

**Blackburn Point Marina Village Condominium Association, Inc.
Approved Budget
January 1 to December 31, 2019**

	2018 Annual Budget	2019 Annual Budget
Income		
6200 · Assessment Fees	120,488	118,329
6210 · Reserve Fee	19,884	22,043
6340 · Late Fee/Penalty	0	0
6350 · Application Fees	0	0
6910 · Interest - Operating	0	0
6920 · Interest - Reserves	0	0
Surplus Rollover	0	4,500
Total Income	140,372	144,872
Expense		
Administrative		
7040 · Licenses & Fees	526	600
7100 · Insurance Expense	32,080	29,631
7150 · Professional Fees Legal	500	500
7170 · Admin Fees, Tax Prep	200	250
7200 · Management Fees	8,100	8,400
7250 · Office Supplies/Svc/Misc	1,000	1,200
7260 · Postage and Delivery	250	175
7400 · Telephone	1,000	1,000
Total Administrative	43,656.00	41,756.00
Grounds		
7520 · Irrigation Main/Repr/Svc	750	1,100
7600 · Landscape Contract	15,611	14,520
7650 · Landscape Svcs/Replc/Oth	3,500	7,200
7665 · Mulch	3,500	3,500
7800 · Palm/Tree Trimming	1,000	1,000
Total Grounds	24,361.00	27,320.00
Maintenance		
8010 · Bldg Main/Repr/Svc/Sup	5,250	6,225
8040 · Electrical Main/Repr/Svc	500	500
8150 · Gate Operations	1,500	1,500
8220 · Pest Control	2,350	2,400
Total Maintenance	9,600	10,625
Pool and Recreation		
8400 · Pool Maintenance Contract	3,120	3,180
8420 · Pool Equip/Deck Main/Rep	1,800	1,500
8430 · Pool Janitor Cleaning Sv	1,800	2,000
Total Pool and Recreation	6,720	6,680
Utilities		
8620 · Electric	6,222	5,871
8640 · Gas - Pool Heater	4,255	4,957
8660 · TV Cable	11,100	12,184
8700 · Water & Sewer	12,930	12,492
Total Utilities	34,507	35,504
Other Expense		
9710 · Contingency Fund	1,644	944
9970 · Transfer to Reserves	19,884	22,043
Total Other	21,528	22,987
Total Expense	140,372	144,872

UNIT ASSESSMENT - QUARTERLY	Difference
MAINTENANCE	\$ (28.41)
RESERVES	\$ 28.41
TOTAL	\$ 0.00

Total Units 19
Maintenance & Reserves Paid 4

Blackburn Point Marina Village Condominium Association, Inc.
 APPROVED BUDGET FOR THE PERIOD
 January 1 to December 31, 2019
 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 1/1/2018	ASSESSMENTS COLLECTED 2018	ESTIMATED EXPENDITURES 2018	TRANSFERS 2018	ESTIMATED BALANCE 12/31/2018	ADDITIONAL RESERVE REQUIREMENT	ANNUAL RESERVE REQUIRED	VARIED PERCENT FUNDING	2018 ANNUAL FUNDING
ACCT#	ASSET												
5141	Misc Bldg Components	25	12	57,954	3,666	1,042	-	-	4,708	53,246	4,437	25%	1,109
5142	Misc Site Improvements	30	17	155,832	2,481	2,128	-	-	4,609	151,223	8,895	25%	2,224
5146	Furniture/Fixtures/Equipment	14	1	14,227	-1,333	1,931	-	-	598	13,629	13,629	25%	3,407
5300	Building Restoration/Painting	10	4	44,400	20,050	4,847	-	-	24,897	19,503	4,876	100%	4,876
5320	Paving/Roads	25	11	80,188	37,689	883	-	-	38,572	41,616	3,783	25%	946
5400	Roofing	30	17	422,610	60,384	9053	4,995	-	64,442	358,168	21,069	45%	9,481
5490	Interest				1,527	699	-	-	2,225	-	-	0%	-
				775,211	124,463	20,583	4,995	0	140,051	637,386	56,690		22,043