

## 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***

#### **Consolidated Information**

*Proposed 2020 Budget - Consolidated*  
*Consolidated Reserves and Common Reserves*  
*Building Specifics*

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#### **Building Information**

*Building Budget*  
*Building Reserves*

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All owners are invited to attend.

Sincerely,

*Eddie Hudson*

Eddie Hudson, President  
For the Board of Directors



**APPROVED**

*C. J. Tuth* TREASURER

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

Description	Consolidated	
	Budget 2019	Budget 2020
<b>INCOME:</b>		
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	2,960,440	3,240,407
Other Income:		
Application Fees/other	20,000	20,000
Subtotal Other Income	20,000	20,000
<b>TOTAL INCOME</b>	<b>2,980,440</b>	<b>3,260,407</b>
<b>EXPENSES</b>		
<b><i>Administrative Expenses</i></b>		
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	63,500	70,200
<b><i>Payroll</i></b>		
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	278,500	277,000
<b><i>Contracts</i></b>		
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	477,409	509,900

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

Description	Consolidated	
	Budget 2019	Budget 2020
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	418,000	485,565
	418,000	485,565
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>2,678,210</b>	<b>2,895,700</b>

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

Description	Consolidated	
	Budget 2019	Budget 2020
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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					2020
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<b>BUILDING CONSOLIDATED</b>						
<b>Common Reserves:</b>						
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
<b>Building Reserves</b>						
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 Qly 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				
									***A)	TOTAL
						2020	2019		2020	2020
	Building	Common	Building	Building	Building	Unit	Unit		2020	2020
	Expenses	Reserves	Reserves	Insurance	Totals	Annual	Annual		Unit	Unit
									Quarterly	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		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	1,291.36
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		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	1,330.23
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		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	1,256.31
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		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	1,357.61
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	1,261.52
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		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		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	1,368.05
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	1,343.61
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		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		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		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		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		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		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		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		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		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	27,599.79
			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	Roof	Painting	Total Bldg		Property				
	Reserve	Reserve	Reserve	Reserve		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**

	<b>BUILDING 501</b>	
<b>Description</b>	<b>Bud 2019 501</b>	<b>Bud 2020 501</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,209.17</b>	<b>147,901.18</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 501</b>	
<b>Description</b>	<b>Bud 2019 501</b>	<b>Bud 2020 501</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 501</b>	
	<b>Bud 2019</b>	<b>Bud 2020</b>
<b>Description</b>	<b>501</b>	<b>501</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>135,209.17</b>	<b>147,901.18</b>
	<b>0.00</b>	<b>0.00</b>

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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 501</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			167,300	73,232	13,626	13,626

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

	<b>BUILDING 601</b>	
<b>Description</b>	<b>Bud 2019 601</b>	<b>Bud 2020 601</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>134,785.10</b>	<b>147,317.26</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 601</b>	
<b>Description</b>	<b>Bud 2019 601</b>	<b>Bud 2020 601</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

<b>BUILDING 601</b>		
<b>Description</b>	<b>Bud 2019 601</b>	<b>Bud 2020 601</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>134,785.10</b>	<b>147,317.26</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<b>BUILDING 601</b>						
<b>Building Reserves</b>						
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
			167,300	76,329	13,042	13,042

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

	<b>BUILDING 701</b>	
<b>Description</b>	<b>Bud 2019 701</b>	<b>Bud 2020 701</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>134,542.93</b>	<b>147,037.32</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 701</b>	
<b>Description</b>	<b>Bud 2019 701</b>	<b>Bud 2020 701</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 701</b>	
	<b>Bud 2019</b>	<b>Bud 2020</b>
<b>Description</b>	<b>701</b>	<b>701</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>134,542.93</b>	<b>147,037.32</b>
	<b>0.00</b>	<b>0.00</b>

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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<b>BUILDING 701</b>						
<b>Building Reserves</b>						
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
			168,000	79,788	12,762	12,762

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

	<b>BUILDING 801</b>	
<b>Description</b>	<b>Bud 2019 801</b>	<b>Bud 2020 801</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,142.76</b>	<b>148,495.77</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 801</b>	
<b>Description</b>	<b>Bud 2019 801</b>	<b>Bud 2020 801</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

<b>BUILDING 801</b>		
<b>Description</b>	<b>Bud 2019 801</b>	<b>Bud 2020 801</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>135,142.76</b>	<b>148,495.77</b>
	<b>0.00</b>	<b>0.00</b>

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 Assesments	1,118.61	1,330.23

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

	Estimated				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 801</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			167,300	78,377	14,220	14,220

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

	<b>BUILDING 901</b>	
<b>Description</b>	<b>Bud 2019 901</b>	<b>Bud 2020 901</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,388.58</b>	<b>148,282.72</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 901</b>	
<b>Description</b>	<b>Bud 2019 901</b>	<b>Bud 2020 901</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 901</b>	
	<b>Bud 2019</b>	<b>Bud 2020</b>
<b>Description</b>	<b>901</b>	<b>901</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>135,388.58</b>	<b>148,282.72</b>
	<b>0.00</b>	<b>0.00</b>

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
<hr/>						
<b>BUILDING 901</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			167,300	74,700	14,007	14,007

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

	<b>BUILDING 1001</b>	
<b>Description</b>	<b>Bud 2019 1001</b>	<b>Bud 2020 1001</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>134,369.17</b>	<b>147,642.91</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1001</b>	
<b>Description</b>	<b>Bud 2019 1001</b>	<b>Bud 2020 1001</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

Description	<b>BUILDING 1001</b>	
	<b>Bud 2019 1001</b>	<b>Bud 2020 1001</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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 Assesments	1,112.17	1,256.31

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

	Estimated				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1001</b>						
<b>Building Reserves</b>						
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
			<hr/>			
			168,000	67,027	13,368	13,368

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

	<b>BUILDING 1101</b>	
<b>Description</b>	<b>Bud 2019 1101</b>	<b>Bud 2020 1101</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,321.00</b>	<b>147,983.24</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1101</b>	
<b>Description</b>	<b>Bud 2019 1101</b>	<b>Bud 2020 1101</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

Description	<b>BUILDING 1101</b>	
	<b>Bud 2019 1101</b>	<b>Bud 2020 1101</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1101</b>						
<b>Building Reserves</b>						
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
			<hr/>			

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

	<b>BUILDING 1201</b>	
<b>Description</b>	<b>Bud 2019 1201</b>	<b>Bud 2020 1201</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>137,389.86</b>	<b>151,024.06</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1201</b>	
<b>Description</b>	<b>Bud 2019 1201</b>	<b>Bud 2020 1201</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

	<b>BUILDING 1201</b>	
<b>Description</b>	<b>Bud 2019 1201</b>	<b>Bud 2020 1201</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>137,389.86</b>	<b>151,024.06</b>
	<b>0.00</b>	<b>0.00</b>

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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1201</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			167,300	67,112	16,749	16,749

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

	<b>BUILDING 1301</b>	
<b>Description</b>	<b>Bud 2019 1301</b>	<b>Bud 2020 1301</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>134,650.47</b>	<b>147,548.69</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1301</b>	
<b>Description</b>	<b>Bud 2019 1301</b>	<b>Bud 2020 1301</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

Description	<b>BUILDING 1301</b>	
	<b>Bud 2019 1301</b>	<b>Bud 2020 1301</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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 Assesments	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
<b>BUILDING 1301</b>						
<b>Building Reserves</b>						
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
			168,000	75,432	13,273	13,273

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

	<b>BUILDING 1401</b>	
<b>Description</b>	<b>Bud 2019 1401</b>	<b>Bud 2020 1401</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>134,421.51</b>	<b>146,915.77</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1401</b>	
<b>Description</b>	<b>Bud 2019 1401</b>	<b>Bud 2020 1401</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

Description	BUILDING 1401	
	Bud 2019 1401	Bud 2020 1401
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1401</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			168,000	78,794	12,640	12,640

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

	<b>BUILDING 1501</b>	
<b>Description</b>	<b>Bud 2019 1501</b>	<b>Bud 2020 1501</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,173.16</b>	<b>148,316.38</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1501</b>	
<b>Description</b>	<b>Bud 2019 1501</b>	<b>Bud 2020 1501</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

Description	<b>BUILDING 1501</b>	
	<b>Bud 2019 1501</b>	<b>Bud 2020 1501</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>135,173.16</b>	<b>148,316.38</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1501</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			168,000	76,933	14,041	14,041

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

	<b>BUILDING 1601</b>	
<b>Description</b>	<b>Bud 2019 1601</b>	<b>Bud 2020 1601</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,176.45</b>	<b>147,790.29</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1601</b>	
<b>Description</b>	<b>Bud 2019 1601</b>	<b>Bud 2020 1601</b>
<b>Utilities</b>		
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
<b>Maintenance</b>		
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
<b>Landscape Expenses</b>		
Grounds Mntce (landscp mtnc)	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
<b>Building Insurance</b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b>Common Insurance</b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

Description	<b>BUILDING 1601</b>	
	<b>Bud 2019 1601</b>	<b>Bud 2020 1601</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
	Life	Remaining	Replacement	12/31/2019	Funding	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<b>BUILDING 1601</b>						
<b>Building Reserves</b>						
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**

	<b>BUILDING 1701</b>	
<b>Description</b>	<b>Bud 2019 1701</b>	<b>Bud 2020 1701</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>136,614.57</b>	<b>150,019.94</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1701</b>	
<b>Description</b>	<b>Bud 2019 1701</b>	<b>Bud 2020 1701</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 1701</b>	
	<b>Bud 2019</b>	<b>Bud 2020</b>
<b>Description</b>	<b>1701</b>	<b>1701</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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	
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>136,614.57</b>	<b>150,019.94</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1701</b>						
<b>Building Reserves</b>						
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
			<hr/>			
			167,300	68,609	15,745	15,745

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

	<b>BUILDING 1801</b>	
<b>Description</b>	<b>Bud 2019 1801</b>	<b>Bud 2020 1801</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>133,910.68</b>	<b>146,096.21</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1801</b>	
<b>Description</b>	<b>Bud 2019 1801</b>	<b>Bud 2020 1801</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

<b>BUILDING 1801</b>		
<b>Description</b>	<b>Bud 2019 1801</b>	<b>Bud 2020 1801</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>133,910.68</b>	<b>146,096.21</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1801</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			167,300	82,120	11,821	11,821

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

	<b>BUILDING 1901</b>	
<b>Description</b>	<b>Bud 2019 1901</b>	<b>Bud 2020 1901</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>137,687.68</b>	<b>150,961.31</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 1901</b>	
<b>Description</b>	<b>Bud 2019 1901</b>	<b>Bud 2020 1901</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 1901</b>	
<b>Description</b>	<b>Bud 2019 1901</b>	<b>Bud 2020 1901</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>137,687.68</b>	<b>150,961.31</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 1901</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			170,000	61,935	16,686	16,686

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

	<b>BUILDING 2001</b>	
<b>Description</b>	<b>Bud 2019 2001</b>	<b>Bud 2020 2001</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,497.13</b>	<b>148,265.08</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 2001</b>	
<b>Description</b>	<b>Bud 2019 2001</b>	<b>Bud 2020 2001</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
Grounds Mntce (landscp mtnc)	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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

	<b>BUILDING 2001</b>	
<b>Description</b>	<b>Bud 2019 2001</b>	<b>Bud 2020 2001</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>135,497.13</b>	<b>148,265.08</b>
	<b>0.00</b>	<b>0.00</b>

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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 2001</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			170,000	75,742	13,990	13,990

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

	<b>BUILDING 2101</b>		<b>BUILDING 2201</b>	
<b>Description</b>	<b>Bud 2019 2101</b>	<b>Bud 2020 2101</b>	<b>Bud 2019 2201</b>	<b>Bud 2020 2201</b>
<b>INCOME:</b>				
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
<b>TOTAL INCOME</b>	<b>136,325.95</b>	<b>149,285.84</b>	<b>134,947.62</b>	<b>147,515.39</b>
<b>EXPENSES</b>				
<b>Administrative Expenses</b>				
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
<b>Payroll</b>				
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
<b>Contracts</b>				
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**

	<b>BUILDING 2101</b>		<b>BUILDING 2201</b>	
<b>Description</b>	<b>Bud 2019 2101</b>	<b>Bud 2020 2101</b>	<b>Bud 2019 2201</b>	<b>Bud 2020 2201</b>
<b><i>Utilities</i></b>				
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
<b><i>Maintenance</i></b>				
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
<b><i>Landscape Expenses</i></b>				
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
<b><i>Building Insurance</i></b>				
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
<b><i>Common Insurance</i></b>				
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 2101</b>		<b>BUILDING 2201</b>	
<b>Description</b>	<b>Bud 2019 2101</b>	<b>Bud 2020 2101</b>	<b>Bud 2019 2201</b>	<b>Bud 2020 2201</b>
<b>Reserve Funding</b>				
<b>Common Reserves</b>				
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
<b>Building Reserves</b>				
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>136,325.95</b>	<b>149,285.84</b>	<b>134,947.62</b>	<b>147,515.39</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 2101</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			170,000	70,937	15,010	15,010

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

	<b>BUILDING 2201</b>	
<b>Description</b>	<b>Bud 2019 2201</b>	<b>Bud 2020 2201</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>134,947.62</b>	<b>147,515.39</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 2201</b>	
<b>Description</b>	<b>Bud 2019 2201</b>	<b>Bud 2020 2201</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

	<b>BUILDING 2201</b>	
<b>Description</b>	<b>Bud 2019 2201</b>	<b>Bud 2020 2201</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>134,947.62</b>	<b>147,515.39</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<b>BUILDING 2201</b>						
<b>Building Reserves</b>						
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
			170,000	78,249	13,240	13,240

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

	<b>BUILDING 2301</b>	
<b>Description</b>	<b>Bud 2019 2301</b>	<b>Bud 2020 2301</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>136,617.47</b>	<b>149,635.59</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 2301</b>	
<b>Description</b>	<b>Bud 2019 2301</b>	<b>Bud 2020 2301</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 2301</b>	
	<b>Bud 2019</b>	<b>Bud 2020</b>
<b>Description</b>	<b>2301</b>	<b>2301</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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	12,227.63	15,360.22
Total Reserve Funding	14,880.64	18,012.85
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>136,617.47</b>	<b>149,635.59</b>
	<b>0.00</b>	<b>0.00</b>
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 Assesments	1,130.90	1,239.39

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

	Estimated				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 2301</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			170,000	71,761	15,360	15,360

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

	<b>BUILDING 2401</b>	
<b>Description</b>	<b>Bud 2019 2401</b>	<b>Bud 2020 2401</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,075.71</b>	<b>147,663.17</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 2401</b>	
<b>Description</b>	<b>Bud 2019 2401</b>	<b>Bud 2020 2401</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
Grounds Mntce (landscp mtnc)	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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

	<b>BUILDING 2401</b>	
	<b>Bud 2019</b>	<b>Bud 2020</b>
<b>Description</b>	<b>2401</b>	<b>2401</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>135,075.71</b>	<b>147,663.17</b>
	<b>0.00</b>	<b>0.00</b>

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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<hr/>						
<b>BUILDING 2401</b>						
<b>Building Reserves</b>						
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
			<hr/>	<hr/>	<hr/>	<hr/>
			170,000	76,395	13,388	13,388

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

	<b>BUILDING 2501</b>	
<b>Description</b>	<b>Bud 2019 2501</b>	<b>Bud 2020 2501</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>135,077.01</b>	<b>147,707.41</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 2501</b>	
<b>Description</b>	<b>Bud 2019 2501</b>	<b>Bud 2020 2501</b>
<b><i>Utilities</i></b>		
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
<b><i>Maintenance</i></b>		
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
<b><i>Landscape Expenses</i></b>		
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
<b><i>Building Insurance</i></b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b><i>Common Insurance</i></b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>



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

	<b>BUILDING 2501</b>	
<b>Description</b>	<b>Bud 2019 2501</b>	<b>Bud 2020 2501</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>135,077.01</b>	<b>147,707.41</b>
	<b>0.00</b>	<b>0.00</b>

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 Assesments	1,118.07	1,223.32

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

	Estimated				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<b>BUILDING 2501</b>						
<b>Building Reserves</b>						
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
			170,000	79,286	13,432	13,432

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

	<b>BUILDING 2601</b>	
<b>Description</b>	<b>Bud 2019 2601</b>	<b>Bud 2020 2601</b>
<b>INCOME:</b>		
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
<b>TOTAL INCOME</b>	<b>137,116.32</b>	<b>147,001.88</b>
<b>EXPENSES</b>		
<b>Administrative Expenses</b>		
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
<b>Payroll</b>		
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
<b>Contracts</b>		
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**

	<b>BUILDING 2601</b>	
<b>Description</b>	<b>Bud 2019 2601</b>	<b>Bud 2020 2601</b>
<b>Utilities</b>		
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
<b>Maintenance</b>		
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
<b>Landscape Expenses</b>		
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
<b>Building Insurance</b>		
Insurance - Property-Bldg	19,000.00	22,071.11
	19,000.00	22,071.11
<b>Common Insurance</b>		
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
<b>Total Operating Expenses</b>	<b>121,736.83</b>	<b>131,622.74</b>

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

	<b>BUILDING 2601</b>	
<b>Description</b>	<b>Bud 2019 2601</b>	<b>Bud 2020 2601</b>
<b>Reserve Funding</b>		
<b>Common Reserves</b>		
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
<b>Building Reserves</b>		
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
<b>TOTAL RESERVES &amp; EXPENSES</b>	<b>137,116.32</b>	<b>147,001.88</b>
	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				2020	
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2019	Funding	Funding
<b>BUILDING 2601</b>						
<b>Building Reserves</b>						
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