

Marina at the Bluffs Condominium Assoc.

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

October 21, 2019

Attention Unit Owners:

Enclosed is the proposed 2020 draft budget reflecting common and building specific expenses. The budget meeting will be held on November 5, 2019 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

	<u>Page</u>
<u>Consolidated Information</u>	
<i>Proposed 2020 Budget - Consolidated</i>	1 - 3
<i>Consolidated Reserves and Common Reserves</i>	4
<i>Building Specifics</i>	5
<u>Building Information</u>	
<i>Building Budget</i>	6 - 8
<i>Building Reserves</i>	9

All owners are invited to attend.

Sincerely,

Eddie Hudson

Eddie Hudson, President
For the Board of Directors

APPROVED

C. J. Tuto TREASURER

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	Consolidated	
	Budget 2019	Budget 2020
INCOME:		
Member Assessment	2,240,210	2,390,136
Bldg. Prop Insur Assessment	418,000	485,565
Reserve Income Building	243,864	306,349
Reserve Income Common	58,366	58,358
Subtotal Assessment Income	<u>2,960,440</u>	<u>3,240,407</u>
Other Income:		
Application Fees/other	20,000	20,000
Subtotal Other Income	<u>20,000</u>	<u>20,000</u>
TOTAL INCOME	<u>2,980,440</u>	<u>3,260,407</u>
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	5,000	15,000
Audit	21,300	22,000
Board Meeting	500	500
Office Supplies/misc admin	8,500	8,500
Office Equip/Rental	2,000	2,200
Fees & Licenses	5,000	5,000
Inspections	9,000	7,500
Printing /other misc	700	500
Engineering	1,000	1,000
Postage	3,500	5,000
Newsletter /website	500	500
Depreciation Expense		
Bad Debt Expense	6,500	2,500
Total Administration Expenses	<u>63,500</u>	<u>70,200</u>
Payroll		
Office Payroll	23,000	31,000
Management Payroll	101,000	101,000
Payroll Taxes	22,000	21,000
Maintenance Payroll	130,000	120,000
Payroll Other - bonus, etc	2,500	4,000
Total Payroll	<u>278,500</u>	<u>277,000</u>
Contracts		
Landscape Maintenance	104,300	151,000
Farmer & Irwin	42,800	43,000
Financial Management	18,900	19,200
Janitorial Maint. Contract	140,000	140,000
Mangrove Trimming	3,600	3,200
Elevator Contract	38,200	42,000
Generator Maintenance	3,000	10,000
Golf Cart Purchase/rental	6,934	6,900
Pest Control/Lawn Fert.	33,475	34,000
Fire Extinguisher Service	1,000	3,100
Security	36,000	35,000
Pressure Cleaning	17,200	22,500
Tree Trimming	32,000	
Total Contracts	<u>477,409</u>	<u>509,900</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	Consolidated	
	Budget 2019	Budget 2020
Utilities		
Electric	72,500	72,500
Water	385,000	395,000
Sewer	185,000	185,000
Cable Expense	290,000	311,000
Telephone Expense/wi-fi	15,000	22,000
Total Utilities	947,500	985,500
Maintenance		
Bocci Courts Maint/Repair	1,000	5,000
Tennis Courts Maint/Repair	500	18,000
Club Houses Maint/Repair	12,000	12,000
Building Repairs	110,000	110,000
Gas & Oil	3,500	2,500
Fire System Maint/Repair	10,000	10,000
Fire Pump Maintenance	15,000	15,000
Fire Alarm Maintenance	5,000	24,800
Contingency		
Pool Maintenance/Chemicals	25,000	25,000
Trash Removal	55,000	65,000
Misc Maint/Supplies	20,000	20,000
Elevator Maintenance	15,000	15,000
Miscellaneous Expense	50,000	50,000
Total Materials	322,000	372,300
Landscape Expenses		
Grounds Mntce (landscp mntnce)	20,000	20,000
Irrigation Supplies	7,000	7,000
Plant Replacements	5,000	5,000
Mulch	12,000	12,000
Total Landscape	44,000	44,000
Building Insurance		
Insurance - Property-Bldg	418,000	485,565
	418,000	485,565
Common Insurance		
Insurance - Liability and Finance	56,650	60,500
Insurance - Health	36,000	42,000
Ins - Fidelity Bond	2,239	2,336
Insurance - Workers Comp	11,000	7,352
Insurance - Umbrella	6,735	9,808
Insurance - Finance Charges	8,000	12,676
Insurance - D&O	6,677	16,562
Common Insurance-Property		
Total Common Insurance	127,301	151,236
Total Insurance	545,301	636,800
Total Operating Expenses	2,678,210	2,895,700

**The Marina at the Bluffs
 Condominium Association
 Proposed Budget 2020**

Consolidated

Description	Budget 2019	Budget 2020
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishmen	21,621	21,612
Intercoastal Erosion	3,000	3,000
Pavements/Parking Lot	5,562	5,562
Pool Furniture	2,486	2,486
Generators	8,095	8,095
Fire Pumps	704	704
Fire Alarms	9,130	9,130
Roofs	5,468	5,468
Painting	2,301	2,301
Interest		
Total Common Reserves	58,366	58,358
Building Reserves		
Elevator	74,844	79,870
Roofs	100,572	125,215
Reserves-Painting	68,448	101,265
Total Building Reserves	243,864	306,349
Total Reserve Funding	302,230	364,707
TOTAL RESERVES & EXPENSES	2,980,440	3,260,407
	0	0

Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING CONSOLIDATED						
Common Reserves:						
Pool Equip/Refurb	10	1	60,000	38,388	21,612	21,612
Hurricane				1,399		
Intercoastal Erosion				3,000	3,000	3,000
Plant Replacement				362		
Pavement/Pkg lots	30	19	150,000	44,320	5,562	5,562
Pool Furniture	10	2	20,000	15,028	2,486	2,486
Generators	35	11	100,000	10,950	8,095	8,095
Fire Pumps	25	12	28,000	19,557	704	704
Fire Alarms	25	18	250,000	85,666	9,130	9,130
Roofs	20	4	70,000	48,130	5,468	5,468
Painting	10	3	18,000	11,096	2,301	2,301
Common Interest				13,652	-	
			709,500	305,048	58,358	58,358
Building Reserves						
Elevators			1,650,000	288,897	79,870	79,870
Roofs			1,430,000	922,549	125,215	125,215
Painting			627,100	421,756	101,265	101,265
Insurance deductible			-	19,746	-	-
Interest				1,093		
			3,707,100	1,654,041	306,349	306,349
TOTAL				1,959,088	364,707	364,707

*****(A)** Several buildings have operating fund deficits that have increased over the years. Our auditors have recommended that these buildings be assessed for the deficits. There will be a separate line item on your Qtlly assessments and will be spread over 3 years.

				2020	2020
		Operating	1/3	Unit	Unit
		Fund Deficits	per year	Annual	Quarterly
601		25,666.00	8,555.33	285.18	71.29
801		36,123.00	12,041.00	401.37	100.34
1001		12,069.00	4,023.00	134.10	33.53
1201		38,395.00	12,798.33	426.61	106.65
1301		14,229.00	4,743.00	158.10	39.53
1601		51,853.00	17,284.33	576.14	144.04
1701		36,368.00	12,122.67	404.09	101.02
		214,703.00	71,567.67	2,385.59	596.40

					2020	2019	2020	2020	2020
	Building	Common	Building	Building	Building	Unit	Unit	Unit	Unit
	Expenses	Reserves	Reserves	Insurance	Totals	Annual	Annual	Quarterly	Add'l
									Quarterly
501	101,768.18	2,652.63	13,625.81	28,945.47	146,992.09	4,899.74	4,476.67	1,224.93	
601	101,768.18	2,652.63	13,041.89	28,945.47	146,408.17	4,880.27	4,462.53	1,220.07	71.29
701	101,768.18	2,652.63	12,761.95	28,945.47	146,128.23	4,870.94	4,454.46	1,217.74	
801	101,768.18	2,652.63	14,220.40	28,945.47	147,586.68	4,919.56	4,474.46	1,229.89	100.34
901	101,768.18	2,652.63	14,007.36	28,945.47	147,373.63	4,912.45	4,482.65	1,228.11	
1001	101,768.18	2,652.63	13,367.54	28,945.47	146,733.82	4,891.13	4,448.67	1,222.78	33.53
1101	101,768.18	2,652.63	13,707.87	28,945.47	147,074.15	4,902.47	4,480.40	1,225.62	
1201	101,768.18	2,652.63	16,748.70	28,945.47	150,114.97	5,003.83	4,549.36	1,250.96	106.65
1301	101,768.18	2,652.63	13,273.32	28,945.47	146,639.60	4,887.99	4,458.05	1,222.00	39.53
1401	101,768.18	2,652.63	12,640.40	28,945.47	146,006.68	4,866.89	4,450.41	1,216.72	
1501	101,768.18	2,652.63	14,041.02	28,945.47	147,407.29	4,913.58	4,475.47	1,228.39	
1601	101,768.18	2,652.63	13,514.92	28,945.47	146,881.20	4,896.04	4,475.58	1,224.01	144.04
1701	101,768.18	2,652.63	15,744.57	28,945.47	149,110.85	4,970.36	4,523.52	1,242.59	101.02
1801	101,768.18	2,652.63	11,820.84	28,945.47	145,187.12	4,839.57	4,433.39	1,209.89	
1901	101,768.18	2,652.63	16,685.94	28,945.47	150,052.22	5,001.74	4,559.29	1,250.44	
2001	101,768.18	2,652.63	13,989.71	28,945.47	147,355.99	4,911.87	4,486.27	1,227.97	
2101	101,768.18	2,652.63	15,010.47	28,945.47	148,376.75	4,945.89	4,513.90	1,236.47	
2201	101,768.18	2,652.63	13,240.02	28,945.47	146,606.30	4,886.88	4,467.95	1,221.72	
2301	101,768.18	2,652.63	15,360.22	28,945.47	148,726.50	4,957.55	4,523.61	1,239.39	
2401	101,768.18	2,652.63	13,387.80	28,945.47	146,754.08	4,891.80	4,472.22	1,222.95	
2501	101,768.18	2,652.63	13,432.04	28,945.47	146,798.32	4,893.28	4,472.26	1,223.32	
2601	101,768.18	2,652.63	12,726.51	28,945.47	146,092.78	4,869.76	4,540.24	1,217.44	
	2,238,900.00	58,357.80	306,349.32	636,800.30	3,240,407.43	108,013.58	98,681.34	27,003.40	596.40
			0						

2019	2,112,909	58,366	243,864	545,301	2,960,440				
increase	125,991	(8)	62,485	91,499	279,967				

BUILDING SPECIFICS PROPOSED 2020

	Elevator Reserve	Roof Reserve	Painting Reserve	Total Bldg Reserve	Property Insurance
501	3,764.67	5,172.96	4,688.19	13,625.81	22,071.11
601	3,634.86	5,182.28	4,224.76	13,041.89	22,071.11
701	3,508.71	5,028.51	4,224.74	12,761.95	22,071.11
801	3,413.76	4,637.91	6,168.73	14,220.40	22,071.11
901	3,662.61	4,823.16	5,521.59	14,007.36	22,071.11
1001	4,304.06	4,838.73	4,224.75	13,367.54	22,071.11
1101	3,656.43	5,826.70	4,224.75	13,707.87	22,071.11
1201	3,616.33	6,222.61	6,909.76	16,748.70	22,071.11
1301	3,567.23	5,481.37	4,224.73	13,273.32	22,071.11
1401	3,678.86	4,371.34	4,590.21	12,640.40	22,071.11
1501	3,264.50	6,223.82	4,552.69	14,041.02	22,071.11
1601	3,682.38	5,653.22	4,179.33	13,514.92	22,071.11
1701	3,810.19	5,024.64	6,909.74	15,744.57	22,071.11
1801	3,409.33	5,199.26	3,212.26	11,820.84	22,071.11
1901	3,884.70	8,211.06	4,590.19	16,685.94	22,071.11
2001	3,652.29	5,747.21	4,590.21	13,989.71	22,071.11
2101	3,701.97	6,756.00	4,552.50	15,010.47	22,071.11
2201	3,628.09	5,424.68	4,187.25	13,240.02	22,071.11
2301	3,480.62	7,654.84	4,224.76	15,360.22	22,071.11
2401	3,731.01	5,432.04	4,224.76	13,387.80	22,071.11
2501	3,495.02	5,712.27	4,224.76	13,432.04	22,071.11
2601	3,321.88	6,590.46	2,814.16	12,726.51	22,071.11
	79,869.50	125,215.06	101,264.76	306,349.32	485,564.51

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 501		
Description	Bud 2019 501	Bud 2020 501
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,819.34	13,625.81
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,300.08	146,992.09
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,209.17	147,901.18
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 501		
Description	Bud 2019 501	Bud 2020 501
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 501		
Description	Bud 2019 501	Bud 2020 501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,555.52	3,764.67
Roofs	4,138.38	5,172.96
Reserves-Painting	3,125.44	4,688.19
Total Building Reserves	10,819.34	13,625.81
Total Reserve Funding	13,472.34	16,278.44
TOTAL RESERVES & EXPENSES	135,209.17	147,901.18
	0.00	0.00

Annual Assessment	4,476.67	4,899.74
Quarterly Assessment	1,119.17	1,224.93
Increase (decrease)		9.45%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,476.67	4,899.74
Total Quarterly Assesments	1,119.17	1,224.93

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Estimated	12/31/2019	Funding	Budgeted
	Life	Life	Replacement			Funding
BUILDING 501						
Building Reserves						
Elevators	50	17	75,000	11,001	3,765	3,765
Roofs	30	4	65,000	44,308	5,173	5,173
Painting	10	2	27,300	17,924	4,688	4,688
			<u>167,300</u>	<u>73,232</u>	<u>13,626</u>	<u>13,626</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 601

Description	Bud 2019 601	Bud 2020 601
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,395.27	13,041.89
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	133,876.01	146,408.17
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	134,785.10	147,317.26

EXPENSES

Administrative Expenses

Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91

Payroll

Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91

Contracts

Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 601		
Description	Bud 2019 601	Bud 2020 601
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 601		
Description	Bud 2019 601	Bud 2020 601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,432.93	3,634.86
Roofs	4,145.83	5,182.28
Reserves-Painting	2,816.51	4,224.76
Total Building Reserves	10,395.27	13,041.89
Total Reserve Funding	13,048.27	15,694.52
TOTAL RESERVES & EXPENSES	134,785.10	147,317.26
	0.00	0.00

Annual Assessment	4,462.53	4,880.27
Quarterly Assessment	1,115.63	1,220.07
Increase (decrease)		9.36%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		285.18
Quarterly Additional Assessment		71.29
Total Annual Assessments	4,462.53	5,165.45
Total Quarterly Assesments	1,115.63	1,291.36

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 601						
Building Reserves						
Elevators	50	17	75,000	13,207	3,635	3,635
Roofs	30	4	65,000	44,271	5,182	5,182
Painting	10	2	27,300	18,850	4,225	4,225
			<u>167,300</u>	<u>76,329</u>	<u>13,042</u>	<u>13,042</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 701		
Description	Bud 2019 701	Bud 2020 701
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,153.10	12,761.95
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	133,633.84	146,128.23
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	134,542.93	147,037.32
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 701		
Description	Bud 2019 701	Bud 2020 701
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 701		
Description	Bud 2019 701	Bud 2020 701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,313.78	3,508.71
Roofs	4,022.82	5,028.51
Reserves-Painting	2,816.50	4,224.74
Total Building Reserves	10,153.10	12,761.95
Total Reserve Funding	12,806.10	15,414.58
TOTAL RESERVES & EXPENSES	134,542.93	147,037.32
	0.00	0.00

Annual Assessment	4,454.46	4,870.94
Quarterly Assessment	1,113.62	1,217.74
Increase (decrease)		9.35%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,454.46	4,870.94
Total Quarterly Assessments	1,113.62	1,217.74

Marina at the Bluffs Condominium Association, Inc.

Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Estimated	Required	Budgeted
	Life	Life	Replacement	Funding	Funding
			12/31/2019		

BUILDING 701

Building Reserves

Elevators	50	17	75,000	15,352	3,509	3,509
Roofs	30	4	65,000	44,886	5,029	5,029
Painting	10	2	28,000	19,551	4,225	4,225
			<u>168,000</u>	<u>79,788</u>	<u>12,762</u>	<u>12,762</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 801		
Description	Bud 2019 801	Bud 2020 801
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,752.93	14,220.40
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,233.67	147,586.68
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,142.76	148,495.77
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 801		
Description	Bud 2019 801	Bud 2020 801
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 801		
Description	Bud 2019 801	Bud 2020 801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,224.11	3,413.76
Roofs	3,416.32	4,637.91
Reserves-Painting	4,112.50	6,168.73
Total Building Reserves	10,752.93	14,220.40
Total Reserve Funding	13,405.93	16,873.03
TOTAL RESERVES & EXPENSES	135,142.76	148,495.77
	0.00	0.00
Annual Assessment	4,474.46	4,919.56
Quarterly Assessment	1,118.61	1,229.89
Increase (decrease)		9.95%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		401.37
Quarterly Additional Assessment		100.34
Total Annual Assessments	4,474.46	5,320.92
Total Quarterly Assessments	1,118.61	1,330.23

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 801						
Building Reserves						
Elevators	50	17	75,000	16,966	3,414	3,414
Roofs	30	4	65,000	46,448	4,638	4,638
Painting	10	2	27,300	14,963	6,169	6,169
			<u>167,300</u>	<u>78,377</u>	<u>14,220</u>	<u>14,220</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 901		
Description	Bud 2019 901	Bud 2020 901
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,998.75	14,007.36
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,479.49	147,373.63
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,388.58	148,282.72
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 901		
Description	Bud 2019 901	Bud 2020 901
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 901		
Description	Bud 2019 901	Bud 2020 901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,459.13	3,662.61
Roofs	3,858.54	4,823.16
Reserves-Painting	3,681.07	5,521.59
Total Building Reserves	10,998.75	14,007.36
Total Reserve Funding	13,651.75	16,659.98
TOTAL RESERVES & EXPENSES	135,388.58	148,282.72
	0.00	0.00
Annual Assessment	4,482.65	4,912.45
Quarterly Assessment	1,120.66	1,228.11
Increase (decrease)		9.59%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,482.65	4,912.45
Total Quarterly Assesments	1,120.66	1,228.11

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 901						
Building Reserves						
Elevators	50	17	75,000	12,736	3,663	3,663
Roofs	30	4	65,000	45,707	4,823	4,823
Painting	10	2	27,300	16,257	5,522	5,522
			<u>167,300</u>	<u>74,700</u>	<u>14,007</u>	<u>14,007</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1001	
	Bud 2019 1001	Bud 2020 1001
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	9,979.34	13,367.54
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	133,460.08	146,733.82
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	134,369.17	147,642.91
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1001	
	Bud 2019 1001	Bud 2020 1001
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mntnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1001	
	Bud 2019 1001	Bud 2020 1001
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,291.85	4,304.06
Roofs	3,870.98	4,838.73
Reserves-Painting	2,816.50	4,224.75
Total Building Reserves	9,979.34	13,367.54
Total Reserve Funding	12,632.34	16,020.17
TOTAL RESERVES & EXPENSES	134,369.17	147,642.91
	0.00	0.00
Annual Assessment	4,448.67	4,891.13
Quarterly Assessment	1,112.17	1,222.78
Increase (decrease)		9.95%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		134.10
Quarterly Additional Assessment		33.53
Total Annual Assessments	4,448.67	5,025.23
Total Quarterly Assessments	1,112.17	1,256.31

Marina at the Bluffs Condominium Association, Inc.

Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1001						
Building Reserves						
Elevators	50	17	75,000	1,831	4,304	4,304
Roofs	30	4	65,000	45,645	4,839	4,839
Painting	10	2	28,000	19,551	4,225	4,225
			<u>168,000</u>	<u>67,027</u>	<u>13,368</u>	<u>13,368</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1101		
Description	Bud 2019 1101	Bud 2020 1101
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,931.17	13,707.87
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,411.91	147,074.15
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,321.00	147,983.24
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1101		
Description	Bud 2019 1101	Bud 2020 1101
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1101		
Description	Bud 2019 1101	Bud 2020 1101
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,453.30	3,656.43
Roofs	4,661.37	5,826.70
Reserves-Painting	2,816.50	4,224.75
Total Building Reserves	10,931.17	13,707.87
Total Reserve Funding	13,584.17	16,360.50
TOTAL RESERVES & EXPENSES	135,321.00	147,983.24
	0.00	0.00

Annual Assessment	4,480.40	4,902.47
Quarterly Assessment	1,120.10	1,225.62
Increase (decrease)		9.42%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,480.40	4,902.47
Total Quarterly Assesments	1,120.10	1,225.62

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1101						
Building Reserves						
Elevators	50	17	75,000	12,841	3,656	3,656
Roofs	30	4	65,000	41,693	5,827	5,827
Painting	10	2	28,000	19,551	4,225	4,225
Insurance deductible				6,310		
			168,000	80,394	13,708	13,708

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1201	
	Bud 2019 1201	Bud 2020 1201
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	13,000.03	16,748.70
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	136,480.77	150,114.97
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,389.86	151,024.06
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1201	
	Bud 2019 1201	Bud 2020 1201
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mntnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1201	
	Bud 2019 1201	Bud 2020 1201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,415.42	3,616.33
Roofs	4,978.09	6,222.61
Reserves-Painting	4,606.52	6,909.76
Total Building Reserves	13,000.03	16,748.70
Total Reserve Funding	15,653.03	19,401.32
TOTAL RESERVES & EXPENSES	137,389.86	151,024.06
	0.00	0.00

Annual Assessment	4,549.36	5,003.83
Quarterly Assessment	1,137.34	1,250.96
Increase (decrease)		9.99%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		426.61
Quarterly Additional Assessment		106.65
Total Annual Assessments	4,549.36	5,430.44
Total Quarterly Assesments	1,137.34	1,357.61

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Estimated	12/31/2019	Funding	Budgeted
	Life	Life	Replacement			Funding
BUILDING 1201						
Building Reserves						
Elevators	50	17	75,000	13,522	3,616	3,616
Roofs	30	4	65,000	40,110	6,223	6,223
Painting	10	2	27,300	13,480	6,910	6,910
			<u>167,300</u>	<u>67,112</u>	<u>16,749</u>	<u>16,749</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1301		
Description	Bud 2019 1301	Bud 2020 1301
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,260.63	13,273.32
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	133,741.37	146,639.60
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	134,650.47	147,548.69
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1301	
	Bud 2019 1301	Bud 2020 1301
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1301	
	Bud 2019 1301	Bud 2020 1301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,369.04	3,567.23
Roofs	4,075.09	5,481.37
Reserves-Painting	2,816.49	4,224.73
Total Building Reserves	10,260.63	13,273.32
Total Reserve Funding	12,913.63	15,925.95
TOTAL RESERVES & EXPENSES	134,650.47	147,548.69
	0.00	0.00

Annual Assessment	4,458.05	4,887.99
Quarterly Assessment	1,114.51	1,222.00
Increase (decrease)		9.64%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		158.10
Quarterly Additional Assessment		39.53
Total Annual Assessments	4,458.05	5,046.09
Total Quarterly Assessments	1,114.51	1,261.52

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1301						
Building Reserves						
Elevators	50	17	75,000	14,357	3,567	3,567
Roofs	30	4	65,000	43,075	5,481	5,481
Painting	10	2	28,000	19,551	4,225	4,225
			<u>168,000</u>	<u>75,432</u>	<u>13,273</u>	<u>13,273</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1401		
Description	Bud 2019 1401	Bud 2020 1401
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,031.67	12,640.40
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	133,512.42	146,006.68
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	134,421.51	146,915.77
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1401	
	Bud 2019 1401	Bud 2020 1401
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1401		
Description	Bud 2019 1401	Bud 2020 1401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,474.48	3,678.86
Roofs	3,497.06	4,371.34
Reserves-Painting	3,060.14	4,590.21
Total Building Reserves	10,031.67	12,640.40
Total Reserve Funding	12,684.68	15,293.03
TOTAL RESERVES & EXPENSES	134,421.51	146,915.77
	0.00	0.00
Annual Assessment	4,450.41	4,866.89
Quarterly Assessment	1,112.60	1,216.72
Increase (decrease)		9.36%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,450.41	4,866.89
Total Quarterly Assessments	1,112.60	1,216.72

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1401						
Building Reserves						
Elevators	50	17	75,000	12,459	3,679	3,679
Roofs	30	4	65,000	47,515	4,371	4,371
Painting	10	2	28,000	18,820	4,590	4,590
			<u>168,000</u>	<u>78,794</u>	<u>12,640</u>	<u>12,640</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1501		
Description	Bud 2019 1501	Bud 2020 1501
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,783.33	14,041.02
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,264.07	147,407.29
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,173.16	148,316.38
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1501	
	Bud 2019 1501	Bud 2020 1501
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1501		
Description	Bud 2019 1501	Bud 2020 1501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,083.14	3,264.50
Roofs	4,665.05	6,223.82
Reserves-Painting	3,035.14	4,552.69
Total Building Reserves	10,783.33	14,041.02
Total Reserve Funding	13,436.33	16,693.64
TOTAL RESERVES & EXPENSES	135,173.16	148,316.38
	0.00	0.00

Annual Assessment	4,475.47	4,913.58
Quarterly Assessment	1,118.87	1,228.39
Increase (decrease)		9.79%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,475.47	4,913.58
Total Quarterly Assesments	1,118.87	1,228.39

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1501						
Building Reserves						
Elevators	50	17	75,000	19,503	3,265	3,265
Roofs	30	4	65,000	40,105	6,224	6,224
Painting	10	2	28,000	18,895	4,553	4,553
			<u>168,000</u>	<u>76,933</u>	<u>14,041</u>	<u>14,041</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1601		
Description	Bud 2019 1601	Bud 2020 1601
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,786.61	13,514.92
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,267.36	146,881.20
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,176.45	147,790.29
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1601	
	Bud 2019 1601	Bud 2020 1601
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1601		
Description	Bud 2019 1601	Bud 2020 1601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,477.81	3,682.38
Roofs	4,522.57	5,653.22
Reserves-Painting	2,786.24	4,179.33
Total Building Reserves	10,786.61	13,514.92
Total Reserve Funding	13,439.61	16,167.55
TOTAL RESERVES & EXPENSES	135,176.45	147,790.29
	0.00	0.00

Annual Assessment	4,475.58	4,896.04
Quarterly Assessment	1,118.89	1,224.01
Increase (decrease)		9.39%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment	576.14	
Quarterly Additional Assessment	144.04	
Total Annual Assessments	5,051.72	4,896.04
Total Quarterly Assesments	1,262.93	1,224.01

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1601						
Building Reserves						
Elevators	50	17	75,000	12,400	3,682	3,682
Roofs	30	4	65,000	42,387	5,653	5,653
Painting	10	2	28,000	19,641	4,179	4,179
Insurance deductible				6,578		
			168,000	81,006	13,515	13,515

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1701		
Description	Bud 2019 1701	Bud 2020 1701
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	12,224.73	15,744.57
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	135,705.47	149,110.85
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,614.57	150,019.94
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

	BUILDING 1701	
Description	Bud 2019 1701	Bud 2020 1701
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1701	
	Bud 2019 1701	Bud 2020 1701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
	74,843.78	
Building Reserves		
Elevator	3,598.52	3,810.19
Roofs	4,019.70	5,024.64
Reserves-Painting	4,606.51	6,909.74
Total Building Reserves	12,224.73	15,744.57
Total Reserve Funding	14,877.73	18,397.20
TOTAL RESERVES & EXPENSES	136,614.57	150,019.94
	0.00	0.00
Annual Assessment	4,523.52	4,970.36
Quarterly Assessment	1,130.88	1,242.59
Increase (decrease)		9.88%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		404.09
Quarterly Additional Assessment		101.02
Total Annual Assessments	4,523.52	5,374.45
Total Quarterly Assesments	1,130.88	1,343.61

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1701						
Building Reserves						
Elevators	50	17	75,000	10,227	3,810	3,810
Roofs	30	4	65,000	44,901	5,025	5,025
Painting	10	2	27,300	13,481	6,910	6,910
			<u>167,300</u>	<u>68,609</u>	<u>15,745</u>	<u>15,745</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1801		
Description	Bud 2019 1801	Bud 2020 1801
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	9,520.84	11,820.84
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	133,001.59	145,187.12
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	133,910.68	146,096.21
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1801		
Description	Bud 2019 1801	Bud 2020 1801
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 1801		
Description	Bud 2019 1801	Bud 2020 1801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,219.92	3,409.33
Roofs	4,159.41	5,199.26
Reserves-Painting	2,141.51	3,212.26
Total Building Reserves	9,520.84	11,820.84
Total Reserve Funding	12,173.85	14,473.47
TOTAL RESERVES & EXPENSES	133,910.68	146,096.21
	0.00	0.00

Annual Assessment	4,433.39	4,839.57
Quarterly Assessment	1,108.35	1,209.89
Increase (decrease)		9.16%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,433.39	4,839.57
Total Quarterly Assesments	1,108.35	1,209.89

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1801						
Building Reserves						
Elevators	50	17	75,000	17,041	3,409	3,409
Roofs	30	4	65,000	44,203	5,199	5,199
Painting	10	2	27,300	20,875	3,212	3,212
			<u>167,300</u>	<u>82,120</u>	<u>11,821</u>	<u>11,821</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1901	
	Bud 2019 1901	Bud 2020 1901
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	13,297.85	16,685.94
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	136,778.59	150,052.22
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,687.68	150,961.31
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1901	
	Bud 2019 1901	Bud 2020 1901
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 1901	
	Bud 2019 1901	Bud 2020 1901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,668.89	3,884.70
Roofs	6,568.84	8,211.06
Reserves-Painting	3,060.12	4,590.19
Total Building Reserves	13,297.85	16,685.94
Total Reserve Funding	15,950.85	19,338.57
TOTAL RESERVES & EXPENSES	137,687.68	150,961.31
	0.00	0.00
Annual Assessment	4,559.29	5,001.74
Quarterly Assessment	1,139.82	1,250.44
Increase (decrease)		9.70%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,559.29	5,001.74
Total Quarterly Assessments	1,139.82	1,250.44

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 1901						
Building Reserves						
Elevators	50	17	75,000	8,960	3,885	3,885
Roofs	30	4	65,000	32,156	8,211	8,211
Painting	10	2	30,000	20,820	4,590	4,590
			<u>170,000</u>	<u>61,935</u>	<u>16,686</u>	<u>16,686</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2001	
	Bud 2019 2001	Bud 2020 2001
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	11,107.30	13,989.71
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,588.04	147,355.99
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,497.13	148,265.08
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2001	
	Bud 2019 2001	Bud 2020 2001
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2001	
	Bud 2019 2001	Bud 2020 2001
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,449.39	3,652.29
Roofs	4,597.78	5,747.21
Reserves-Painting	3,060.14	4,590.21
Total Building Reserves	11,107.30	13,989.71
Total Reserve Funding	13,760.30	16,642.34
TOTAL RESERVES & EXPENSES	135,497.13	148,265.08
	0.00	0.00
Annual Assessment	4,486.27	4,911.87
Quarterly Assessment	1,121.57	1,227.97
Increase (decrease)		9.49%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,486.27	4,911.87
Total Quarterly Assesments	1,121.57	1,227.97

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated	Estimated	Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Estimated	12/31/2019	Funding	Budgeted
	Life	Life	Replacement			Funding
BUILDING 2001						
Building Reserves						
Elevators	50	17	75,000	12,911	3,652	3,652
Roofs	30	4	65,000	42,011	5,747	5,747
Painting	10	2	30,000	20,820	4,590	4,590
			<u>170,000</u>	<u>75,742</u>	<u>13,990</u>	<u>13,990</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2101		BUILDING 2201	
	Bud 2019 2101	Bud 2020 2101	Bud 2019 2201	Bud 2020 2201
INCOME:				
Member Assessment	101,827.74	108,642.54	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11	19,000.00	22,071.11
Reserve Income Building	11,936.12	15,010.47	10,557.79	13,240.02
Reserve Income Common	2,653.00	2,652.63	2,653.00	2,652.63
Subtotal Assessment Income	135,416.86	148,376.75	134,038.53	146,606.30
Other Income:				
Application Fees/other	909.09	909.09	909.09	909.09
Subtotal Other Income	909.09	909.09	909.09	909.09
TOTAL INCOME	136,325.95	149,285.84	134,947.62	147,515.39
EXPENSES				
Administrative Expenses				
Line of Credit payment				
Legal Fees	227.27	681.82	227.27	681.82
Audit	968.18	1,000.00	968.18	1,000.00
Board Meeting	22.73	22.73	22.73	22.73
Office Supplies/misc admin	386.36	386.36	386.36	386.36
Office Equip/Rental	90.91	100.00	90.91	100.00
Fees & Licenses	227.27	227.27	227.27	227.27
Inspections	409.09	340.91	409.09	340.91
Printing /other misc	31.82	22.73	31.82	22.73
Engineering	45.45	45.45	45.45	45.45
Postage	159.09	227.27	159.09	227.27
Newsletter /website	22.73	22.73	22.73	22.73
Depreciation Expense				
Bad Debt Expense	295.45	113.64	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91	2,886.36	3,190.91
Payroll				
Office Payroll	1,045.45	1,409.09	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82	113.64	181.82
Total Payroll	12,659.09	12,590.91	12,659.09	12,590.91
Contracts				
Landscape Maintenance	4,740.91	6,863.64	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55	1,945.45	1,954.55
Financial Management	859.09	872.73	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45	163.64	145.45
Elevator Contract	1,736.36	1,909.09	1,736.36	1,909.09
Generator Maintenance	136.36	454.55	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91	45.45	140.91
Security	1,636.36	1,590.91	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73	781.82	1,022.73
Tree Trimming	1,454.55		1,454.55	
Total Contracts	21,700.41	23,177.27	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2101		BUILDING 2201	
	Bud 2019 2101	Bud 2020 2101	Bud 2019 2201	Bud 2020 2201
Utilities				
Electric	3,295.45	3,295.45	3,295.45	3,295.45
Water	17,500.00	17,954.55	17,500.00	17,954.55
Sewer	8,409.09	8,409.09	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00	681.82	1,000.00
Total Utilities	43,068.18	44,795.45	43,068.18	44,795.45
Maintenance				
Bocci Courts Maint/Repair	45.45	227.27	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18	22.73	818.18
Club Houses Maint/Repair	545.45	545.45	545.45	545.45
Building Repairs	5,000.00	5,000.00	5,000.00	5,000.00
Gas & Oil	159.09	113.64	159.09	113.64
Fire System Maint/Repair	454.55	454.55	454.55	454.55
Fire Pump Maintenance	681.82	681.82	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27	227.27	1,127.27
Contingency				
Pool Maintenance/Chemicals	1,136.36	1,136.36	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09	909.09	909.09
Elevator Maintenance	681.82	681.82	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73	14,636.36	16,922.73
Landscape Expenses				
Grounds Mntce (landscp mtnce)	909.09	909.09	909.09	909.09
Irrigation Supplies	318.18	318.18	318.18	318.18
Plant Replacements	227.27	227.27	227.27	227.27
Mulch	545.45	545.45	545.45	545.45
Total Landscape	2,000.00	2,000.00	2,000.00	2,000.00
Building Insurance				
Insurance - Property-Bldg	19,000.00	22,071.11	19,000.00	22,071.11
	19,000.00	22,071.11	19,000.00	22,071.11
Common Insurance				
Insurance - Liability and Finance	2,575.00	2,750.00	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20	101.76	106.20
Insurance - Workers Comp	500.00	334.20	500.00	334.20
Insurance - Umbrella	306.15	445.84	306.15	445.84
Insurance - Finance Charges	363.64	576.20	363.64	576.20
Insurance - D&O	303.52	752.83	303.52	752.83
Common Insurance-Property				
Total Common Insurance	5,786.42	6,874.35	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2101		BUILDING 2201	
	Bud 2019 2101	Bud 2020 2101	Bud 2019 2201	Bud 2020 2201
Reserve Funding				
Common Reserves				
Pool Equipment & Refurbishmen	982.77	982.36	982.77	982.36
Intercoastal Erosion	136.36	136.36	136.36	136.36
Pavements/Parking Lot	252.82	252.82	252.82	252.82
Pool Furniture	113.00	113.01	113.00	113.01
Generators	367.98	367.98	367.98	367.98
Fire Pumps	31.98	31.98	31.98	31.98
Fire Alarms	414.99	414.99	414.99	414.99
Roofs	248.53	248.53	248.53	248.53
Painting	104.58	104.60	104.58	104.60
Interest				
Total Common Reserves	2,653.00	2,652.63	2,653.00	2,652.63
Building Reserves				
Elevator	3,496.31	3,701.97	3,426.54	3,628.09
Roofs	5,404.80	6,756.00	4,339.73	5,424.68
Reserves-Painting	3,035.01	4,552.50	2,791.52	4,187.25
Total Building Reserves	11,936.12	15,010.47	10,557.79	13,240.02
Total Reserve Funding	14,589.12	17,663.10	13,210.79	15,892.65
TOTAL RESERVES & EXPENSES	136,325.95	149,285.84	134,947.62	147,515.39
	0.00	0.00	0.00	0.00
Annual Assessment	4,513.90	4,945.89	4,467.95	4,886.88
Quarterly Assessment	1,128.47	1,236.47	1,116.99	1,221.72
Increase (decrease)		9.57%		9.38%
Operating Deficit Assessment (see page 5)				
Annual Additional Assessment				
Quarterly Additional Assessment				
Total Annual Assessments	4,513.90	4,945.89	4,467.95	4,886.88
Total Quarterly Assessments	1,128.47	1,236.47	1,116.99	1,221.72

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 2101						
Building Reserves						
Elevators	50	17	75,000	12,066	3,702	3,702
Roofs	30	4	65,000	37,976	6,756	6,756
Painting	10	2	30,000	20,895	4,552	4,552
			<u>170,000</u>	<u>70,937</u>	<u>15,010</u>	<u>15,010</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2201	
	Bud 2019 2201	Bud 2020 2201
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,557.79	13,240.02
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,038.53	146,606.30
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	134,947.62	147,515.39
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2201	
	Bud 2019 2201	Bud 2020 2201
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2201	
	Bud 2019 2201	Bud 2020 2201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,426.54	3,628.09
Roofs	4,339.73	5,424.68
Reserves-Painting	2,791.52	4,187.25
Total Building Reserves	10,557.79	13,240.02
Total Reserve Funding	13,210.79	15,892.65
TOTAL RESERVES & EXPENSES	134,947.62	147,515.39
	0.00	0.00
Annual Assessment	4,467.95	4,886.88
Quarterly Assessment	1,116.99	1,221.72
Increase (decrease)		9.38%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,467.95	4,886.88
Total Quarterly Assesments	1,116.99	1,221.72

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 2201						
Building Reserves						
Elevators	50	17	75,000	13,322	3,628	3,628
Roofs	30	4	65,000	43,301	5,425	5,425
Painting	10	2	30,000	21,626	4,187	4,187
			<u>170,000</u>	<u>78,249</u>	<u>13,240</u>	<u>13,240</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2301	
	Bud 2019 2301	Bud 2020 2301
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	12,227.63	15,360.22
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	135,708.38	148,726.50
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	136,617.47	149,635.59
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2301	
	Bud 2019 2301	Bud 2020 2301
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 2301		
Description	Bud 2019 2301	Bud 2020 2301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	<u>2,653.00</u>	<u>2,652.63</u>
Building Reserves		
Elevator	3,287.26	3,480.62
Roofs	6,123.87	7,654.84
Reserves-Painting	2,816.51	4,224.76
Total Building Reserves	<u>12,227.63</u>	<u>15,360.22</u>
Total Reserve Funding	<u>14,880.64</u>	<u>18,012.85</u>
TOTAL RESERVES & EXPENSES	<u>136,617.47</u>	<u>149,635.59</u>
	<u>0.00</u>	<u>0.00</u>
Annual Assessment	4,523.61	4,957.55
Quarterly Assessment	1,130.90	1,239.39
Increase (decrease)		9.59%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,523.61	4,957.55
Total Quarterly Assessments	1,130.90	1,239.39

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 2301						
Building Reserves						
Elevators	50	17	75,000	15,829	3,481	3,481
Roofs	30	4	65,000	34,381	7,655	7,655
Painting	10	2	30,000	21,550	4,225	4,225
			<u>170,000</u>	<u>71,761</u>	<u>15,360</u>	<u>15,360</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2401	
	Bud 2019 2401	Bud 2020 2401
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,685.87	13,387.80
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,166.62	146,754.08
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,075.71	147,663.17
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

BUILDING 2401		
Description	Bud 2019 2401	Bud 2020 2401
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2401	
	Bud 2019 2401	Bud 2020 2401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,523.72	3,731.01
Roofs	4,345.64	5,432.04
Reserves-Painting	2,816.51	4,224.76
Total Building Reserves	10,685.87	13,387.80
Total Reserve Funding	13,338.88	16,040.43
TOTAL RESERVES & EXPENSES	135,075.71	147,663.17
	0.00	0.00
Annual Assessment	4,472.22	4,891.80
Quarterly Assessment	1,118.06	1,222.95
Increase (decrease)		9.38%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,472.22	4,891.80
Total Quarterly Assesments	1,118.06	1,222.95

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 2401						
Building Reserves						
Elevators	50	17	75,000	11,573	3,731	3,731
Roofs	30	4	65,000	43,272	5,432	5,432
Painting	10	2	30,000	21,550	4,225	4,225
			<u>170,000</u>	<u>76,395</u>	<u>13,388</u>	<u>13,388</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

	BUILDING 2501	
Description	Bud 2019 2501	Bud 2020 2501
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	10,687.18	13,432.04
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	134,167.92	146,798.32
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	135,077.01	147,707.41
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2501	
	Bud 2019 2501	Bud 2020 2501
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
 Condominium Association
 Proposed Budget 2020**

	BUILDING 2501	
Description	Bud 2019 2501	Bud 2020 2501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,300.85	3,495.02
Roofs	4,569.82	5,712.27
Reserves-Painting	2,816.51	4,224.76
Total Building Reserves	10,687.18	13,432.04
Total Reserve Funding	13,340.18	16,084.67
TOTAL RESERVES & EXPENSES	135,077.01	147,707.41
	0.00	0.00
Annual Assessment	4,472.26	4,893.28
Quarterly Assessment	1,118.07	1,223.32
Increase (decrease)		9.41%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,472.26	4,893.28
Total Quarterly Assessments	1,118.07	1,223.32

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 2501						
Building Reserves						
Elevators	50	17	75,000	15,585	3,495	3,495
Roofs	30	4	65,000	42,151	5,712	5,712
Painting	10	2	30,000	21,550	4,225	4,225
			<u>170,000</u>	<u>79,286</u>	<u>13,432</u>	<u>13,432</u>

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2601	
	Bud 2019 2601	Bud 2020 2601
INCOME:		
Member Assessment	101,827.74	108,642.54
Bldg. Prop Insur Assessment	19,000.00	22,071.11
Reserve Income Building	12,726.48	12,726.51
Reserve Income Common	2,653.00	2,652.63
Subtotal Assessment Income	136,207.23	146,092.78
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	137,116.32	147,001.88
EXPENSES		
Administrative Expenses		
Line of Credit payment		
Legal Fees	227.27	681.82
Audit	968.18	1,000.00
Board Meeting	22.73	22.73
Office Supplies/misc admin	386.36	386.36
Office Equip/Rental	90.91	100.00
Fees & Licenses	227.27	227.27
Inspections	409.09	340.91
Printing /other misc	31.82	22.73
Engineering	45.45	45.45
Postage	159.09	227.27
Newsletter /website	22.73	22.73
Depreciation Expense		
Bad Debt Expense	295.45	113.64
Total Administration Expenses	2,886.36	3,190.91
Payroll		
Office Payroll	1,045.45	1,409.09
Management Payroll	4,590.91	4,590.91
Payroll Taxes	1,000.00	954.55
Maintenance Payroll	5,909.09	5,454.55
Payroll Other - bonus, etc	113.64	181.82
Total Payroll	12,659.09	12,590.91
Contracts		
Landscape Maintenance	4,740.91	6,863.64
Farmer & Irwin	1,945.45	1,954.55
Financial Management	859.09	872.73
Janitorial Maint. Contract	6,363.64	6,363.64
Mangrove Trimming	163.64	145.45
Elevator Contract	1,736.36	1,909.09
Generator Maintenance	136.36	454.55
Golf Cart Purchase/rental	315.18	313.64
Pest Control/Lawn Fert.	1,521.59	1,545.45
Fire Extinguisher Service	45.45	140.91
Security	1,636.36	1,590.91
Pressure Cleaning	781.82	1,022.73
Tree Trimming	1,454.55	
Total Contracts	21,700.41	23,177.27

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2601	
	Bud 2019 2601	Bud 2020 2601
Utilities		
Electric	3,295.45	3,295.45
Water	17,500.00	17,954.55
Sewer	8,409.09	8,409.09
Cable Expense	13,181.82	14,136.36
Telephone Expense/wi-fi	681.82	1,000.00
Total Utilities	43,068.18	44,795.45
Maintenance		
Bocci Courts Maint/Repair	45.45	227.27
Tennis Courts Maint/Repair	22.73	818.18
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	159.09	113.64
Fire System Maint/Repair	454.55	454.55
Fire Pump Maintenance	681.82	681.82
Fire Alarm Maintenance	227.27	1,127.27
Contingency		
Pool Maintenance/Chemicals	1,136.36	1,136.36
Trash Removal	2,500.00	2,954.55
Misc Maint/Supplies	909.09	909.09
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	2,272.73
Total Materials	14,636.36	16,922.73
Landscape Expenses		
Grounds Mntce (landscp mtnce)	909.09	909.09
Irrigation Supplies	318.18	318.18
Plant Replacements	227.27	227.27
Mulch	545.45	545.45
Total Landscape	2,000.00	2,000.00
Building Insurance		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
Common Insurance		
Insurance - Liability and Finance	2,575.00	2,750.00
Insurance - Health	1,636.36	1,909.09
Ins - Fidelity Bond	101.76	106.20
Insurance - Workers Comp	500.00	334.20
Insurance - Umbrella	306.15	445.84
Insurance - Finance Charges	363.64	576.20
Insurance - D&O	303.52	752.83
Common Insurance-Property		
Total Common Insurance	5,786.42	6,874.35
Total Insurance	24,786.42	28,945.47
Total Operating Expenses	121,736.83	131,622.74

**The Marina at the Bluffs
Condominium Association
Proposed Budget 2020**

Description	BUILDING 2601	
	Bud 2019 2601	Bud 2020 2601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishmen	982.77	982.36
Intercoastal Erosion	136.36	136.36
Pavements/Parking Lot	252.82	252.82
Pool Furniture	113.00	113.01
Generators	367.98	367.98
Fire Pumps	31.98	31.98
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.58	104.60
Interest		
Total Common Reserves	2,653.00	2,652.63
Building Reserves		
Elevator	3,321.88	3,321.88
Roofs	6,590.45	6,590.46
Reserves-Painting	2,814.15	2,814.16
Total Building Reserves	12,726.48	12,726.51
Total Reserve Funding	15,379.49	15,379.13
TOTAL RESERVES & EXPENSES	137,116.32	147,001.88
	0.00	0.00
Annual Assessment	4,540.24	4,869.76
Quarterly Assessment	1,135.06	1,217.44
Increase (decrease)		7.26%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,540.24	4,869.76
Total Quarterly Assesments	1,135.06	1,217.44

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2020

	Estimated		Estimated	Est. Reserves	Required	2020
	Estimated	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life				Funding
BUILDING 2601						
Building Reserves						
Elevators	50	18	75,000	15,206	3,322	3,322
Roofs	30	5	65,000	32,048	6,590	6,590
Painting	10	3	30,000	21,558	2,814	2,814
Insurance deductible				6,858		
			170,000	75,669	12,727	12,727