

Blackburn Point Marina Village Condominium Assoc., Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
6200 · Assessment Fees	189,983	220,219
6210 · Reserve Fee	52,533	38,182
6340 · Late Fee / Penalty	0	0
6350 · Application Fees	0	0
6910 · Interest - Operating	47	47
6920 · Interest - Reserves	6,000	2,500
TOTAL INCOME	248,564	260,948
EXPENSE		
ADMINISTRATIVE		
7040 · Licenses & Fees	550	2,000
7100 · Insurance Expense	74,745	72,000
7150 · Professional Fees Legal	250	750
7170 · Admin Fees, Tax Prep	250	300
7200 · Management Fees	10,500	10,500
7250 · Office Supplies/Svc/Misc	2,750	2,800
7260 · Postage and Delivery	75	116
7500 · PY Overspending Replenishment	12,858	27,628
TOTAL ADMINISTRATIVE	101,978	116,094
GROUNDS		
7520 · Irrigation Main/Repr/Svc	1,000	2,000
7600 · Landscape Contract	18,000	18,000
7650 · Landscape Svcs/Replc/Oth	8,603.48	16,572
7800 · Palm/Tree Trimming	700	700
7810 · Grass & Tree Fertilization	0	3,000
TOTAL GROUNDS	28,303	40,272
MAINTENANCE		
8010 · Bldg Main/Repr/Svc/Sup	2,500	3,000
8040 · Electrical Main/Repr/Svc	250	250
8150 · Gate Operations	1,210	1,200
8220 · Pest Control	1,960	2,500
TOTAL MAINTENANCE	5,920	6,950
POOL & RECREATION		
8400 · Pool Maintenance Contract	6,000	7,000
8420 · Pool Equip/Deck Main/Rep	1,750	2,200
8430 · Pool Janitor Cleaning Sv	3,000	3,000
TOTAL POOL & RECREATION	10,750	12,200
UTILITIES		
8620 · Electric	7,500	8,250
8640 · Gas - Pool Heater	5,580	6,500
8700 · Water & Sewer	30,000	30,000
TOTAL UTILITIES	43,080	44,750
OTHER		
9970 · Transfer to Reserves	52,533	38,182
9975 · Transfer to Reserves Interest	6,000	2,500
TOTAL OTHER	58,533	40,682
TOTAL EXPENSES	248,564	260,948

*Paying back reserves, post in Transfer to Reserve below

QUARTERLY ASSESSMENT	2025	2026
MAINTENANCE	\$ 2,499.78	\$ 2,897.61
RESERVES	\$ 691.22	\$ 502.39
TOTAL	\$ 3,191.00	\$ 3,400.00

Total Units 19
Times Paid Per Year 4

Blackburn Point Marina Village Condominium Association, Inc.
APPROVED BUDGET FOR THE PERIOD
January 1, 2026 - December 31, 2026
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 1/1/2025	ASSESSMENTS COLLECTED IN 2025	EXPENDITURES 2025	2025 Roofing Funding	TRANSFERS 2025	ESTIMATED BALANCE 12/31/2025	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	VARIED PERCENT FUNDING	2026 VARIED FUNDING
ACCT#	ASSET													
5141	Misc Bldg Components	15	4	57,954	8,107	3,115	-	-	-	11,222	46,732	11,683	25%	2,921
5142	Misc Site Improvements	15	10	155,832	2,472	23,585	18,709	29,955	22,607	(0)	155,832	15,583	25%	3,896
5146	Furniture/Fixtures/Equipment	10	5	14,227	4,695	1,258	-	-	-	5,953	8,274	1,655	25%	414
5300	Building Restoration/Painting	10	1	44,400	31,628	6,386	7,858	-	-	30,155	14,245	14,245	100%	14,245
5320	Paving/Roads	25	4	80,188	44,550	2,495	-	-	-	47,045	33,143	8,286	35%	2,900
5400	Roofing	25	25	589,000	121,941	13,667	355,693	7,600	227,685	0	589,000	23,560	50%	11,780
5410	Pool Resurface	13	9	24,000	3,730	2,027	-	-	-	5,757	18,243	2,027	100%	2,027
5490	Interest				4,097	9,636	-	9,636	(4,097)	-	-	-	0%	-
				965,601	221,219	62,169	382,261	47,191	246,196	100,132	865,469	77,038		38,182