

Marina at the Bluffs Condominium Assoc.

15550 Marina Isle Way
Jupiter, FL 33477-9408
561-627-6497

October 5, 2018

Attention Unit Owners:

Enclosed is the proposed 2019 draft budget reflecting common and building specific expenses. The budget meeting will be held on November 7th at 6:00 p.m. at 1550 Recreation Area. If the budget is approved as presented here, this will serve as your official copy.

Included in Budget Package

Consolidated Information

Proposed 2019 Budget - Consolidated
Consolidated Reserves and Common Reserves
Building Specifics

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Building Information

Building Budget
Building Reserves

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All owners are invited to attend.

Sincerely,

Eddie Hudson

Eddie Hudson, President
For the Board of Directors

 **APPROVED**
11/7/2018
Jon G...
V.P. REBURE

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

	Consolidated	
Description	Budget 2018	Budget 2019
INCOME:		
Member Assessment	2,299,747	2,240,210
Bldg. Prop Insur Assessment	432,588	418,000
Reserve Income Building	219,707	243,864
Reserve Income Common	42,354	58,366
Subtotal Assessment Income	2,994,395	2,960,440
Other Income:		
Application Fees/other	20,000	20,000
Subtotal Other Income	20,000	20,000
TOTAL INCOME	3,014,395	2,980,440
EXPENSES		
Administrative Expenses		
Line of Credit payment	50,000	
Legal Fees	5,000	5,000
Audit	21,500	21,300
Board Meeting	500	500
Office Supplies/misc admin	7,000	8,500
Office Equip/Rental	3,000	2,000
Fees & Licenses	5,000	5,000
Inspections	9,000	9,000
Printing	500	700
Engineering	1,000	1,000
Postage	3,500	3,500
Newsletter /website	500	500
Bad Debt Expense	6,500	6,500
Total Administration Expenses	113,000	63,500
Payroll		
Office Payroll	23,000	23,000
Management Payroll	101,000	101,000
Payroll Taxes	22,000	22,000
Maintenance Payroll	124,000	130,000
Payroll Other - bonus, etc	2,500	2,500
Total Payroll	272,500	278,500
Contracts		
Landscape Maintenance	102,000	104,300
Farmer & Irwin	42,800	42,800
Financial Management	19,200	18,900
Janitorial Maint. Contract	140,000	140,000
Mangrove Trimming	3,600	3,600
Elevator Contract	38,200	38,200
Generator Maintenance	3,000	3,000
Golf Cart Purchase/rental	6,934	6,934
Pest Control/Lawn Fert.	33,000	33,475
Fire Extinguisher Service	1,000	1,000
Security	35,250	36,000
Pressure Cleaning	17,200	17,200
Tree Trimming	25,975	32,000
Total Contracts	468,159	477,409

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Description	Consolidated	
	Budget 2018	Budget 2019
Utilities		
Electric	72,500	72,500
Water	371,000	385,000
Sewer	185,000	185,000
Cable Expense	340,000	290,000
Telephone Expense/wi-fi	40,000	15,000
Total Utilities	1,008,500	947,500
Maintenance		
Bocci Courts Maint/Repair	1,000	1,000
Tennis Courts Maint/Repair	500	500
Club Houses Maint/Repair	10,000	12,000
Building Repairs	100,000	110,000
Gas & Oil	2,000	3,500
Fire System Maint/Repair	10,000	10,000
Fire Pump Maintenance		15,000
Fire Alarm Maintenance	5,000	5,000
Pool Maintenance/Chemicals	24,000	25,000
Trash Removal	55,000	55,000
Misc Maint/Supplies	15,000	20,000
Elevator Maintenance	15,000	15,000
Miscellaneous Expense	50,000	50,000
Total Materials	287,500	322,000
Landscape Expenses		
Grounds Mntce (landscp mntce)	25,000	20,000
Irrigation Supplies	7,000	7,000
Plant Replacements	5,000	5,000
Mulch	15,000	12,000
Total Landscape	52,000	44,000
Building Insurance		
Insurance - Property-Bldg	432,588	418,000
	432,588	418,000
Common Insurance		
Insurance - Liability and Finance	56,650	56,650
Insurance - Health	36,000	36,000
Ins - Fidelity Bond	2,239	2,239
Insurance - Workers Comp	3,236	11,000
Insurance - Umbrella	6,735	6,735
Insurance - Finance Charges	4,854	8,000
Insurance - D&O	6,677	6,677
Common Insurance-Property	1,697	
Total Common Insurance	118,088	127,301
Total Insurance	550,676	545,301
Total Operating Expenses	2,752,335	2,678,210

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Description	Consolidated	
	Budget 2018	Budget 2019
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishmen	9,491	21,621
Intercoastal Erosion		3,000
Pavements/Parking Lot	5,562	5,562
Pool Furniture	2,486	2,486
Tennis Courts	2,234	
Generators	5,483	8,095
Fire Pumps	704	704
Fire Alarms	9,130	9,130
Roofs	4,964	5,468
Painting	2,301	2,301
Total Common Reserves	42,354	58,366
 Building Reserves		
Elevator	66,352	74,844
Roofs	84,231	100,572
Reserves-Painting	69,123	68,448
Total Building Reserves	219,707	243,864
 Total Reserve Funding	262,061	302,230
 TOTAL RESERVES & EXPENSES	3,014,395	2,980,440
	0	0

Marina at the Bluffs Condominium Association, Inc.

Reserve Funding Calculations for Proposed Budget 2019

	Estimated		Estimated	Est. Reserves	Required	Budgeted
	Estimated	Remaining	Replacement	12/31/2018	Funding	Funding
	Life	Life				
BUILDING CONSOLIDATED						
Common Reserves:						
Intercoastal Erosion	-	-			3,000	3,000
Pool Equip/Refurb	10	2	60,000	16,758	21,621	21,621
Hurricane				1,399		
Plant Replacement				362		
Pavement/Pkg lots	30	20	150,000	38,758	5,562	5,562
Tennis Court	7	1	13,500	13,500	(0)	(0)
Pool Furniture	10	3	20,000	12,542	2,486	2,486
Generators	35	12	100,000	2,854	8,095	8,095
Fire Pumps	25	13	28,000	18,854	704	704
Fire Alarms	25	19	250,000	76,536	9,130	9,130
Roofs	20	5	70,000	42,662	5,468	5,468
Painting	10	4	18,000	8,797	2,301	2,301
Common Interest				10,555	-	
			709,500	243,577	58,366	58,366
						2,653
Building Reserves						
Elevators			1,650,000	227,968	74,844	74,844
Roofs			1,430,000	826,567	100,572	100,572
Painting			627,100	353,308	68,448	68,448
Insurance deductible			-	19,746	-	-
Interest				-		
			3,707,100	1,427,589	243,864	243,864
TOTAL				1,671,166	302,230	302,230

PROPOSED 2019 BUDGET

PROPOSED 2019 BUDGET								
	Building Expenses	Common Reserves	Building Reserves	Building Insurance	Building Totals	2019 Unit Annual	2019 Unit Quarterly	2018 Unit Annual
501	96,041.32	2,653.00	10,819.34	24,786.42	134,300.08	4,476.67	1,119.17	4,564.84
601	96,041.32	2,653.00	10,395.27	24,786.42	133,876.01	4,462.53	1,115.63	4,522.90
701	96,041.32	2,653.00	10,153.10	24,786.42	133,633.84	4,454.46	1,113.62	4,516.84
801	96,041.32	2,653.00	10,752.93	24,786.42	134,233.67	4,474.46	1,118.61	4,543.21
901	96,041.32	2,653.00	10,998.75	24,786.42	134,479.49	4,482.65	1,120.66	4,555.34
1001	96,041.32	2,653.00	9,979.34	24,786.42	133,460.08	4,448.67	1,120.17	4,503.78
1101	96,041.32	2,653.00	10,931.17	24,786.42	134,411.91	4,480.40	1,120.10	4,558.94
1201	96,041.32	2,653.00	13,000.03	24,786.42	136,480.77	4,549.36	1,137.34	4,617.52
1301	96,041.32	2,653.00	10,260.63	24,786.42	133,741.37	4,458.05	1,114.51	4,533.95
1401	96,041.32	2,653.00	10,031.67	24,786.42	133,512.42	4,450.41	1,112.60	4,528.95
1501	96,041.32	2,653.00	10,783.33	24,786.42	134,264.07	4,475.47	1,118.87	4,544.22
1601	96,041.32	2,653.00	10,786.61	24,786.42	134,267.36	4,475.58	1,118.89	4,552.38
1701	96,041.32	2,653.00	12,224.73	24,786.42	135,705.47	4,523.52	1,130.88	4,611.69
1801	96,041.32	2,653.00	9,520.84	24,786.42	133,001.59	4,433.39	1,108.35	4,504.66
1901	96,041.32	2,653.00	13,297.85	24,786.42	136,778.59	4,559.29	1,139.82	4,519.81
2001	96,041.32	2,653.00	11,107.30	24,786.42	134,588.04	4,486.27	1,121.57	4,523.14
2101	96,041.32	2,653.00	11,936.12	24,786.42	135,416.86	4,513.90	1,128.47	4,543.61
2201	96,041.32	2,653.00	10,557.79	24,786.42	134,038.53	4,467.95	1,116.99	4,515.71
2301	96,041.32	2,653.00	12,227.63	24,786.42	135,708.38	4,523.61	1,130.90	4,501.25
2401	96,041.32	2,653.00	10,685.87	24,786.42	134,166.62	4,472.22	1,118.06	4,521.95
2501	96,041.32	2,653.00	10,687.18	24,786.42	134,167.92	4,472.26	1,118.07	4,501.15
2601	96,041.32	2,653.00	12,726.48	24,786.42	136,207.23	4,540.24	1,135.06	4,527.32
	2,112,909.00	58,366.07	243,863.93	545,301.34	2,960,440.34	98,681.34	24,670.34	99,813.17
		-	0	-				
2018 Increase	2,181,659 (68,750)	42,354 16,012	219,707 24,157	550,676 (5,374)	2,994,395 (33,955)			
BUILDING SPECIFICS PROPOSED 2019								
	Elevator Reserve	Roof Reserve	Painting Reserve	Total Bldg Reserve		Property Insurance		
501	3,555.52	4,138.38	3,125.44	10,819.34		19,000.00		
601	3,432.93	4,145.83	2,816.51	10,395.27		19,000.00		
701	3,313.78	4,022.82	2,816.50	10,153.10		19,000.00		
801	3,224.11	3,416.32	4,112.50	10,752.93		19,000.00		
901	3,459.13	3,858.54	3,681.07	10,998.75		19,000.00		
1001	3,291.85	3,870.98	2,816.50	9,979.34		19,000.00		
1101	3,453.30	4,661.37	2,816.50	10,931.17		19,000.00		
1201	3,415.42	4,978.09	4,606.52	13,000.03		19,000.00		
1301	3,369.04	4,075.09	2,816.49	10,260.63		19,000.00		
1401	3,474.48	3,497.06	3,060.14	10,031.67		19,000.00		
1501	3,083.14	4,665.05	3,035.14	10,783.33		19,000.00		
1601	3,477.81	4,522.57	2,786.24	10,786.61		19,000.00		
1701	3,598.52	4,019.70	4,606.51	12,224.73		19,000.00		
1801	3,219.92	4,159.41	2,141.51	9,520.84		19,000.00		
1901	3,668.89	6,568.84	3,060.12	13,297.85		19,000.00		
2001	3,449.39	4,597.78	3,060.14	11,107.30		19,000.00		
2101	3,496.31	5,404.80	3,035.01	11,936.12		19,000.00		
2201	3,426.54	4,339.73	2,791.52	10,557.79		19,000.00		
2301	3,287.26	6,123.87	2,816.51	12,227.63		19,000.00		
2401	3,523.72	4,345.64	2,816.51	10,685.87		19,000.00		
2501	3,300.85	4,569.82	2,816.51	10,687.18		19,000.00		
2601	3,321.88	6,590.45	2,814.15	12,726.48		19,000.00		
	74,843.78	100,572.14	68,448.01	243,863.93		418,000.00		

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 501	
Description	Bud 2018 501	Bud 2019 501
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	10,823.03	10,819.34
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,945.23	134,300.08
 Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
 TOTAL INCOME	137,854.32	135,209.17
 EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
 Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
 Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 501	
Description	Bud 2018 501	Bud 2019 501
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 501	
	Bud 2018	Bud 2019
Description	501	501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,559.20	3,555.52
Roofs	4,138.39	4,138.38
Reserves-Painting	3,125.43	3,125.44
Total Building Reserves	10,823.03	10,819.34
Total Reserve Funding	12,748.21	13,472.34
TOTAL RESERVES & EXPENSES	137,854.32	135,209.17
	0.00	0.00

Annual Assessment	4,564.84	4,476.67
Quarterly Assessment	1,141.21	1,119.17
Increase (decrease)		-1.93%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 601	
Description	Bud 2018 601	Bud 2019 601
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,564.83	10,395.27
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,687.04	133,876.01
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,596.13	134,785.10

EXPENSES

Administrative Expenses

Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36

Payroll

Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09

Contracts

Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 601	
Description	Bud 2018 601	Bud 2019 601
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

BUILDING 601		
Description	Bud 2018 601	Bud 2019 601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,120.83	3,432.93
Roofs	3,627.50	4,145.83
Reserves-Painting	2,816.51	2,816.51
Total Building Reserves	9,564.83	10,395.27
Total Reserve Funding	11,490.01	13,048.27
TOTAL RESERVES & EXPENSES	136,596.13	134,785.10
	0.00	0.00

Annual Assessment	4,522.90	4,462.53
Quarterly Assessment	1,130.73	1,115.63
Increase (decrease)		-1.33%

**The Marina at the Bluffs
Condominium Association**

Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

BUILDING 701		
Description	Bud 2018 701	Bud 2019 701
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,383.10	10,153.10
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,505.30	133,633.84
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,414.40	134,542.93
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 701	
Description	Bud 2018 701	Bud 2019 701
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mtnc (landscp mtnc)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

BUILDING 701		
Description	Bud 2018 701	Bud 2019 701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	2,843.79	3,313.78
Roofs	3,722.81	4,022.82
Reserves-Painting	2,816.50	2,816.50
Total Building Reserves	9,383.10	10,153.10
Total Reserve Funding	11,308.28	12,806.10
TOTAL RESERVES & EXPENSES	136,414.40	134,542.93
	0.00	0.00

Annual Assessment	4,516.84	4,454.46
Quarterly Assessment	1,129.21	1,113.62
Increase (decrease)		-1.38%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 801	
Description	Bud 2018 801	Bud 2019 801
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	10,173.98	10,752.93
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,296.19	134,233.67
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,205.28	135,142.76
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 801	
Description	Bud 2018 801	Bud 2019 801
Utilities		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
Maintenance		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
Landscape Expenses		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

BUILDING 801		
Description	Bud 2018 801	Bud 2019 801
<u>Reserve Funding</u>		
<i>Common Reserves</i>		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
<i>Building Reserves</i>		
Elevator	2,645.17	3,224.11
Roofs	3,416.32	3,416.32
Reserves-Painting	4,112.50	4,112.50
Total Building Reserves	10,173.98	10,752.93
Total Reserve Funding	12,099.16	13,405.93
TOTAL RESERVES & EXPENSES	137,205.28	135,142.76
	0.00	0.00
Annual Assessment	4,543.21	4,474.46
Quarterly Assessment	1,135.80	1,118.61
Increase (decrease)		-1.51%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 901	
Description	Bud 2018 901	Bud 2019 901
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	10,537.93	10,998.75
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,660.14	134,479.49
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,569.23	135,388.58
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 901	
Description	Bud 2018 901	Bud 2019 901
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscop mntce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 901	
Description	Bud 2018 901	Bud 2019 901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,199.14	3,459.13
Roofs	3,657.71	3,858.54
Reserves-Painting	3,681.08	3,681.07
Total Building Reserves	10,537.93	10,998.75
Total Reserve Funding	12,463.11	13,651.75
TOTAL RESERVES & EXPENSES	137,569.23	135,388.58
	0.00	0.00

Annual Assessment	4,555.34	4,482.65
Quarterly Assessment	1,138.83	1,120.66
Increase (decrease)	-	-1.60%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1001	
Description	Bud 2018 1001	Bud 2019 1001
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	8,991.23	9,979.34
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,113.43	133,460.08
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,022.53	134,369.17
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1001	
Description	Bud 2018 1001	Bud 2019 1001
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscap mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1001	
Description	Bud 2018 1001	Bud 2019 1001
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	2,712.91	3,291.85
Roofs	3,461.81	3,870.98
Reserves-Painting	2,816.51	2,816.50
Total Building Reserves	8,991.23	9,979.34
Total Reserve Funding	10,916.41	12,632.34
TOTAL RESERVES & EXPENSES	136,022.53	134,369.17
	0.00	0.00
 Annual Assessment	 4,503.78	 4,448.67
Quarterly Assessment	1,125.95	1,112.17
Increase (decrease)		-1.22%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1101	
Description	Bud 2018 1101	Bud 2019 1101
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	10,645.92	10,931.17
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,768.12	134,411.91
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,677.21	135,321.00
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1101	
Description	Bud 2018 1101	Bud 2019 1101
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1101	
	Bud 2018	Bud 2019
Description	1101	1101
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,168.04	3,453.30
Roofs	4,661.37	4,661.37
Reserves-Painting	2,816.51	2,816.50
Total Building Reserves	10,645.92	10,931.17
Total Reserve Funding	12,571.10	13,584.17
TOTAL RESERVES & EXPENSES	137,677.21	135,321.00
	0.00	0.00

Annual Assessment	4,558.94	4,480.40
Quarterly Assessment	1,139.73	1,120.10
Increase (decrease)		-1.72%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1201	
Description	Bud 2018 1201	Bud 2019 1201
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	12,403.50	13,000.03
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	138,525.71	136,480.77
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	139,434.80	137,389.86
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1201	
	Bud 2018	Bud 2019
Description	1201	1201
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1201	
Description	Bud 2018 1201	Bud 2019 1201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,078.06	3,415.42
Roofs	4,718.91	4,978.09
Reserves-Painting	4,606.53	4,606.52
Total Building Reserves	12,403.50	13,000.03
Total Reserve Funding	14,328.69	15,653.03
TOTAL RESERVES & EXPENSES	139,434.80	137,389.86
	0.00	0.00

Annual Assessment	4,617.52	4,549.36
Quarterly Assessment	1,154.38	1,137.34
Increase (decrease)		-1.48%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1301	
	Bud 2018	Bud 2019
Description	1301	1301
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,896.42	10,260.63
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,018.63	133,741.37
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,927.72	134,650.47
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1301	
	Bud 2018	Bud 2019
Description	1301	1301
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1301	
	Bud 2018	Bud 2019
Description	1301	1301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,004.84	3,369.04
Roofs	4,075.09	4,075.09
Reserves-Painting	2,816.50	2,816.49
Total Building Reserves	9,896.42	10,260.63
Total Reserve Funding	11,821.60	12,913.63
TOTAL RESERVES & EXPENSES	136,927.72	134,650.47
	0.00	0.00

Annual Assessment	4,533.95	4,458.05
Quarterly Assessment	1,133.49	1,114.51
Increase (decrease)		-1.67%

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The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1401	
Description	Bud 2018 1401	Bud 2019 1401
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,746.41	10,031.67
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,868.62	133,512.42
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,777.71	134,421.51
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1401	
Description	Bud 2018 1401	Bud 2019 1401
Utilities		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
Maintenance		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
Landscape Expenses		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1401	
Description	Bud 2018 1401	Bud 2019 1401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,189.22	3,474.48
Roofs	3,497.06	3,497.06
Reserves-Painting	3,060.13	3,060.14
Total Building Reserves	9,746.41	10,031.67
Total Reserve Funding	11,671.59	12,684.68
TOTAL RESERVES & EXPENSES	136,777.71	134,421.51
	0.00	0.00

Annual Assessment	4,528.95	4,450.41
Quarterly Assessment	1,132.24	1,112.60
Increase (decrease)		-1.73%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1501	
Description	Bud 2018 1501	Bud 2019 1501
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	10,204.38	10,783.33
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,326.59	134,264.07
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,235.68	135,173.16
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1501	
Description	Bud 2018 1501	Bud 2019 1501
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mtnc (landscp mtnc)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1501	
Description	Bud 2018 1501	Bud 2019 1501
<u>Reserve Funding</u>		
<i>Common Reserves</i>		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
<i>Building Reserves</i>		
Elevator	2,504.20	3,083.14
Roofs	4,665.04	4,665.05
Reserves-Painting	3,035.14	3,035.14
Total Building Reserves	10,204.38	10,783.33
Total Reserve Funding	12,129.56	13,436.33
TOTAL RESERVES & EXPENSES	137,235.68	135,173.16
	0.00	0.00
 Annual Assessment	 4,544.22	 4,475.47
Quarterly Assessment	1,136.05	1,118.87
Increase (decrease)		-1.51%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1601	
Description	Bud 2018 1601	Bud 2019 1601
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	10,449.12	10,786.61
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,571.32	134,267.36
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,480.41	135,176.45
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1601	
Description	Bud 2018 1601	Bud 2019 1601
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1601	
Description	Bud 2018 1601	Bud 2019 1601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,217.81	3,477.81
Roofs	4,445.07	4,522.57
Reserves-Painting	2,786.24	2,786.24
Total Building Reserves	10,449.12	10,786.61
Total Reserve Funding	12,374.30	13,439.61
TOTAL RESERVES & EXPENSES	137,480.41	135,176.45
	0.00	0.00
 Annual Assessment	 4,552.38	 4,475.58
Quarterly Assessment	1,138.09	1,118.89
Increase (decrease)		-1.69%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1701	
Description	Bud 2018 1701	Bud 2019 1701
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	12,228.41	12,224.73
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	138,350.62	135,705.47
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	139,259.71	136,614.57
EXPENSES		
<i>Administrative Expenses</i>		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
<i>Payroll</i>		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
<i>Contracts</i>		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1701	
Description	Bud 2018 1701	Bud 2019 1701
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1701	
Description	Bud 2018 1701	Bud 2019 1701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
	66,352.23	
Building Reserves		
Elevator	3,602.20	3,598.52
Roofs	4,019.69	4,019.70
Reserves-Painting	4,606.52	4,606.51
Total Building Reserves	12,228.41	12,224.73
Total Reserve Funding	14,153.59	14,877.73
TOTAL RESERVES & EXPENSES	139,259.71	136,614.57
	0.00	0.00

Annual Assessment	4,611.69	4,523.52
Quarterly Assessment	1,152.92	1,130.88
Increase (decrease)		-1.91%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1801	
Description	Bud 2018 1801	Bud 2019 1801
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,017.51	9,520.84
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,139.72	133,001.59
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,048.81	133,910.68
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1801	
Description	Bud 2018 1801	Bud 2019 1801
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Boccl Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1801	
Description	Bud 2018 1801	Bud 2019 1801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	2,749.92	3,219.92
Roofs	3,451.08	4,159.41
Reserves-Painting	2,816.51	2,141.51
Total Building Reserves	9,017.51	9,520.84
Total Reserve Funding	10,942.69	12,173.85
TOTAL RESERVES & EXPENSES	136,048.81	133,910.68
	0.00	0.00

Annual Assessment	4,504.66	4,433.39
Quarterly Assessment	1,126.16	1,108.35
Increase (decrease)		-1.58%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1901	
Description	Bud 2018 1901	Bud 2019 1901
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,472.14	13,297.85
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,594.35	136,778.59
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,503.44	137,687.68
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1901	
Description	Bud 2018 1901	Bud 2019 1901
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 1901	
	Bud 2018	Bud 2019
Description	1901	1901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	2,751.52	3,668.89
Roofs	3,660.50	6,568.84
Reserves-Painting	3,060.12	3,060.12
Total Building Reserves	9,472.14	13,297.85
Total Reserve Funding	11,397.32	15,950.85
TOTAL RESERVES & EXPENSES	136,503.44	137,687.68
	0.00	0.00
Annual Assessment	4,519.81	4,559.29
Quarterly Assessment	1,129.95	1,139.82
Increase (decrease)		0.87%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2001	
Description	Bud 2018 2001	Bud 2019 2001
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,572.03	11,107.30
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,694.24	134,588.04
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,603.33	135,497.13
EXPENSES		
<i>Administrative Expenses</i>		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	388.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
<i>Payroll</i>		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
<i>Contracts</i>		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

Description	BUILDING 2001	
	Bud 2018 2001	Bud 2019 2001
Utilities		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
Maintenance		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
Landscape Expenses		
Grounds Mtce (landscp mtnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

Description	BUILDING 2001	
	Bud 2018 2001	Bud 2019 2001
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,164.12	3,449.39
Roofs	3,347.77	4,597.78
Reserves-Painting	3,060.13	3,060.14
Total Building Reserves	9,572.03	11,107.30
Total Reserve Funding	11,497.21	13,760.30
TOTAL RESERVES & EXPENSES	136,603.33	135,497.13
	0.00	0.00

Annual Assessment	4,523.14	4,486.27
Quarterly Assessment	1,130.79	1,121.57
Increase (decrease)		-0.82%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2101	
Description	Bud 2018 2101	Bud 2019 2101
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	10,186.12	11,936.12
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	136,308.32	135,416.86
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,217.42	136,325.95
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2101	
Description	Bud 2018 2101	Bud 2019 2101
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mtnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

BUILDING 2101		
Description	Bud 2018 2101	Bud 2019 2101
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,236.31	3,496.31
Roofs	3,914.80	5,404.80
Reserves-Painting	3,035.01	3,035.01
Total Building Reserves	10,186.12	11,936.12
Total Reserve Funding	12,111.30	14,589.12
TOTAL RESERVES & EXPENSES	137,217.42	136,325.95
	0.00	0.00

Annual Assessment	4,543.61	4,513.90
Quarterly Assessment	1,135.90	1,128.47
Increase (decrease)		-0.65%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2201	
Description	Bud 2018 2201	Bud 2019 2201
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,349.02	10,557.79
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,471.23	134,038.53
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,380.32	134,947.62
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2201	
Description	Bud 2018 2201	Bud 2019 2201
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Terinis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mtnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

Description	BUILDING 2201	
	Bud 2018 2201	Bud 2019 2201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,114.43	3,426.54
Roofs	3,443.06	4,339.73
Reserves-Painting	2,791.52	2,791.52
Total Building Reserves	9,349.02	10,557.79
Total Reserve Funding	11,274.20	13,210.79
TOTAL RESERVES & EXPENSES	136,380.32	134,947.62
	0.00	0.00

Annual Assessment	4,515.71	4,467.95
Quarterly Assessment	1,128.93	1,116.99
Increase (decrease)		-1.06%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

BUILDING 2301		
Description	Bud 2018 2301	Bud 2019 2301
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	8,915.37	12,227.63
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,037.57	135,708.38
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,946.66	136,617.47
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2301	
Description	Bud 2018 2301	Bud 2019 2301
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2301	
Description	Bud 2018 2301	Bud 2019 2301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	2,708.31	3,287.26
Roofs	3,390.54	6,123.87
Reserves-Painting	2,816.51	2,816.51
Total Building Reserves	8,915.37	12,227.63
Total Reserve Funding	10,840.55	14,880.64
TOTAL RESERVES & EXPENSES	135,946.66	136,617.47
	0.00	0.00
Annual Assessment	4,501.25	4,523.61
Quarterly Assessment	1,125.31	1,130.90
Increase (decrease)		0.50%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2401	
Description	Bud 2018 2401	Bud 2019 2401
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,536.22	10,685.87
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,658.42	134,166.62
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,567.52	135,075.71
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2401	
Description	Bud 2018 2401	Bud 2019 2401
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2401	
Description	Bud 2018 2401	Bud 2019 2401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	3,317.41	3,523.72
Roofs	3,402.30	4,345.64
Reserves-Painting	2,816.51	2,816.51
Total Building Reserves	9,536.22	10,685.87
Total Reserve Funding	11,461.40	13,338.88
TOTAL RESERVES & EXPENSES	136,567.52	135,075.71
	0.00	0.00

Annual Assessment	4,521.95	4,472.22
Quarterly Assessment	1,130.49	1,118.06
Increase (decrease)		-1.10%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2501	
Description	Bud 2018 2501	Bud 2019 2501
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	8,912.41	10,687.18
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,034.62	134,167.92
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,943.71	135,077.01
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2501	
Description	Bud 2018 2501	Bud 2019 2501
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2501	
Description	Bud 2018 2501	Bud 2019 2501
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	2,721.91	3,300.85
Roofs	3,373.99	4,569.82
Reserves-Painting	2,816.51	2,816.51
Total Building Reserves	8,912.41	10,687.18
Total Reserve Funding	10,837.59	13,340.18
TOTAL RESERVES & EXPENSES	135,943.71	135,077.01
	0.00	0.00
Annual Assessment	4,501.15	4,472.26
Quarterly Assessment	1,125.29	1,118.07
Increase (decrease)		-0.64%

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2601	
Description	Bud 2018 2601	Bud 2019 2601
INCOME:		
Member Assessment	104,533.94	101,827.74
Bldg. Prop Insur Assessment	19,663.09	19,000.00
Reserve Income Building	9,697.50	12,726.48
Reserve Income Common	1,925.18	2,653.00
Subtotal Assessment Income	135,819.71	136,207.23
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,728.80	137,116.32
EXPENSES		
Administrative Expenses		
Line of Credit payment	2,272.73	
Legal Fees	227.27	227.27
Audit	977.27	968.18
Board Meeting	22.73	22.73
Office Supplies/misc admin	318.18	386.36
Office Equip/Rental	136.36	90.91
Fees & Licenses	227.27	227.27
Inspections	409.09	409.09
Printing	22.73	31.82
Engineering	45.45	45.45
Postage	159.09	159.09
Newsletter /website	22.73	22.73
Bad Debt Expense	295.45	295.45
Total Administration Expenses	5,136.36	2,886.36
Payroll		
Office Payroll	1,045.45	1,045.45
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	1,000.00
Maintenance Payroll	5,636.36	5,909.09
Payroll Other - bonus, etc	113.64	113.64
Total Payroll	12,386.36	12,659.09
Contracts		
Landscape Maintenance	4,636.36	4,740.91
Farmer & Irwin	1,945.45	1,945.45
Financial Management	872.73	859.09
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	163.64
Elevator Contract	1,736.36	1,736.36
Generator Maintenance	136.36	136.36
Golf Cart Purchase/rental	315.18	315.18
Pest Control/Lawn Fert.	1,500.00	1,521.59
Fire Extinguisher Service	45.45	45.45
Security	1,602.27	1,636.36
Pressure Cleaning	781.82	781.82
Tree Trimming	1,180.68	1,454.55
Total Contracts	21,279.95	21,700.41

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2601	
	Bud 2018	Bud 2019
Description	2601	2601
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	16,863.64	17,500.00
Sewer	8,409.09	8,409.09
Cable Expense	15,454.55	13,181.82
Telephone Expense/wi-fi	1,818.18	681.82
Total Utilities	45,840.91	43,068.18
<i>Maintenance</i>		
Bocci Courts Maint/Repair	45.45	45.45
Tennis Courts Maint/Repair	22.73	22.73
Club Houses Maint/Repair	454.55	545.45
Building Repairs	4,545.45	5,000.00
Gas & Oil	90.91	159.09
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance		681.82
Fire Alarm Maintenance	227.27	227.27
Pool Maintenance/Chemicals	1,090.91	1,136.36
Trash Removal	2,500.00	2,500.00
Misc Maint/Supplies	681.82	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	13,068.18	14,636.36
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mtnce)	1,136.36	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	681.82	545.45
Total Landscape	2,363.64	2,000.00
<i>Building Insurance</i>		
Insurance - Property-Bldg	19,663.09	19,000.00
	19,663.09	19,000.00
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,575.00	2,575.00
Insurance - Health	1,636.36	1,636.36
Ins - Fidelity Bond	101.76	101.76
Insurance - Workers Comp	147.07	500.00
Insurance - Umbrella	306.15	306.15
Insurance - Finance Charges	220.64	363.64
Insurance - D&O	303.52	303.52
Common Insurance-Property	77.12	
Total Common Insurance	5,367.62	5,786.42
Total Insurance	25,030.71	24,786.42
Total Operating Expenses	125,106.12	121,736.83

The Marina at the Bluffs
Condominium Association
Proposed Budget 2019

Corrected Budget 2018 Quarterly assessments

	BUILDING 2601	
	Bud 2018	Bud 2019
Description	2601	2601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	431.41	982.77
Intercoastal Erosion		136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.00
Tennis Courts	101.56	
Generators	249.23	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	225.62	248.53
Painting	104.58	104.58
Total Common Reserves	1,925.18	2,653.00
Building Reserves		
Elevator	2,742.90	3,321.88
Roofs	4,140.46	6,590.45
Reserves-Painting	2,814.15	2,814.15
Total Building Reserves	9,697.50	12,726.48
Total Reserve Funding	11,622.68	15,379.49
TOTAL RESERVES & EXPENSES	136,728.80	137,116.32
	0.00	0.00
Annual Assessment	4,527.32	4,540.24
Quarterly Assessment	1,131.83	1,135.06
Increase (decrease)		0.29%