

Marina at the Bluffs Condominium Assoc., Inc.

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

October 9, 2020

Attention Unit Owners:

Enclosed is the proposed 2021 draft budget reflecting common and building specific expenses. The budget meeting will be held by ZOOM Webinar on October 28, 2020 at 6:00 p.m. If the budget is approved as presented here, this will serve as your official copy.

Registration in advance is required and should include your first and last name and building number. The link to the webinar is as follows:

https://us02web.zoom.us/webinar/register/WN_CT9hzmCCTeWxsOA8JUH6rg

After registering, you will receive a confirmation email containing information about joining the webinar.

Included in Budget Package

Consolidated Information

Proposed 2021 Budget - Consolidated
Consolidated Reserves and Common Reserves
Building Specifics

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Building Information

Building Budget
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All owners are invited to attend.

Sincerely,

Robert Testa

Robert Testa, Treasurer
For the Board of Directors



APPROVED

Robert A. Testa
TREASURER

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

Description	Consolidated	
	Budget 2020	Budget 2021
INCOME:		
Member Assessment	2,390,136	2,469,284
Bldg. Prop Insur Assessment	485,565	582,414
Reserve Income Building	306,349	359,825
Reserve Income Common	58,358	82,984
Subtotal Assessment Income	3,240,407	3,494,508
Other Income:		
Application Fees/other	20,000	20,000
Subtotal Other Income	20,000	20,000
TOTAL INCOME	3,260,407	3,514,508
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	15,000	15,000
Audit	22,000	22,000
Insurance Claim Expense	-	10,000
Board Meeting	500	1,500
Office Supplies/misc. admin	8,500	8,500
Office Equip/Rental	2,200	2,200
Fees & Licenses	5,000	6,700
Inspections	7,500	7,500
Printing /other misc.	500	1,000
Engineering	1,000	5,000
Postage	5,000	5,000
Newsletter /website	500	800
Bad Debt Expense	2,500	2,500
Total Administration Expenses	70,200	87,700
Payroll		
Office Payroll	31,000	32,000
Management Payroll	101,000	106,300
Payroll Taxes	21,000	21,200
Maintenance Payroll	120,000	120,000
Payroll Other - bonus, etc.	4,000	4,850
Total Payroll	277,000	284,350
Contracts		
Landscape Maintenance	151,000	155,500
Farmer & Irwin	43,000	45,000
Financial Management	19,200	19,800
Janitorial Maint. Contract	140,000	147,000
Mangrove Trimming	3,200	3,300
Elevator Contract	42,000	42,210
Generator Maintenance	10,000	8,000
Golf Cart Purchase/rental	6,900	6,900
Pest Control/Lawn Fert.	34,000	36,000
Fire Extinguisher Service	3,100	3,100
Security	35,000	37,080
Pressure Cleaning	22,500	22,500
Tree Trimming		
Total Contracts	509,900	526,390

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

Description	Consolidated	
	Budget 2020	Budget 2021
Utilities		
Electric	72,500	72,500
Water	395,000	407,000
Sewer	185,000	191,000
Cable Expense	311,000	314,000
Telephone Expense/wi-fi	22,000	25,000
Total Utilities	985,500	1,009,500
Maintenance		
Bocci Courts Maint/Repair	5,000	5,000
Tennis Courts Maint/Repair	18,000	5,000
Club Houses Maint/Repair	12,000	12,000
Building Repairs	110,000	110,000
Gas & Oil	2,500	2,500
Fire System Maint/Repair	10,000	15,000
Fire Pump Maintenance	15,000	10,000
Fire Alarm Maintenance	24,800	24,800
Pool Maintenance/Chemicals	25,000	22,500
Trash Removal	65,000	65,000
Misc. Maint/Supplies	20,000	22,000
Elevator Maintenance	15,000	15,000
Miscellaneous Expense	50,000	7,500
Total Materials	372,300	316,300
Landscape Expenses		
Grounds Mntce (landscp mntnce)	20,000	17,000
Irrigation Supplies	7,000	5,000
Plant Replacements	5,000	8,000
Mulch	12,000	12,000
Total Landscape	44,000	42,000
Building Insurance		
Insurance - Property-Bldg.	485,565	582,414
	485,565	582,414
Common Insurance		
Insurance - Liability and Finance	60,500	153,722
Insurance - Health	42,000	25,500
Ins - Fidelity Bond	2,336	2,336
Insurance - Workers Comp	7,352	5,700
Insurance - Umbrella	9,808	9,500
Insurance - Finance Charges	12,678	9,720
Insurance - D&O	16,562	16,566
Total Common Insurance	151,236	223,044
Total Insurance	636,800	805,458
Total Operating Expenses	2,895,700	3,071,698

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

Description	Consolidated	
	Budget 2020	Budget 2021
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	21,612	30,380
Intercoastal Erosion	3,000	3,000
Plant Replacement	-	3,000
Pavements/Parking Lot	5,562	5,816
Tennis Court	-	14,909
Pool Furniture	2,486	1,273
Generators	8,095	8,095
Fire Pumps	704	774
Fire Alarms	9,130	9,130
Roofs	5,468	5,468
Painting	2,301	1,140
Total Common Reserves	58,358	82,984
Building Reserves		
Elevator	79,870	80,077
Roofs	125,215	253,729
Reserves-Painting	101,265	26,020
Total Building Reserves	306,349	359,825
Total Reserve Funding	364,707	442,810
TOTAL RESERVES & EXPENSES	3,260,407	3,514,508
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Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING CONSOLIDATED						
Common Reserves:						
Pool Equip/Refurb	10	1	60,000	29,620	30,380	30,380
Hurricane	-	-	-	1,399	-	-
Intercoastal Erosion	-	-	-	6,000	3,000	3,000
Plant Replacement	-	-	-	362	3,000	3,000
Pavement/Pkg lots	30	18	150,000	45,308	5,816	5,816
Tennis Court	6	6	25,000	(10,742)	14,909	14,909
Pool Furniture	10	5	20,000	13,636	1,273	1,273
Generators	35	10	100,000	19,045	8,095	8,095
Fire Pumps	25	10	28,000	20,261	774	774
Fire Alarms	25	17	250,000	94,795	9,130	9,130
Roofs	20	3	70,000	53,597	5,468	5,468
Painting	10	4	18,000	13,442	1,140	1,140
Common Interest				4,021	-	-
			721,000	290,745	82,984	82,984
						3,772
Building Reserves						
Elevators			1,650,000	368,766	80,077	80,077
Roofs			1,797,000	1,035,814	253,729	253,729
Painting			627,100	523,021	26,020	26,020
Insurance deductible			-	19,746	-	-
Interest			-	14,241	-	-
			4,074,100	1,961,588	359,825	359,825
TOTAL			4,795,100	2,252,333	442,810	442,810

The Marina at the Bluffs Condominium Association, Inc.
PROPOSED 2021 BUDGET

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

	2019 <i>Operating Fund Deficits</i>	(year 2 of 3) 1/3 <i>per year</i>	2021 <i>Unit Annual</i>	2021 <i>Unit Quarterly</i>	
601	25,666	8,555	285.18	71.29	
801	36,123	12,041	401.37	100.34	
1001	12,069	4,023	134.10	33.53	
1201	38,395	12,798	426.61	106.65	
1301	14,229	4,743	158.10	39.53	
1601	51,853	17,284	576.14	144.04	
1701	36,368	12,123	404.09	101.02	
	214,703	71,568	2,385.59	596.40	
					(net of Misc. Income)
	<i>Building Expenses</i>	<i>Common Reserves</i>	<i>Building Reserves</i>	<i>Building Insurance</i>	<i>Building Totals</i>
501	102,102	3,772	16,360	36,612	158,845
601	102,102	3,772	16,547	36,612	159,032
701	102,102	3,772	15,260	36,612	157,746
801	102,102	3,772	16,177	36,612	158,663
901	102,102	3,772	15,533	36,612	158,018
1001	102,102	3,772	15,866	36,612	158,351
1101	102,102	3,772	16,206	36,612	158,692
1201	102,102	3,772	17,233	36,612	159,719
1301	102,102	3,772	15,771	36,612	158,257
1401	102,102	3,772	14,864	36,612	157,350
1501	102,102	3,772	16,293	36,612	158,779
1601	102,102	3,772	16,047	36,612	158,533
1701	102,102	3,772	16,779	36,612	159,264
1801	102,102	3,772	15,078	36,612	157,564
1901	102,102	3,772	18,910	36,612	161,396
2001	102,102	3,772	17,140	36,612	159,626
2101	102,102	3,772	17,263	36,612	159,748
2201	102,102	3,772	13,433	36,612	155,918
2301	102,102	3,772	17,858	36,612	160,344
2401	102,102	3,772	15,886	36,612	158,371
2501	102,102	3,772	15,930	36,612	158,416
2601	102,102	3,772	19,391	36,612	161,876
	2,246,240	82,984	359,825	805,458	3,494,508
2020	2,238,900	58,358	306,349	636,800	3,240,407
increase	7,340	24,627	53,476	168,658	254,100

	2021 <i>Unit Annual</i>	2020 <i>Unit Annual</i>	2021 <i>Unit Qtly</i>	***A) 2021 Add'l Qtly	TOTAL 2021 total Qtly	2020 <i>Unit Qtly</i>	Qtly Increase
501	5,294.84	4,899.74	1,323.71		1,323.71	1,224.93	98.78
601	5,301.07	4,880.27	1,325.27	71.29	1,396.56	1,291.36	105.20
701	5,258.19	4,870.94	1,314.55		1,314.55	1,217.74	96.81
801	5,288.76	4,919.56	1,322.19	100.34	1,422.53	1,330.23	92.30
901	5,267.28	4,912.45	1,316.82		1,316.82	1,228.11	88.71
1001	5,278.37	4,891.13	1,319.59	33.53	1,353.12	1,256.31	96.81
1101	5,289.72	4,902.47	1,322.43		1,322.43	1,225.62	96.81
1201	5,323.95	5,003.83	1,330.99	106.65	1,437.64	1,357.61	80.03
1301	5,275.23	4,887.99	1,318.81	39.53	1,358.33	1,261.52	96.81
1401	5,245.00	4,866.89	1,311.25		1,311.25	1,216.72	94.53
1501	5,292.62	4,913.58	1,323.16		1,323.16	1,228.39	94.76
1601	5,284.42	4,896.04	1,321.11	144.04	1,465.14	1,368.05	97.10
1701	5,308.82	4,970.36	1,327.20	101.02	1,428.23	1,343.59	84.64
1801	5,252.13	4,839.57	1,313.03		1,313.03	1,209.89	103.14
1901	5,379.85	5,001.74	1,344.96		1,344.96	1,250.44	94.53
2001	5,320.87	4,911.87	1,330.22		1,330.22	1,227.97	102.25
2101	5,324.94	4,945.89	1,331.24		1,331.24	1,236.47	94.76
2201	5,197.28	4,886.88	1,299.32		1,299.32	1,221.72	77.60
2301	5,344.80	4,957.55	1,336.20		1,336.20	1,239.39	96.81
2401	5,279.05	4,891.80	1,319.76		1,319.76	1,222.95	96.81
2501	5,280.52	4,893.28	1,320.13		1,320.13	1,223.32	96.81
2601	5,395.87	4,869.76	1,348.97		1,348.97	1,217.44	131.53
	116,483.59	108,013.58	29,120.90	596.40	29,717.29	27,599.77	#####

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 501	
Description	Bud 2020 501	Bud 2021 501
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,625.81	16,359.68
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,992.09	158,845.23
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,901.18	159,754.32
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 501	
Description	Bud 2020 501	Bud 2021 501
Utilities		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
Maintenance		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
Landscape Expenses		
Grounds Mtnc (landscp mtnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
Building Insurance		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
Common Insurance		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 501	
Description	Bud 2020 501	Bud 2021 501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,764.67	3,764.67
Roofs	5,172.96	11,422.96
Reserves-Painting	4,688.19	1,172.05
Total Building Reserves	13,625.81	16,359.68
Total Reserve Funding	16,278.44	20,131.69
TOTAL RESERVES & EXPENSES	147,901.18	159,754.32
	-	-
Annual Assessment		
Annual Assessment	4,899.74	5,294.84
Quarterly Assessment	1,224.93	1,323.71
Increase (decrease)		8.06%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,899.74	5,294.84
Total Quarterly Assessments	1,224.93	1,323.71

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 501						
Building Reserves						
Elevators	50	16	75,000	14,765	3,765	3,765
Roofs	20	3	82,000	47,731	11,423	11,423
Painting	10	4	27,300	22,612	1,172	1,172
Interest			-	527	-	-
			184,300	85,635	16,360	16,360

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 601	
Description	Bud 2020 601	Bud 2021 601
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,041.89	16,546.65
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,408.17	159,032.21
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,317.26	159,941.30
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 601	
Description	Bud 2020 601	Bud 2021 601
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 601	
Description	Bud 2020 601	Bud 2021 601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,634.86	3,634.86
Roofs	5,182.28	11,855.60
Reserves-Painting	4,224.76	1,056.20
Total Building Reserves	13,041.89	16,546.65
Total Reserve Funding	15,694.52	20,318.67
TOTAL RESERVES & EXPENSES	147,317.26	159,941.30
	-	-

Annual Assessment	4,880.27	5,301.07
Quarterly Assessment	1,220.07	1,325.27
Increase (decrease)		8.62%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment	285.18	285.18
Quarterly Additional Assessment	71.29	71.29
Total Annual Assessments	5,165.45	5,586.25
Total Quarterly Assessments	1,291.36	1,396.56

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 601						
Building Reserves						
Elevators	50	16	75,000	16,842	3,635	3,635
Roofs	20	3	82,000	46,433	11,856	11,856
Painting	10	4	27,300	23,075	1,056	1,056
Interest			-	631	-	-
			184,300	86,982	16,547	16,547

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 701	
Description	Bud 2020 701	Bud 2021 701
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	12,761.95	15,260.08
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,128.23	157,745.64
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,037.32	158,654.73
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 701	
Description	Bud 2020 701	Bud 2021 701
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 701	
Description	Bud 2020 701	Bud 2021 701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,508.71	3,508.71
Roofs	5,028.51	10,695.18
Reserves-Painting	4,224.74	1,056.19
Total Building Reserves	12,761.95	15,260.08
Total Reserve Funding	15,414.58	19,032.09
TOTAL RESERVES & EXPENSES	147,037.32	158,654.73
	-	-
Annual Assessment	4,870.94	5,258.19
Quarterly Assessment	1,217.74	1,314.55
Increase (decrease)		7.95%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,870.94	5,258.19
Total Quarterly Assessments	1,217.74	1,314.55

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 701						
Building Reserves						
Elevators	50	16	75,000	18,861	3,509	3,509
Roofs	20	3	82,000	49,914	10,695	10,695
Painting	10	4	28,000	23,775	1,056	1,056
Interest			-	695	-	-
			185,000	93,245	15,260	15,260

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 801	
Description	Bud 2020 801	Bud 2021 801
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	14,220.40	16,177.20
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	147,586.68	158,662.76
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	148,495.77	159,571.85
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 801	
Description	Bud 2020 801	Bud 2021 801
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 801	
Description	Bud 2020 801	Bud 2021 801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,413.76	3,413.76
Roofs	4,637.91	11,221.26
Reserves-Painting	6,168.73	1,542.19
Total Building Reserves	14,220.40	16,177.20
Total Reserve Funding	16,873.03	19,949.21
TOTAL RESERVES & EXPENSES	148,495.77	159,571.85
	-	-
Annual Assessment	4,919.56	5,288.76
Quarterly Assessment	1,229.89	1,322.19
Increase (decrease)		7.50%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment	401.37	401.37
Quarterly Additional Assessment	100.34	100.34
Total Annual Assessments	5,320.92	5,690.13
Total Quarterly Assessments	1,330.23	1,422.53

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 801						
Building Reserves						
Elevators	50	16	75,000	20,380	3,414	3,414
Roofs	20	3	82,000	48,336	11,221	11,221
Painting	10	4	27,300	21,131	1,542	1,542
Interest			-	700	-	-
			184,300	90,547	16,177	16,177

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 901	
Description	Bud 2020 901	Bud 2021 901
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	14,007.36	15,532.84
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	147,373.63	158,018.39
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	148,282.72	158,927.48
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 901	
Description	Bud 2020 901	Bud 2021 901
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 901	
Description	Bud 2020 901	Bud 2021 901
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
 Building Reserves		
Elevator	3,662.61	3,662.61
Roofs	4,823.16	10,489.82
Reserves-Painting	5,521.59	1,380.40
 Total Building Reserves	14,007.36	15,532.84
 Total Reserve Funding	16,659.98	19,304.85
 TOTAL RESERVES & EXPENSES	148,282.72	158,927.48
	-	-
 Annual Assessment	4,912.45	5,267.28
Quarterly Assessment	1,228.11	1,316.82
Increase (decrease)		7.22%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
 Total Annual Assessments	4,912.45	5,267.28
Total Quarterly Assessments	1,228.11	1,316.82

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 901						
Building Reserves						
Elevators	50	16	75,000	16,398	3,663	3,663
Roofs	20	3	82,000	50,531	10,490	10,490
Painting	10	4	27,300	21,778	1,380	1,380
Interest			-	611	-	-
			184,300	89,318	15,533	15,533

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1001	
Description	Bud 2020 1001	Bud 2021 1001
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,367.54	15,865.64
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,733.82	158,351.20
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,642.91	159,260.29
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1001	
Description	Bud 2020 1001	Bud 2021 1001
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1001	
Description	Bud 2020 1001	Bud 2021 1001
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	4,304.06	4,304.06
Roofs	4,838.73	10,505.39
Reserves-Painting	4,224.75	1,056.19
Total Building Reserves	13,367.54	15,865.64
Total Reserve Funding	16,020.17	19,637.66
TOTAL RESERVES & EXPENSES	147,642.91	159,260.29
	-	-
Assessments		
Annual Assessment	4,891.13	5,278.37
Quarterly Assessment	1,222.78	1,319.59
Increase (decrease)		7.92%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment	134.10	134.10
Quarterly Additional Assessment	33.53	33.53
Total Annual Assessments	5,025.23	5,412.47
Total Quarterly Assessments	1,256.31	1,353.12

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated	Remaining			Required	Budgeted
	Life	Life			Funding	Funding
BUILDING 1001						
Building Reserves						
Elevators	50	16	75,000	6,135	4,304	4,304
Roofs	20	3	82,000	50,484	10,505	10,505
Painting	10	4	28,000	23,775	1,056	1,056
Interest			-	697	-	-
			185,000	81,091	15,866	15,866

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1101	
Description	Bud 2020 1101	Bud 2021 1101
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,707.87	16,205.98
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	147,074.15	158,691.54
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,983.24	159,600.63
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1101	
Description	Bud 2020 1101	Bud 2021 1101
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mtce (landscp mtnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1101	
Description	Bud 2020 1101	Bud 2021 1101
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
 Building Reserves		
Elevator	3,656.43	3,656.43
Roofs	5,826.70	11,493.36
Reserves-Painting	4,224.75	1,056.19
Total Building Reserves	13,707.87	16,205.98
Total Reserve Funding	16,360.50	19,977.99
TOTAL RESERVES & EXPENSES	147,983.24	159,600.63
	-	-
 Annual Assessment	4,902.47	5,289.72
Quarterly Assessment	1,225.62	1,322.43
Increase (decrease)		7.90%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,902.47	5,289.72
Total Quarterly Assessments	1,225.62	1,322.43

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 1101						
Building Reserves						
Elevators	50	16	75,000	16,497	3,656	3,656
Roofs	20	3	82,000	47,520	11,493	11,493
Painting	10	4	28,000	23,775	1,056	1,056
Insurance deductible			-	6,310	-	-
Interest			-	653	-	-
			185,000	94,755	16,206	16,206

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1201	
Description	Bud 2020 1201	Bud 2021 1201
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	16,748.70	17,233.06
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	150,114.97	159,718.61
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	151,024.06	160,627.70
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1201	
Description	Bud 2020 1201	Bud 2021 1201
Utilities		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
Maintenance		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
Landscape Expenses		
Grounds Mtce (landscp mtnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
Building Insurance		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
Common Insurance		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1201	
Description	Bud 2020 1201	Bud 2021 1201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,616.33	3,616.33
Roofs	6,222.61	11,889.28
Reserves-Painting	6,909.76	1,727.45
Total Building Reserves	16,748.70	17,233.06
Total Reserve Funding	19,401.32	21,005.07
TOTAL RESERVES & EXPENSES	151,024.06	160,627.70
	-	-
Annual Assessment	5,003.83	5,323.95
Quarterly Assessment	1,250.96	1,330.99
Increase (decrease)		6.40%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment	426.61	426.61
Quarterly Additional Assessment	106.65	106.65
Total Annual Assessments	5,430.44	5,750.56
Total Quarterly Assessments	1,357.61	1,437.64

Marina at the Bluffs Condominium Association, Inc.

Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 1201						
Building Reserves						
Elevators	50	16	75,000	17,139	3,616	3,616
Roofs	20	3	82,000	46,332	11,889	11,889
Painting	10	4	27,300	20,390	1,727	1,727
Interest			-	532	-	-
			184,300	84,393	17,233	17,233

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1301	
Description	Bud 2020 1301	Bud 2021 1301
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,273.32	15,771.44
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,639.60	158,257.00
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,548.69	159,166.09
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1301	
Description	Bud 2020 1301	Bud 2021 1301
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1301	
Description	Bud 2020 1301	Bud 2021 1301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,567.23	3,567.23
Roofs	5,481.37	11,148.04
Reserves-Painting	4,224.73	1,056.18
Total Building Reserves	13,273.32	15,771.44
Total Reserve Funding	15,925.95	19,543.46
TOTAL RESERVES & EXPENSES	147,548.69	159,166.09
	-	-
Annual Assessment	4,887.99	5,275.23
Quarterly Assessment	1,222.00	1,318.81
Increase (decrease)		7.92%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment	158.10	158.10
Quarterly Additional Assessment	39.53	39.53
Total Annual Assessments	5,046.09	5,433.33
Total Quarterly Assessments	1,261.52	1,358.33

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 1301						
Building Reserves						
Elevators	50	16	75,000	17,924	3,567	3,567
Roofs	20	3	82,000	48,556	11,148	11,148
Painting	10	4	28,000	23,775	1,056	1,056
Interest			-	631	-	-
			185,000	90,887	15,771	15,771

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1401	
Description	Bud 2020 1401	Bud 2021 1401
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	12,640.40	14,864.40
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,006.68	157,349.95
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	146,915.77	158,259.04
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1401	
Description	Bud 2020 1401	Bud 2021 1401
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mtce (landscp mtnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1401	
Description	Bud 2020 1401	Bud 2021 1401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,678.86	3,678.86
Roofs	4,371.34	10,037.99
Reserves-Painting	4,590.21	1,147.55
Total Building Reserves	12,640.40	14,864.40
Total Reserve Funding	15,293.03	18,636.41
TOTAL RESERVES & EXPENSES	146,915.77	158,259.04
	-	-
Annual Assessment	4,866.89	5,245.00
Quarterly Assessment	1,216.72	1,311.25
Increase (decrease)		7.77%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,866.89	5,245.00
Total Quarterly Assessments	1,216.72	1,311.25

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

		Estimated		Est. Reserves 12/31/2020	2021	2021
		Estimated	Remaining		Required	Budgeted
		Life	Life		Funding	Funding
				Replacement		
BUILDING 1401						
Building Reserves						
Elevators	50	16		75,000	16,138	3,679
Roofs	20	3		82,000	51,886	10,038
Painting	10	4		28,000	23,410	1,148
Interest				-	697	-
				185,000	92,131	14,864

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1501	
Description	Bud 2020 1501	Bud 2021 1501
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	14,041.02	16,293.18
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	147,407.29	158,778.73
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	148,316.38	159,687.82
EXPENSES:		
<i>Administrative Expenses</i>		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
<i>Payroll</i>		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
<i>Contracts</i>		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1501	
Description	Bud 2020 1501	Bud 2021 1501
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1501	
Description	Bud 2020 1501	Bud 2021 1501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,264.50	3,264.50
Roofs	6,223.82	11,890.50
Reserves-Painting	4,552.69	1,138.18
Total Building Reserves	14,041.02	16,293.18
Total Reserve Funding	16,693.64	20,065.19
TOTAL RESERVES & EXPENSES	148,316.38	159,687.82
	-	-
Annual Assessment	4,913.58	5,292.62
Quarterly Assessment	1,228.39	1,323.16
Increase (decrease)		7.71%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,913.58	5,292.62
Total Quarterly Assessments	1,228.39	1,323.16

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 1501						
Building Reserves						
Elevators	50	16	75,000	22,768	3,265	3,265
Roofs	20	3	82,000	46,329	11,890	11,890
Painting	10	4	28,000	23,447	1,138	1,138
Interest			-	677	-	-
			185,000	93,221	16,293	16,293

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1601	
Description	Bud 2020 1601	Bud 2021 1601
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,514.92	16,047.09
Reserve Income Common	2,852.63	3,772.01
Subtotal Assessment Income	146,881.20	158,532.64
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,790.29	159,441.73
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1601	
Description	Bud 2020 1601	Bud 2021 1601
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscap mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1601	
Description	Bud 2020 1601	Bud 2021 1601
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
 Building Reserves		
Elevator	3,682.38	3,682.37
Roofs	5,653.22	11,319.89
Reserves-Painting	4,179.33	1,044.83
Total Building Reserves	13,514.92	16,047.09
Total Reserve Funding	16,167.55	19,819.10
TOTAL RESERVES & EXPENSES	147,790.29	159,441.73
	-	-
 Annual Assessment	4,896.04	5,284.42
Quarterly Assessment	1,224.01	1,321.11
Increase (decrease)	-	7.93%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment	576.14	576.14
Quarterly Additional Assessment	144.04	144.04
Total Annual Assessments	5,472.18	5,860.57
Total Quarterly Assessments	1,368.05	1,465.14

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 1601						
Building Reserves						
Elevators	50	16	75,000	16,082	3,682	3,682
Roofs	20	3	82,000	48,040	11,320	11,320
Painting	10	4	28,000	23,821	1,045	1,045
Insurance deductible			-	6,578	-	-
Interest			-	667	-	-
			185,000	95,188	16,047	16,047

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1701	
Description	Bud 2020 1701	Bud 2021 1701
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	15,744.57	16,778.94
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	149,110.85	159,264.49
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	150,019.94	160,173.58
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1701	
Description	Bud 2020 1701	Bud 2021 1701
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mtce (landscp mtnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1701	
Description	Bud 2020 1701	Bud 2021 1701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
	79,869.50	
Building Reserves		
Elevator	3,810.19	3,810.19
Roofs	5,024.64	11,241.31
Reserves-Painting	6,909.74	1,727.44
Total Building Reserves	15,744.57	16,778.94
Total Reserve Funding	18,397.20	20,550.95
TOTAL RESERVES & EXPENSES	150,019.94	160,173.58
	-	-
Annual Assessment	4,970.36	5,308.82
Quarterly Assessment	1,242.59	1,327.20
Increase (decrease)		6.81%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment	404.09	404.09
Quarterly Additional Assessment	101.02	101.02
Total Annual Assessments	5,374.45	5,712.91
Total Quarterly Assessments	1,343.61	1,428.23

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 1701						
Building Reserves						
Elevators	50	16	75,000	14,037	3,810	3,810
Roofs	20	3	82,000	48,276	11,241	11,241
Painting	10	4	27,300	20,390	1,727	1,727
Interest			-	532	-	-
			184,300	83,235	16,779	16,779

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1801	
Description	Bud 2020 1801	Bud 2021 1801
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	11,820.84	15,078.32
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	145,187.12	157,563.87
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	146,096.21	158,472.97
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1801	
Description	Bud 2020 1801	Bud 2021 1801
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mtnc (landscp mtnc)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1801	
Description	Bud 2020 1801	Bud 2021 1801
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,409.33	3,409.33
Roofs	5,199.26	10,865.93
Reserves-Painting	3,212.26	803.06
Total Building Reserves	11,820.84	15,078.32
Total Reserve Funding	14,473.47	18,850.33
TOTAL RESERVES & EXPENSES	146,096.21	158,472.97
	-	-
Annual Assessment	4,839.57	5,252.13
Quarterly Assessment	1,209.89	1,313.03
Increase (decrease)		8.52%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,839.57	5,252.13
Total Quarterly Assessments	1,209.89	1,313.03

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 1801						
Building Reserves						
Elevators	50	16	75,000	20,451	3,409	3,409
Roofs	20	3	82,000	49,402	10,866	10,866
Painting	10	4	27,300	24,088	803	803
Interest			-	724	-	-
			184,300	94,665	15,078	15,078

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1901	
Description	Bud 2020 1901	Bud 2021 1901
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	16,685.94	18,909.97
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	150,052.22	161,395.53
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	150,961.31	162,304.62
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1901	
Description	Bud 2020 1901	Bud 2021 1901
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 1901	
Description	Bud 2020 1901	Bud 2021 1901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,884.70	3,884.70
Roofs	8,211.06	13,877.74
Reserves-Painting	4,590.19	1,147.53
Total Building Reserves	16,685.94	18,909.97
Total Reserve Funding	19,338.57	22,681.99
TOTAL RESERVES & EXPENSES	150,961.31	162,304.62
	-	-
Annual Assessment	5,001.74	5,379.85
Quarterly Assessment	1,250.44	1,344.96
Increase (decrease)		7.56%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	5,001.74	5,379.85
Total Quarterly Assessments	1,250.44	1,344.96

Marina at the Bluffs Condominium Association, Inc.

Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 1901						
Building Reserves						
Elevators	50	16	75,000	12,845	3,885	3,885
Roofs	20	3	82,000	40,367	13,878	13,878
Painting	10	4	30,000	25,410	1,148	1,148
Interest			-	597	-	-
			187,000	79,218	18,910	18,910

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

Description	BUILDING 2001	
	Bud 2020 2001	Bud 2021 2001
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,989.71	17,140.40
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	147,355.99	159,625.95
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	148,265.08	160,535.04
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2001	
Description	Bud 2020 2001	Bud 2021 2001
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2001	
Description	Bud 2020 2001	Bud 2021 2001
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,652.29	3,652.29
Roofs	5,747.21	12,340.56
Reserves-Painting	4,590.21	1,147.55
Total Building Reserves	13,989.71	17,140.40
Total Reserve Funding	16,642.34	20,912.41
TOTAL RESERVES & EXPENSES	148,265.08	160,535.04
	-	-

Annual Assessment	4,911.87	5,320.87
Quarterly Assessment	1,227.97	1,330.22
Increase (decrease)		8.33%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,911.87	5,320.87
Total Quarterly Assessments	1,227.97	1,330.22

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 2001						
Building Reserves						
Elevators	50	16	75,000	16,563	3,652	3,652
Roofs	20	3	82,000	44,978	12,341	12,341
Painting	10	4	30,000	25,410	1,148	1,148
Interest			-	672	-	-
			187,000	87,624	17,140	17,140

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2101	
Description	Bud 2020 2101	Bud 2021 2101
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	15,010.47	17,262.78
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	148,376.75	159,748.33
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	149,285.84	160,657.42
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2101	
Description	Bud 2020 2101	Bud 2021 2101
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mtnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2101	
Description	Bud 2020 2101	Bud 2021 2101
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
 Building Reserves		
Elevator	3,701.97	3,701.97
Roofs	6,756.00	12,422.67
Reserves-Painting	4,552.50	1,138.14
Total Building Reserves	15,010.47	17,262.78
Total Reserve Funding	17,663.10	21,034.79
TOTAL RESERVES & EXPENSES	149,285.84	160,657.42
	-	-
 Annual Assessment	4,945.89	5,324.94
Quarterly Assessment	1,236.47	1,331.24
Increase (decrease)		7.66%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,945.89	5,324.94
Total Quarterly Assessments	1,236.47	1,331.24

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated	Est. Reserves	2021	2021
	Estimated	Remaining			Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 2101						
Building Reserves						
Elevators	50	16	75,000	15,768	3,702	3,702
Roofs	20	3	82,000	44,732	12,423	12,423
Painting	10	4	30,000	25,447	1,138	1,138
Interest			-	556	-	-
			187,000	86,504	17,263	17,263

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2201	
Description	Bud 2020 2201	Bud 2021 2201
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,240.02	13,432.90
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,606.30	155,918.46
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,515.39	156,827.55
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2201	
Description	Bud 2020 2201	Bud 2021 2201
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2201	
Description	Bud 2020 2201	Bud 2021 2201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,628.09	3,628.10
Roofs	5,424.68	8,758.00
Reserves-Painting	4,187.25	1,046.81
Total Building Reserves	13,240.02	13,432.90
Total Reserve Funding	15,892.65	17,204.91
TOTAL RESERVES & EXPENSES	147,515.39	156,827.55
	-	-
Annual Assessment	4,886.88	5,197.28
Quarterly Assessment	1,221.72	1,299.32
Increase (decrease)		6.35%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,886.88	5,197.28
Total Quarterly Assessments	1,221.72	1,299.32

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 2201						
Building Reserves						
Elevators	50	16	75,000	16,950	3,628	3,628
Roofs	20	3	75,000	48,726	8,758	8,758
Painting	10	4	30,000	25,813	1,047	1,047
Interest			-	697	-	-
			180,000	92,186	13,433	13,433

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2301	
Description	Bud 2020 2301	Bud 2021 2301
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	15,360.22	17,858.35
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	148,726.50	160,343.90
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	149,635.59	161,252.99
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	383.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2301	
Description	Bud 2020 2301	Bud 2021 2301
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2301	
Description	Bud 2020 2301	Bud 2021 2301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,480.62	3,480.63
Roofs	7,654.84	13,321.52
Reserves-Painting	4,224.76	1,056.20
Total Building Reserves	15,360.22	17,858.35
Total Reserve Funding	18,012.85	21,630.36
TOTAL RESERVES & EXPENSES	149,635.59	161,252.99
	-	-
Annual Assessment	4,957.55	5,344.80
Quarterly Assessment	1,239.39	1,336.20
Increase (decrease)		7.81%
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,957.55	5,344.80
Total Quarterly Assessments	1,239.39	1,336.20

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 2301						
Building Reserves						
Elevators	50	16	75,000	19,310	3,481	3,481
Roofs	20	3	82,000	42,035	13,322	13,322
Painting	10	4	30,000	25,775	1,056	1,056
Interest			-	685	-	-
			187,000	87,806	17,858	17,858

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2401	
Description	Bud 2020 2401	Bud 2021 2401
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,387.80	15,885.91
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,754.08	158,371.47
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,663.17	159,280.56
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2401	
Description	Bud 2020 2401	Bud 2021 2401
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscp mntce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2401	
Description	Bud 2020 2401	Bud 2021 2401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,731.01	3,731.00
Roofs	5,432.04	11,098.71
Reserves-Painting	4,224.76	1,056.20
Total Building Reserves	13,387.80	15,885.91
Total Reserve Funding	16,040.43	19,657.92
TOTAL RESERVES & EXPENSES	147,663.17	159,280.56
	-	-
Annual Assessment	4,891.80	5,279.05
Quarterly Assessment	1,222.95	1,319.76
Increase (decrease)		7.92%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,891.80	5,279.05
Total Quarterly Assessments	1,222.95	1,319.76

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated		Estimated Replacement	Est. Reserves 12/31/2020	2021	2021
	Estimated	Remaining			Required	Budgeted
	Life	Life			Funding	Funding
BUILDING 2401						
Building Reserves						
Elevators	50	16	75,000	15,304	3,731	3,731
Roofs	20	3	82,000	48,704	11,099	11,099
Painting	10	4	30,000	25,775	1,056	1,056
Interest			-	658	-	-
			187,000	90,441	15,886	15,886

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2501	
Description	Bud 2020 2501	Bud 2021 2501
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	13,432.04	15,930.16
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,798.32	158,415.72
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,707.41	159,324.81
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2501	
Description	Bud 2020 2501	Bud 2021 2501
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mntce (landscop mntnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
Ins - Fidelity Bond	106.20	106.20
Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
Total Common Insurance	6,874.35	10,138.36
Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2501	
Description	Bud 2020 2501	Bud 2021 2501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,495.02	3,495.02
Roofs	5,712.27	11,378.95
Reserves-Painting	4,224.76	1,056.20
Total Building Reserves	13,432.04	15,930.16
Total Reserve Funding	16,084.67	19,702.18
TOTAL RESERVES & EXPENSES	147,707.41	159,324.81
	-	-
Annual Assessment	4,893.28	5,280.52
Quarterly Assessment	1,223.32	1,320.13
Increase (decrease)		7.91%
Operating Deficit Assessment (see page 5)	-	-
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,893.28	5,280.52
Total Quarterly Assessments	1,223.32	1,320.13

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 2501						
Building Reserves						
Elevators	50	16	75,000	19,080	3,495	3,495
Roofs	20	3	82,000	47,863	11,379	11,379
Painting	10	4	30,000	25,775	1,056	1,056
Interest			-	722	-	-
			187,000	93,440	15,930	15,930

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2601	
Description	Bud 2020 2601	Bud 2021 2601
INCOME:		
Member Assessment	108,642.54	112,240.18
Bldg. Prop Insur Assessment	22,071.11	26,473.36
Reserve Income Building	12,726.51	19,390.53
Reserve Income Common	2,652.63	3,772.01
Subtotal Assessment Income	146,092.78	161,876.08
Other Income:		
Application Fees/other	909.09	909.09
Subtotal Other Income	909.09	909.09
TOTAL INCOME	147,001.88	162,785.17
EXPENSES:		
Administrative Expenses		
Line of Credit payment		
Legal Fees	681.82	681.82
Audit	1,000.00	1,000.00
Insurance Claim Expense	-	454.55
Board Meeting	22.73	68.18
Office Supplies/misc. admin	386.36	386.36
Office Equip/Rental	100.00	100.00
Fees & Licenses	227.27	304.55
Inspections	340.91	340.91
Printing /other misc.	22.73	45.45
Engineering	45.45	227.27
Postage	227.27	227.27
Newsletter /website	22.73	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,190.91	3,986.36
Payroll		
Office Payroll	1,409.09	1,454.55
Management Payroll	4,590.91	4,831.82
Payroll Taxes	954.55	963.64
Maintenance Payroll	5,454.55	5,454.55
Payroll Other - bonus, etc.	181.82	220.45
Total Payroll	12,590.91	12,925.00
Contracts		
Landscape Maintenance	6,863.64	7,068.18
Farmer & Irwin	1,954.55	2,045.45
Financial Management	872.73	900.00
Janitorial Maint. Contract	6,363.64	6,681.82
Mangrove Trimming	145.45	150.00
Elevator Contract	1,909.09	1,918.64
Generator Maintenance	454.55	363.64
Golf Cart Purchase/rental	313.64	313.64
Pest Control/Lawn Fert.	1,545.45	1,636.36
Fire Extinguisher Service	140.91	140.91
Security	1,590.91	1,685.45
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming		
Total Contracts	23,177.27	23,926.82

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2601	
Description	Bud 2020 2601	Bud 2021 2601
<i>Utilities</i>		
Electric	3,295.45	3,295.45
Water	17,954.55	18,500.00
Sewer	8,409.09	8,681.82
Cable Expense	14,136.36	14,272.73
Telephone Expense/wi-fi	1,000.00	1,136.36
Total Utilities	44,795.45	45,886.36
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	227.27
Tennis Courts Maint/Repair	818.18	227.27
Club Houses Maint/Repair	545.45	545.45
Building Repairs	5,000.00	5,000.00
Gas & Oil	113.64	113.64
Fire System Maint/Repair	454.55	681.82
Fire Pump Maintenance	681.82	454.55
Fire Alarm Maintenance	1,127.27	1,127.27
Pool Maintenance/Chemicals	1,136.36	1,022.73
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	909.09	1,000.00
Elevator Maintenance	681.82	681.82
Miscellaneous Expense	2,272.73	340.91
Total Materials	16,922.73	14,377.27
<i>Landscape Expenses</i>		
Grounds Mtce (landscp mtnce)	909.09	772.73
Irrigation Supplies	318.18	227.27
Plant Replacements	227.27	363.64
Mulch	545.45	545.45
Total Landscape	2,000.00	1,909.09
<i>Building Insurance</i>		
Insurance - Property-Bldg.	22,071.11	26,473.36
	22,071.11	26,473.36
<i>Common Insurance</i>		
Insurance - Liability and Finance	2,750.00	6,987.36
Insurance - Health	1,909.09	1,159.07
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Insurance - Workers Comp	334.20	259.09
Insurance - Umbrella	445.84	431.82
Insurance - Finance Charges	576.20	441.82
Insurance - D&O	752.83	753.00
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Total Insurance	28,945.47	36,611.72
Total Operating Expenses	131,622.74	139,622.63

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2021

	BUILDING 2601	
Description	Bud 2020 2601	Bud 2021 2601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	982.36	1,380.93
Intercoastal Erosion	136.36	136.36
Plant Replacement	-	136.36
Pavements/Parking Lot	252.82	264.37
Tennis Court	-	677.67
Pool Furniture	113.01	57.85
Generators	367.98	367.98
Fire Pumps	31.98	35.18
Fire Alarms	414.99	414.99
Roofs	248.53	248.53
Painting	104.60	51.80
Total Common Reserves	2,652.63	3,772.01
Building Reserves		
Elevator	3,321.88	3,529.50
Roofs	6,590.46	14,453.93
Reserves-Painting	2,814.16	1,407.09
Total Building Reserves	12,726.51	19,390.53
Total Reserve Funding	15,379.13	23,162.54
TOTAL RESERVES & EXPENSES	147,001.88	162,785.17
	-	-
Annual Assessment	4,869.76	5,395.87
Quarterly Assessment	1,217.44	1,348.97
Increase (decrease)		10.80%
	-	-
Operating Deficit Assessment (see page 5)		
Annual Additional Assessment		
Quarterly Additional Assessment		
Total Annual Assessments	4,869.76	5,395.87
Total Quarterly Assessments	1,217.44	1,348.97

Marina at the Bluffs Condominium Association, Inc.
 Reserve Funding Calculations for Proposed Budget 2021

	Estimated				2021	2021
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2020	Funding	Funding
BUILDING 2601						
Building Reserves						
Elevators	50	16	75,000	18,528	3,529	3,529
Roofs	20	3	82,000	38,638	14,454	14,454
Painting	10	4	30,000	24,372	1,407	1,407
Insurance deductible			-	6,858	-	-
Interest			-	680	-	-
			187,000	89,076	19,391	19,391