b>Total Maintenance</b>	<u>100.00</u>	<u>800.00</u>	<u>(700.00)</u>	<u>7,537.19</u>	<u>8,000.00</u>	<u>(462.81)</u>	<u>9,600.00</u>
<b>Pool and Recreation</b>							
<b>8400 · Pool Maintenance Contrac</b>	260.00	320.00	(60.00)	2,875.00	3,200.00	(325.00)	3,840.00
<b>8420 · Pool Equip/Deck Main/Rep</b>	15.00	83.33	(68.33)	1,805.48	833.34	972.14	1,000.00
<b>8430 · Pool Janitor Cleaning Sv</b>	0.00	140.00	(140.00)	1,304.80	1,400.00	(95.20)	1,680.00
<b>Total Pool and Recreation</b>	<u>275.00</u>	<u>543.33</u>	<u>(268.33)</u>	<u>5,985.28</u>	<u>5,433.34</u>	<u>551.94</u>	<u>6,520.00</u>

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

October 2016

11/03/16

	<u>Oct 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>Jan - Oct 16</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
<b>Utilities</b>							
8620 · Electrical Expense	460.66	541.67	(81.01)	4,610.52	5,416.66	(806.14)	6,500.00
8640 · Gas - Pool Heater	38.03	429.17	(391.14)	2,418.94	4,291.66	(1,872.72)	5,150.00
8660 · TV Cable (46.68 per unit)	871.48	887.00	(15.52)	8,708.39	8,870.00	(161.61)	10,644.00
8700 · Water & Sewer	813.18	1,364.75	(551.57)	7,432.63	13,647.50	(6,214.87)	16,377.00
<b>Total Utilities</b>	<u>2,183.35</u>	<u>3,222.59</u>	<u>(1,039.24)</u>	<u>23,170.48</u>	<u>32,225.82</u>	<u>(9,055.34)</u>	<u>38,671.00</u>
<b>Total Expense</b>	<u>8,052.71</u>	<u>9,967.59</u>	<u>(1,914.88)</u>	<u>89,119.91</u>	<u>99,675.82</u>	<u>(10,555.91)</u>	<u>119,611.00</u>
<b>Net Ordinary Income</b>	<u>6,636.46</u>	<u>1,721.75</u>	<u>4,914.71</u>	<u>30,835.96</u>	<u>17,217.58</u>	<u>13,618.38</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	2,392.50	(2,392.50)	2,871.00
9970 · Transfer to Reserves	4,474.76	1,482.51	2,992.25	17,961.73	14,825.06	3,136.67	17,790.08
<b>Total Other</b>	<u>4,474.76</u>	<u>1,721.76</u>	<u>2,753.00</u>	<u>17,961.73</u>	<u>17,217.56</u>	<u>744.17</u>	<u>20,661.08</u>
<b>Total Other Expense</b>	<u>4,474.76</u>	<u>1,721.76</u>	<u>2,753.00</u>	<u>17,961.73</u>	<u>17,217.56</u>	<u>744.17</u>	<u>20,661.08</u>
<b>Net Other Income</b>	<u>(4,474.76)</u>	<u>(1,721.76)</u>	<u>(2,753.00)</u>	<u>(17,961.73)</u>	<u>(17,217.56)</u>	<u>(744.17)</u>	<u>(20,661.08)</u>
<b>Net Income</b>	<u><b>2,161.70</b></u>	<u><b>(0.01)</b></u>	<u><b>2,161.71</b></u>	<u><b>12,874.23</b></u>	<u><b>0.02</b></u>	<u><b>12,874.21</b></u>	<u><b>0.00</b></u>