

Blackburn Point Marina Village Condominium Association, Inc.
Approved Budget
January 1 to December 31, 2021

	2020 Annual Budget	2021 Annual Budget
Income		
6200 · Assessment Fees	119,312	125,297
6210 · Reserve Fee	21,820	20,623
6340 · Late Fee/Penalty	0	0
6350 · Application Fees	0	0
6910 · Interest - Operating	0	0
6920 · Interest - Reserves	0	0
Surplus Rollover	200	0
Total Income	141,332	145,920
Expense		
Administrative		
7040 · Licenses & Fees	600	650
7100 · Insurance Expense	31,803	43,000
7150 · Professional Fees Legal	500	500
7170 · Admin Fees, Tax Prep	250	400
7200 · Management Fees	8,700	9,000
7250 · Office Supplies/Svc/Misc	1,200	1,185
7260 · Postage and Delivery	250	100
7400 · Telephone	1,000	1,000
Total Administrative	44,303	55,835
Grounds		
7520 · Irrigation Main/Repr/Svc	1,200	700
7600 · Landscape Contract	13,440	16,000
7650 · Landscape Svcs/Replc/Oth	2,487	2,500
7665 · Mulch	3,000	1,000
7800 · Palm/Tree Trimming	1,000	500
Total Grounds	21,127	20,700
Maintenance		
8010 · Bldg Main/Repr/Svc/Sup	5,000	2,062
8040 · Electrical Main/Repr/Svc	500	500
8150 · Gate Operations	1,500	200
8220 · Pest Control	2,400	2,500
Total Maintenance	9,400	5,262
Pool and Recreation		
8400 · Pool Maintenance Contract	3,200	3,200
8420 · Pool Equip/Deck Main/Rep	1,500	1,500
8430 · Pool Janitor Cleaning Sv	2,000	2,000
Total Pool and Recreation	6,700	6,700
Utilities		
8620 · Electric	6,070	5,500
8640 · Gas - Pool Heater	5,200	4,500
8660 · TV Cable	12,733	13,000
8700 · Water & Sewer	13,100	13,800
Total Utilities	37,103	36,800
Other Expense		
9710 · Contingency Fund	879	0
9970 · Transfer to Reserves	21,820	20,623
Total Other	22,699	20,623
Total Expense	141,332	145,920

UNIT ASSESSMENT - QUARTERLY	2020	2021
MAINTENANCE	\$ 1,569.89	\$ 1,648.64
RESERVES	\$ 287.11	\$ 271.36
TOTAL	\$ 1,857.00	\$ 1,920.00

Total Units 19
Maintenance & Reserves Paid 4

Blackburn Point Marina Village Condominium Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1 to December 31, 2021
DESIGNATED RESERVES

		1	2	3	4	5	6	7	8	9	10	11	12
		ESTIMATED LIFE EXPECTANCY	ESTIMATED REMAINING LIFE	ESTIMATED REPLACEMENT COST	BEGINNING BALANCE 1/1/2020	ASSESSMENTS COLLECTED 2020	ESTIMATED EXPENDITURES 2020	TRANSFERS 2020	ESTIMATED BALANCE 12/31/2020	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	VARIED PERCENT FUNDING	2021 ANNUAL FUNDING
ACCT#	ASSET												
5141	Misc Bldg Components	25	8	57,954	5,817	1,185	-	-	7,002	50,952	6,369	25%	1,592
5142	Misc Site Improvements	30	20	155,832	6,833	2,328	-	-	9,161	146,671	7,334	25%	1,833
5146	Furniture/Fixtures/Equipment	14	1	14,227	4,005	2,556	-	-	6,561	7,666	7,666	25%	1,917
5300	Building Restoration/Painting	10	10	44,400	29,773	4,876	29,816.00		4,833	39,567	3,957	100%	3,957
5320	Paving/Roads	25	9	80,188	37,448	1,068		-	38,516	41,672	4,630	25%	1,158
5400	Roofing	30	15	422,610	73,923	9807	-	-	83,730	338,880	22,592	45%	10,166
5490	Interest				4,465	0	-	634.16	5,099	-	-	0%	-
				775,211	162,264	21,820	29,816	0	154,902	625,409	52,548		20,623