

Blackburn Point Marina Village Condominium Association, Inc.
Approved Budget
January 1 to December 31, 2018

	2017 Annual Budget	Actuals at 9/30/17	Projected Oct - Dec 17	Projected Total 2017	2018 Annual Budget
Income					
6200 - Assessment Fees	121,596	91,197	30,399	121,596	120,488
6210 - Reserve Fee	18,700	14,025	4,675	18,700	19,884
6340 - Late Fee/Penalty	0	0	0	0	0
6350 - Application Fees	0	200	0	200	0
6910 - Interest - Operating	0	52	17	70	0
6920 - Interest - Reserves	0	323	108	431	0
Total Income	140,296	105,798	35,199	140,997	140,372
Expense					
Administrative					
7040 - Licenses & Fees	562	462	64	526	526
7100 - Insurance Expense	30,835	24,077	8,026	32,102	32,080
7105 - Insurance Appraisal	0	750	0	750	0
7150 - Professional Fees Legal	600	0	0	0	500
7170 - Admin Fees, Tax Prep	195	195	0	195	200
7200 - Management Fees	8,100	6,165	2,025	8,190	8,100
7250 - Office Supplies/Svc/Misc	1,200	723	241	964	1,000
7260 - Postage and Delivery	500	102	34	136	250
7400 - Telephone	875	688	236	924	1,000
Total Administrative	42,867.00	33,161.58	10,625.07	43,786.65	43,656.00
Grounds					
7520 - Irrigation Main/Repr/Svc	500	756	0	756	750
7600 - Landscape Contract	15,611	11,708	3,903	15,611	15,611
7650 - Landscape Svcs/Replc/Oth	3,500	3,540	1,770	5,310	3,500
7665 - Mulch	3,500	36		36	3,500
7800 - Palm/Tree Trimming	1,200	400	133	533	1,000
Total Grounds	24,311.04	16,439.54	5,806.09	22,245.63	24,361.04
Maintenance					
8010 - Bldg Main/Repr/Svc/Sup	7,500	1,403	468	1,870	5,250
8040 - Electrical Main/Repr/Svc	1,000	0	0	0	500
8150 - Gate Operations	1,500	2,020	673	2,693	1,500
8220 - Pest Control	1,500	2,375	75	2,450	2,350
Total Maintenance	11,500	5,798	1,216	7,014	9,600
Pool and Recreation					
8400 - Pool Maintenance Contract	3,840	2,340	780	3,120	3,120
8420 - Pool Equip/Deck Main/Rep	1,800	1,631	544	2,175	1,800
8430 - Pool Janitor Cleaning Sv	1,800	1,350	450	1,800	1,800
Total Pool and Recreation	7,440	5,321	1,774	7,095	6,720
Utilities					
8620 - Electric	6,000	4,531	1,510	6,041	6,222
8640 - Gas - Pool Heater	4,000	3,099	1,033	4,132	4,255
8660 - TV Cable	10,644	8,304	2,788	11,092	11,100
8700 - Water & Sewer	12,000	9,415	3,138	12,553	12,930
Total Utilities	32,644	25,348	8,469	33,817	34,507
Other Expense					
9710 - Contingency Fund	2,834	155	52	207	1,644
9970 - Transfer to Reserves	18,700	14,345	4,782	19,127	19,884
Total Other	21,534	14,500	4,833	19,334	21,528
Total Expense	140,296	100,569	32,723	133,292	140,372

UNIT ASSESSMENT - QUARTERLY	Difference	2017	2018
MAINTENANCE	\$ (14.57)	\$ 1,599.95	\$ 1,585.37
RESERVES	\$ 15.58	\$ 246.05	\$ 261.63
TOTAL	\$ 1.00	\$ 1,846.00	\$ 1,847.00

Total Units 19
Maintenance & Reserves Paid 4 Times per year