

Marina at the Bluffs Condominium Assoc., Inc.

1550 Marina Isle Way
Jupiter, FL 33477-9408
561-627-6497

October 5, 2021

Attention Unit Owners:

Enclosed is the proposed 2022 draft budget reflecting common and building specific expenses. The 2022 budget meeting will be held on Wednesday, October 20, 2021 at 6:00 p.m. Attendance to budget meeting will be both in person, at 1550 Marina Isle Way and via Zoom.

Topic: 2022 Budget Meeting

Time: October 20, 2021 at 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87374942986>

Meeting ID: 873 7494 2986

If the budget is approved as presented here, this will serve as your official copy.

Included in Budget Package

Consolidated Information

Proposed 2022 Budget - Consolidated
Consolidated Reserves and Common Reserves
Building Specifics

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Building Information

Building Budget
Building Reserves

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All owners are invited to attend.

Sincerely,

Patricia Meglino

Patricia Meglino, Treasurer
For the Board of Directors

 APPROVED

Patricia Meglino

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

Description	Consolidated	
	Budget 2021	Budget 2022
INCOME:		
Member Assessment	\$ 2,469,284	\$ 2,731,873
Bldg. Prop Insur Assessment	582,414	672,414
Reserve Income Building	359,825	223,746
Reserve Income Common	82,984	71,866
Subtotal Assessment Income	3,494,508	3,699,899
Other Income:		
Application Fees/other	20,000	22,000
Subtotal Other Income	20,000	22,000
TOTAL INCOME	3,514,508	3,721,899
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 10,000
Legal Fees	15,000	20,000
Audit	22,000	22,625
Insurance Claim Expense	10,000	20,000
Board Meeting	1,500	1,500
Office Supplies/misc. admin	8,500	9,000
Office Equip/Rental	2,200	2,250
Fees & Licenses	6,700	15,000
Inspections	7,500	7,500
Printing /other misc.	1,000	1,000
Engineering	5,000	5,000
Postage	5,000	5,000
Newsletter /website	800	800
Bad Debt Expense	2,500	2,500
Total Administration Expenses	87,700	122,175
Payroll		
Office Payroll	32,000	36,000
Management Payroll	106,300	120,000
Payroll Taxes	21,200	24,300
Maintenance Payroll	120,000	132,000
Payroll Other - bonus, etc.	4,850	6,100
Total Payroll	284,350	318,400
Contracts		
Landscape Maintenance	155,500	112,500
Farmer & Irwin	45,000	45,000
Financial Management	19,800	20,400
Janitorial Maint. Contract	147,000	149,471
Mangrove Trimming	3,300	4,408
Elevator Contract	42,210	39,600
Generator Maintenance	8,000	10,500
Golf Cart Purchase/rental	6,900	3,900
Pest Control/Lawn Fert.	36,000	36,000
Fire Extinguisher Service	3,100	1,400
Security	37,080	42,000
Pressure Cleaning	22,500	22,500
Tree Trimming		51,500
Total Contracts	526,390	539,179

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

Description	Consolidated	
	Budget 2021	Budget 2022
<i>Utilities</i>		
Electric	\$ 72,500	\$ 76,125
Water	407,000	427,350
Sewer	191,000	200,550
Cable Expense	314,000	329,700
Telephone Expense/wi-fi	25,000	26,250
Total Utilities	1,009,500	1,059,975
<i>Maintenance</i>		
Bocci Courts Maint/Repair	5,000	500
Tennis Courts Maint/Repair	5,000	4,500
Club Houses Maint/Repair	12,000	7,500
Building Repairs	110,000	130,000
Gas & Oil	2,500	3,000
Fire System Maint/Repair	15,000	25,000
Fire Pump Maintenance	10,000	10,000
Fire Alarm Maintenance	24,800	40,000
Pool Maintenance/Chemicals	22,500	36,500
Trash Removal	65,000	65,000
Misc. Maint/Supplies	22,000	26,000
Elevator Maintenance	15,000	13,500
Miscellaneous Expense	7,500	55,000
Total Materials	316,300	416,500
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntce)	17,000	30,000
Irrigation Supplies	5,000	5,500
Plant Replacements	8,000	13,500
Mulch	12,000	18,500
Total Landscape	42,000	67,500
<i>Building Insurance</i>		
Insurance - Property-Bldg.	582,414	672,414
	582,414	672,414
<i>Common Insurance</i>		
Insurance - Liability and Finance	153,722	153,722
Insurance - Health	25,500	30,600
Ins - Fidelity Bond	2,336	2,336
Insurance - Workers Comp	5,700	7,700
Insurance - Umbrella	9,500	9,500
Insurance - Finance Charges	9,720	9,720
Insurance - D&O	16,566	16,566
Total Common Insurance	223,044	230,144
Total Insurance	805,458	902,558
Total Operating Expenses	\$ 3,071,698	\$ 3,426,287

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

Description	Consolidated	
	Budget 2021	Budget 2022
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 30,380	\$ 16,611
Intercoastal Erosion	3,000	3,000
Plant Replacement	3,000	3,000
Pavements/Parking Lot	5,816	5,816
Tennis Court	14,909	4,167
Pool Furniture	1,273	1,274
Generators	8,095	8,096
Fire Pumps	774	773
Fire Alarms	9,130	9,130
Roofs	5,468	19,015
Painting	1,140	984
Total Common Reserves	82,984	71,866
Building Reserves		
Elevator	80,077	80,077
Roofs	253,729	117,495
Reserves-Painting	26,020	26,174
Total Building Reserves	359,825	223,746
Total Reserve Funding	\$ 442,810	\$ 295,612
TOTAL RESERVES & EXPENSES	\$ 3,514,508	\$ 3,721,899
	-	-

Annual Assessment
Quarterly Assessment
Increase (decrease)

Operating Deficit Assessments (see page 5)
Annual Additional Assessment (3 YRs 2020-2022)
Quarterly Additional Assessment

Annual Additional Assessment (1YR 2022)
Quarterly Additional Assessment

Total Annual Assessments
Total Quarterly Assessments

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING CONSOLIDATED						
Common Reserves:						
Pool Equip/Refurb	10	1	\$ 60,000	\$ 43,389	\$ 16,611	\$ 16,611
Hurricane	-	-	-	1,399	-	-
Intercoastal Erosion	-	-	-	9,000	3,000	3,000
Plant Replacement	-	-	-	3,364	3,000	3,000
Pavement/Pkg lots	30	17	150,000	51,124	5,816	5,816
Tennis Court	6	5	25,000	4,166	4,167	4,167
Pool Furniture	10	4	20,000	14,905	1,274	1,274
Generators	35	9	100,000	27,140	8,096	8,096
Fire Pumps	25	9	28,000	21,039	773	773
Fire Alarms	25	16	250,000	103,924	9,130	9,130
Roofs	20	20	70,000	(15,515)	19,015	19,015
Painting	10	3	18,000	15,048	984	984
Common Interest				4,052	-	-
			721,000	283,034	71,866	71,866
						3,267
Building Reserves						
Elevators			1,650,000	448,841	80,077	80,077
Roofs			2,614,500	264,591	117,495	117,495
Painting			627,100	548,579	26,174	26,174
Insurance deductible			-	19,746	-	-
Interest			-	16,178	-	-
			4,891,600	1,297,935	223,746	223,746
TOTAL RESERVES			\$ 5,612,600	\$ 1,580,969	\$ 295,612	\$ 295,612

The Marina at the Bluffs Condominium Association, Inc.
PROPOSED 2022 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 Qtrly assessments and are being spread over 3 years. Some buildings have not recovered from their past deficits and other buildings have incurred new operational deficits. Below reflects the additional assessments required for those buildings to recover.

	2019 Operating Fund Deficits	(year 3 of 3) 1/3 per year	2022 Unit Annual	2022 Unit Quarterly		Additional Operating Fund Deficits	2022 Unit Annual	2022 Unit Quarterly
***A)					***B)			
601	25,666	8,555	285.18	71.29				
801	36,123	12,041	401.37	100.34	701	7,000.00	233.33	58.33
1001	12,069	4,023	134.10	33.53	1101	13,500.00	450.00	112.50
1201	38,395	12,798	426.61	106.65				
1301	14,229	4,743	158.10	39.53	1301	14,000.00	466.67	116.67
1601	51,853	17,284	576.14	144.04	1401	12,000.00	400.00	100.00
1701	36,368	12,123	404.09	101.02	1601	4,000.00	133.33	33.33
	214,703	71,568	2,385.59	596.40		50,500.00	1,683.33	420.83
(net of Misc. Income)								
	Building Expenses	Common Reserves	Building Reserves	Building Insurance	Building Totals			
501	113,715	3,267	9,974	41,025	167,981			
601	113,715	3,267	9,727	41,025	167,734			
701	113,715	3,267	9,603	41,025	167,610			
801	113,715	3,267	10,102	41,025	168,109			
901	113,715	3,267	10,106	41,025	168,113			
1001	113,715	3,267	10,401	41,025	168,407			
1101	113,715	3,267	9,705	41,025	167,712			
1201	113,715	3,267	10,388	41,025	168,395			
1301	113,715	3,267	9,671	41,025	167,678			
1401	113,715	3,267	9,880	41,025	167,887			
1501	113,715	3,267	9,424	41,025	167,431			
1601	113,715	3,267	9,735	41,025	167,741			
1701	113,715	3,267	10,571	41,025	168,578			
1801	113,715	3,267	10,041	41,025	168,047			
1901	113,715	3,267	10,785	41,025	168,792			
2001	113,715	3,267	10,583	41,025	168,590			
2101	113,715	3,267	10,669	41,025	168,676			
2201	113,715	3,267	10,555	41,025	168,562			
2301	113,715	3,267	10,295	41,025	168,302			
2401	113,715	3,267	10,497	41,025	168,504			
2501	113,715	3,267	10,359	41,025	168,366			
2601	113,715	3,267	10,675	41,025	168,682			
	2,501,729	71,866	223,746	902,558	3,699,899			
2021	2,246,240	82,984	359,825	805,458	3,494,508			
increase	255,489	(11,118)	(136,079)	97,100	205,392			

	2022 Unit Annual	2021 Unit Annual	2022 Unit Qtrly	***A) Add'l Qtrly	***B) Add'l Qtrly	TOTAL 2022 Total Qtrly	2021 Unit Qtrly	Qtrly Increase
501	5,599.37	5,294.84	1,399.84			1,399.84	1,323.71	76.13
601	5,591.12	5,301.07	1,397.78	71.29		1,469.07	1,396.56	72.51
701	5,586.99	5,258.19	1,396.75		58.33	1,455.08	1,314.55	140.53
801	5,603.64	5,288.76	1,400.91	100.34		1,501.25	1,422.53	78.72
901	5,603.78	5,267.28	1,400.94			1,400.94	1,316.82	84.12
1001	5,613.58	5,278.37	1,403.40	33.53		1,436.92	1,353.12	83.80
1101	5,590.40	5,289.72	1,397.60		112.50	1,510.10	1,322.43	187.67
1201	5,613.18	5,323.95	1,403.29	106.65		1,509.95	1,437.64	72.31
1301	5,589.27	5,275.23	1,397.32	39.53	116.67	1,553.51	1,358.33	195.18
1401	5,596.23	5,245.00	1,399.06		100.00	1,499.06	1,311.25	187.81
1501	5,581.04	5,292.62	1,395.26			1,395.26	1,323.16	72.10
1601	5,591.38	5,284.42	1,397.85	144.04	33.33	1,575.22	1,465.14	110.07
1701	5,619.27	5,308.82	1,404.82	101.02		1,505.84	1,428.23	77.61
1801	5,601.58	5,252.13	1,400.40			1,400.40	1,313.03	87.36
1901	5,626.40	5,379.85	1,406.60			1,406.60	1,344.96	61.64
2001	5,619.68	5,320.87	1,404.92			1,404.92	1,330.22	74.70
2101	5,622.53	5,324.94	1,405.63			1,405.63	1,331.24	74.40
2201	5,618.74	5,197.28	1,404.68			1,404.68	1,299.32	105.36
2301	5,610.05	5,344.80	1,402.51			1,402.51	1,336.20	66.31
2401	5,616.80	5,279.05	1,404.20			1,404.20	1,319.76	84.44
2501	5,612.19	5,280.52	1,403.05			1,403.05	1,320.13	82.92
2601	5,622.75	5,395.87	1,405.69			1,405.69	1,348.97	56.72
	123,329.98	116,483.59	30,832.49	596.40	420.83	31,849.72	29,717.29	2,132.43

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 501	
Description	Bud 2021 501	Bud 2022 501
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	16,359.68	9,974.17
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,845.23	167,981.13
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,754.32	\$ 168,981.13
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 501	
Description	Bud 2021 501	Bud 2022 501
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
<i>Building Insurance</i>		
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 501	
Description	Bud 2021 501	Bud 2022 501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,764.67	3,738.05
Roofs	11,422.96	5,020.86
Reserves-Painting	1,172.05	1,215.26
	0.00	
Total Building Reserves	16,359.68	9,974.17
Total Reserve Funding	20,131.69	13,240.81
TOTAL RESERVES & EXPENSES	\$ 159,754.32	\$ 168,981.13
	-	-
Annual Assessment	\$ 5,294.84	\$ 5,599.37
Quarterly Assessment	\$ 1,323.71	\$ 1,399.84
Increase (decrease)		5.75%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,294.84	\$ 5,599.37
Total Quarterly Assessments	\$ 1,323.71	\$ 1,399.84

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated				2022	2022
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
		Life	Life	Replacement	12/31/2021	Funding	Funding
<hr/>							
BUILDING 501							
Building Reserves							
Elevators	50	15	\$ 75,000	\$ 18,929	\$ 3,738	\$ 3,738	
Roofs	20	20	112,050	11,633	5,021	5,021	
Painting	10	3	27,300	23,654	1,215	1,215	
Interest			-	612	-	-	
		<hr/>		<hr/>	<hr/>	<hr/>	<hr/>
			\$ 214,350	\$ 54,828	\$ 9,974	\$ 9,974	

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 601	
Description	Bud 2021 601	Bud 2022 601
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	16,546.65	9,726.64
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	159,032.21	167,733.59
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,941.30	\$ 168,733.59
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 601	
Description	Bud 2021 601	Bud 2022 601
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 601	
Description	Bud 2021 601	Bud 2022 601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,634.86	3,638.35
Roofs	11,855.60	5,009.95
Reserves-Painting	1,056.20	1,078.34
	0.00	
Total Building Reserves	16,546.65	9,726.64
Total Reserve Funding	20,318.67	12,993.28
TOTAL RESERVES & EXPENSES	\$ 159,941.30	\$ 168,733.59
	-	-
Annual Assessment	\$ 5,301.07	\$ 5,591.12
Quarterly Assessment	\$ 1,325.27	\$ 1,397.78
Increase (decrease)		5.47%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)	\$ 285.18	\$ 285.18
Quarterly Additional Assessment	\$ 71.29	\$ 71.29
Annual Additional Assessment (1YR 2022)	\$ -	\$ -
Quarterly Additional Assessment	\$ -	\$ -
Total Annual Assessments	\$ 5,586.25	\$ 5,876.30
Total Quarterly Assessments	\$ 1,396.56	\$ 1,469.07

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated		2022		2022	
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
		Life	Life	Replacement	12/31/2021	Funding	Funding
<hr/>							
BUILDING 601							
Building Reserves							
Elevators	50	15	\$ 75,000	\$ 20,425	\$ 3,638	\$ 3,638	
Roofs	20	20	112,050	11,851	5,010	5,010	
Painting	10	3	27,300	24,065	1,078	1,078	
Interest			-	717	-	-	
			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
			\$ 214,350	\$ 57,058	\$ 9,727	\$ 9,727	

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 701	
Description	Bud 2021 701	Bud 2022 701
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	15,260.08	9,602.66
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	157,745.64	167,609.61
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 158,654.73	\$ 168,609.61
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 701	
Description	Bud 2021 701	Bud 2022 701
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 701	
Description	Bud 2021 701	Bud 2022 701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,508.71	3,512.18
Roofs	10,695.18	5,039.13
Reserves-Painting	1,056.19	1,051.34
	0.00	
Total Building Reserves	15,260.08	9,602.66
Total Reserve Funding	19,032.09	12,869.29
TOTAL RESERVES & EXPENSES	\$ 158,654.73	\$ 168,609.61
	-	-
	-	-
Annual Assessment	\$ 5,258.19	\$ 5,586.99
Quarterly Assessment	\$ 1,314.55	\$ 1,396.75
Increase (decrease)		6.25%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)	\$ -	\$ 233.33
Quarterly Additional Assessment	\$ -	\$ 58.33
Total Annual Assessments	\$ 5,258.19	\$ 5,820.32
Total Quarterly Assessments	\$ 1,314.55	\$ 1,455.08

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 701						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 22,317	\$ 3,512	\$ 3,512
Roofs	20	20	112,050	11,267	5,039	5,039
Painting	10	3	28,000	24,846	1,051	1,051
Interest			-	788	-	-
			<u>\$ 215,050</u>	<u>\$ 59,219</u>	<u>\$ 9,603</u>	<u>\$ 9,603</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 801	
Description	Bud 2021 801	Bud 2022 801
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	16,177.20	10,102.38
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,662.76	168,109.33
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,571.85	\$ 169,109.33
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 801	
Description	Bud 2021 801	Bud 2022 801
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 801	
Description	Bud 2021 801	Bud 2022 801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,413.76	3,537.37
Roofs	11,221.26	5,026.00
Reserves-Painting	1,542.19	1,539.01
	0.00	
Total Building Reserves	16,177.20	10,102.38
Total Reserve Funding	19,949.21	13,369.01
TOTAL RESERVES & EXPENSES	\$ 159,571.85	\$ 169,109.33
	-	-
Annual Assessment	\$ 5,288.76	\$ 5,603.64
Quarterly Assessment	\$ 1,322.19	\$ 1,400.91
Increase (decrease)		5.95%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)	\$ 401.37	\$ 401.37
Quarterly Additional Assessment	\$ 100.34	\$ 100.34
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,690.13	\$ 6,005.01
Total Quarterly Assessments	\$ 1,422.53	\$ 1,501.25

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated				2022	2022
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
		Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 801							
Building Reserves							
Elevators	50	15	\$	75,000	\$ 21,939	\$ 3,537	\$ 3,537
Roofs	20	20		112,050	11,530	5,026	5,026
Painting	10	3		27,300	22,683	1,539	1,539
Interest				-	787	-	-
				<u>\$ 214,350</u>	<u>\$ 56,939</u>	<u>\$ 10,102</u>	<u>\$ 10,102</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 901	
Description	Bud 2021 901	Bud 2022 901
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	15,532.84	10,106.39
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,018.39	168,113.34
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 158,927.48	\$ 169,113.34
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 901	
Description	Bud 2021 901	Bud 2022 901
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnc)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>		
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 901	
Description	Bud 2021 901	Bud 2022 901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,662.61	3,665.99
Roofs	10,489.82	5,044.38
Reserves-Painting	1,380.40	1,396.02
	0.00	
Total Building Reserves	15,532.84	10,106.39
Total Reserve Funding	19,304.85	13,373.03
TOTAL RESERVES & EXPENSES	\$ 158,927.48	\$ 169,113.34
	-	-
Annual Assessment	\$ 5,267.28	\$ 5,603.78
Quarterly Assessment	\$ 1,316.82	\$ 1,400.94
Increase (decrease)		6.39%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,267.28	\$ 5,603.78
Total Quarterly Assessments	\$ 1,316.82	\$ 1,400.94

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
<hr/>						
BUILDING 901						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 20,010	\$ 3,666	\$ 3,666
Roofs	20	20	112,050	11,162	5,044	5,044
Painting	10	3	27,300	23,112	1,396	1,396
Interest			-	699	-	-
			<hr/>	<hr/>	<hr/>	<hr/>
			\$ 214,350	\$ 54,983	\$ 10,106	\$ 10,106

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1001	
Description	Bud 2021 1001	Bud 2022 1001
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	15,865.64	10,400.52
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,351.20	168,407.47
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,260.29	\$ 169,407.47
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1001	
Description	Bud 2021 1001	Bud 2022 1001
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mtnc (landscape mtnc)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1001	
Description	Bud 2021 1001	Bud 2022 1001
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	4,304.06	4,307.80
Roofs	10,505.39	5,043.04
Reserves-Painting	1,056.19	1,049.68
	0.00	
Total Building Reserves	15,865.64	10,400.52
Total Reserve Funding	19,637.66	13,667.15
TOTAL RESERVES & EXPENSES	\$ 159,260.29	\$ 169,407.47
	-	-
Annual Assessment	\$ 5,278.37	\$ 5,613.58
Quarterly Assessment	\$ 1,319.59	\$ 1,403.40
Increase (decrease)		6.35%
	-	-
<i>Operating Deficit Assessments (see page 5)</i>		
Annual Additional Assessment (3 YRs 2020-2022)	\$ 134.10	\$ 134.10
Quarterly Additional Assessment	\$ 33.53	\$ 33.53
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,412.47	\$ 5,747.68
Total Quarterly Assessments	\$ 1,353.12	\$ 1,436.92

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated			2022	2022					
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted				
		Life	Life	Replacement	12/31/2021	Funding	Funding				
<hr/>											
BUILDING 1001											
Building Reserves											
Elevators	50	15	\$	75,000	\$	10,383	\$	4,308	\$	4,308	
Roofs	20	20		112,050		11,189		5,043		5,043	
Painting	10	3		28,000		24,851		1,050		1,050	
Interest				-		777		-		-	
				<hr/>				<hr/>			
				\$	215,050	\$	47,200	\$	10,401	\$	10,401

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1101	
Description	Bud 2021 1101	Bud 2022 1101
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	16,205.98	9,705.11
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,691.54	167,712.07
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,600.63	\$ 168,712.07
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1101	
Description	Bud 2021 1101	Bud 2022 1101
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1101	
Description	Bud 2021 1101	Bud 2022 1101
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,656.43	3,630.02
Roofs	11,493.36	5,018.75
Reserves-Painting	1,056.19	1,056.34
	0.00	
Total Building Reserves	16,205.98	9,705.11
Total Reserve Funding	19,977.99	12,971.75
TOTAL RESERVES & EXPENSES	\$ 159,600.63	\$ 168,712.07
	-	-
Annual Assessment	\$ 5,289.72	\$ 5,590.40
Quarterly Assessment	\$ 1,322.43	\$ 1,397.60
Increase (decrease)		5.68%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		\$ 450.00
Quarterly Additional Assessment		\$ 112.50
Total Annual Assessments	\$ 5,289.72	\$ 6,040.40
Total Quarterly Assessments	\$ 1,322.43	\$ 1,510.10

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated		Est. Reserves 12/31/2021	2022	
		Estimated	Remaining		Required	2022
		Life	Life		Funding	Budgeted Funding
<hr/>						
BUILDING 1101						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 20,550	\$ 3,630	\$ 3,630
Roofs	20	20	112,050	11,675	5,019	5,019
Painting	10	3	28,000	24,831	1,056	1,056
Insurance deductible			-	6,310	-	-
Interest			-	748	-	-
			<hr/>			
			\$ 215,050	\$ 64,114	\$ 9,705	\$ 9,705

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1201	
Description	Bud 2021 1201	Bud 2022 1201
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	17,233.06	10,388.31
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	159,718.61	168,395.26
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 160,627.70	\$ 169,395.26
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1201	
Description	Bud 2021 1201	Bud 2022 1201
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>		
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1201	
Description	Bud 2021 1201	Bud 2022 1201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,616.33	3,619.90
Roofs	11,889.28	5,008.79
Reserves-Painting	1,727.45	1,759.62
	0.00	
Total Building Reserves	17,233.06	10,388.31
Total Reserve Funding	21,005.07	13,654.94
TOTAL RESERVES & EXPENSES	\$ 160,627.70	\$ 169,395.26
	-	-
Annual Assessment	\$ 5,323.95	\$ 5,613.18
Quarterly Assessment	\$ 1,330.99	\$ 1,403.29
Increase (decrease)		5.43%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)	\$ 426.61	\$ 426.61
Quarterly Additional Assessment	\$ 106.65	\$ 106.65
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,750.56	\$ 6,039.79
Total Quarterly Assessments	\$ 1,437.64	\$ 1,509.95

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated				2022	2022
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
		Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 1201							
Building Reserves							
Elevators	50	15	\$	75,000	\$ 20,702	\$ 3,620	\$ 3,620
Roofs	20	20		112,050	11,874	5,009	5,009
Painting	10	3		27,300	22,021	1,760	1,760
Interest				-	613	-	-
				<u>\$ 214,350</u>	<u>\$ 55,210</u>	<u>\$ 10,388</u>	<u>\$ 10,388</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1301	
Description	Bud 2021 1301	Bud 2022 1301
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	15,771.44	9,671.17
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,257.00	167,678.12
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,166.09	\$ 168,678.12
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1301	
Description	Bud 2021 1301	Bud 2022 1301
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1301	
Description	Bud 2021 1301	Bud 2022 1301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,567.23	3,570.70
Roofs	11,148.04	5,027.79
Reserves-Painting	1,056.18	1,072.68
	0.00	
Total Building Reserves	15,771.44	9,671.17
Total Reserve Funding	19,543.46	12,937.80
TOTAL RESERVES & EXPENSES	\$ 159,166.09	\$ 168,678.12
	-	-
Annual Assessment	\$ 5,275.23	\$ 5,589.27
Quarterly Assessment	\$ 1,318.81	\$ 1,397.32
Increase (decrease)		5.95%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)	\$ 158.10	\$ 158.10
Quarterly Additional Assessment	\$ 39.53	\$ 39.53
Annual Additional Assessment (1YR 2022)		\$ 466.67
Quarterly Additional Assessment		\$ 116.67
Total Annual Assessments	\$ 5,433.33	\$ 6,214.04
Total Quarterly Assessments	\$ 1,358.33	\$ 1,553.51

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 1301						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 21,440	\$ 3,571	\$ 3,571
Roofs	20	20	112,050	11,494	5,028	5,028
Painting	10	3	28,000	24,782	1,073	1,073
Interest			-	721	-	-
			<u>\$ 215,050</u>	<u>\$ 58,437</u>	<u>\$ 9,671</u>	<u>\$ 9,671</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1401	
Description	Bud 2021 1401	Bud 2022 1401
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	14,864.40	9,879.91
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	157,349.95	167,886.86
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 158,259.04	\$ 168,886.86
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1401	
Description	Bud 2021 1401	Bud 2022 1401
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1401	
Description	Bud 2021 1401	Bud 2022 1401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,678.86	3,682.51
Roofs	10,037.99	5,054.67
Reserves-Painting	1,147.55	1,142.73
	0.00	
Total Building Reserves	14,864.40	9,879.91
Total Reserve Funding	18,636.41	13,146.55
TOTAL RESERVES & EXPENSES	\$ 158,259.04	\$ 168,886.86
	-	-
Annual Assessment	\$ 5,245.00	\$ 5,596.23
Quarterly Assessment	\$ 1,311.25	\$ 1,399.06
Increase (decrease)		6.70%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		\$ 400.00
Quarterly Additional Assessment		\$ 100.00
Total Annual Assessments	\$ 5,245.00	\$ 5,996.23
Total Quarterly Assessments	\$ 1,311.25	\$ 1,499.06

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated		Estimated Replacement	Est. Reserves 12/31/2021	2022	2022
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 1401						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 19,762	\$ 3,683	\$ 3,683
Roofs	20	20	112,050	10,957	5,055	5,055
Painting	10	3	28,000	24,572	1,143	1,143
Interest			-	789	-	-
			<u>\$ 215,050</u>	<u>\$ 56,080</u>	<u>\$ 9,880</u>	<u>\$ 9,880</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1501	
Description	Bud 2021 1501	Bud 2022 1501
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	16,293.18	9,424.16
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,778.73	167,431.11
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,687.82	\$ 168,431.11
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1501	
Description	Bud 2021 1501	Bud 2022 1501
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>		
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1501	
Description	Bud 2021 1501	Bud 2022 1501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,264.50	3,268.07
Roofs	11,890.50	5,009.05
Reserves-Painting	1,138.18	1,147.04
	0.00	
Total Building Reserves	16,293.18	9,424.16
Total Reserve Funding	20,065.19	12,690.79
TOTAL RESERVES & EXPENSES	\$ 159,687.82	\$ 168,431.11
	-	-
Annual Assessment	\$ 5,292.62	\$ 5,581.04
Quarterly Assessment	\$ 1,323.16	\$ 1,395.26
Increase (decrease)		5.45%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,292.62	\$ 5,581.04
Total Quarterly Assessments	\$ 1,323.16	\$ 1,395.26

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 1501						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 25,979	\$ 3,268	\$ 3,268
Roofs	20	20	112,050	11,869	5,009	5,009
Painting	10	3	28,000	24,559	1,147	1,147
Interest			-	769	-	-
			<u>\$ 215,050</u>	<u>\$ 63,176</u>	<u>\$ 9,424</u>	<u>\$ 9,424</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1601	
Description	Bud 2021 1601	Bud 2022 1601
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	16,047.09	9,734.53
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,532.64	167,741.48
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,441.73	\$ 168,741.48
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1601	
Description	Bud 2021 1601	Bud 2022 1601
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1601	
Description	Bud 2021 1601	Bud 2022 1601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,682.37	3,661.75
Roofs	11,319.89	5,022.51
Reserves-Painting	1,044.83	1,050.26
	0.00	
Total Building Reserves	16,047.09	9,734.53
Total Reserve Funding	19,819.10	13,001.16
TOTAL RESERVES & EXPENSES	\$ 159,441.73	\$ 168,741.48
	-	-
Annual Assessment	\$ 5,284.42	\$ 5,591.38
Quarterly Assessment	\$ 1,321.11	\$ 1,397.85
Increase (decrease)		5.81%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)	\$ 576.14	\$ 576.14
Quarterly Additional Assessment	\$ 144.04	\$ 144.04
Annual Additional Assessment (1YR 2022)		\$ 133.33
Quarterly Additional Assessment		\$ 33.33
Total Annual Assessments	\$ 5,860.57	\$ 6,300.86
Total Quarterly Assessments	\$ 1,465.14	\$ 1,575.22

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 1601						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 20,074	\$ 3,662	\$ 3,662
Roofs	20	20	112,050	11,600	5,023	5,023
Painting	10	3	28,000	24,849	1,050	1,050
Insurance deductible			-	6,578	-	-
Interest			-	762	-	-
			<u>\$ 215,050</u>	<u>\$ 63,863</u>	<u>\$ 9,735</u>	<u>\$ 9,735</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1701	
Description	Bud 2021 1701	Bud 2022 1701
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	16,778.94	10,571.08
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	159,264.49	168,578.03
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 160,173.58	\$ 169,578.03
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1701	
Description	Bud 2021 1701	Bud 2022 1701
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1701	
Description	Bud 2021 1701	Bud 2022 1701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,810.19	3,813.77
Roofs	11,241.31	5,025.02
Reserves-Painting	1,727.44	1,732.29
	0.00	
Total Building Reserves	16,778.94	10,571.08
Total Reserve Funding	20,550.95	13,837.71
TOTAL RESERVES & EXPENSES	\$ 160,173.58	\$ 169,578.03
	-	-
Annual Assessment	\$ 5,308.82	\$ 5,619.27
Quarterly Assessment	\$ 1,327.20	\$ 1,404.82
Increase (decrease)		5.85%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)	\$ 404.09	\$ 404.09
Quarterly Additional Assessment	\$ 101.02	\$ 101.02
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,712.91	\$ 6,023.36
Total Quarterly Assessments	\$ 1,428.23	\$ 1,505.84

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated		Estimated Replacement	Est. Reserves 12/31/2021	2022	
	Estimated Life	Remaining Life			Required Funding	2022 Budgeted Funding
BUILDING 1701						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 17,793	\$ 3,814	\$ 3,814
Roofs	20	20	112,050	11,550	5,025	5,025
Painting	10	3	27,300	22,103	1,732	1,732
Interest			-	613	-	-
			<u>\$ 214,350</u>	<u>\$ 52,059</u>	<u>\$ 10,571</u>	<u>\$ 10,571</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1801	
Description	Bud 2021 1801	Bud 2022 1801
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	15,078.32	10,040.52
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	157,563.87	168,047.47
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 158,472.97	\$ 169,047.47
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1801	
Description	Bud 2021 1801	Bud 2022 1801
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1801	
Description	Bud 2021 1801	Bud 2022 1801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,409.33	3,412.90
Roofs	10,865.93	5,824.07
Reserves-Painting	803.06	803.56
	0.00	
Total Building Reserves	15,078.32	10,040.52
Total Reserve Funding	18,850.33	13,307.15
TOTAL RESERVES & EXPENSES	\$ 158,472.97	\$ 169,047.47
	-	-
Annual Assessment	\$ 5,252.13	\$ 5,601.58
Quarterly Assessment	\$ 1,313.03	\$ 1,400.40
Increase (decrease)		6.65%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,252.13	\$ 5,601.58
Total Quarterly Assessments	\$ 1,313.03	\$ 1,400.40

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated		2022		2022	
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
		Life	Life	Replacement	12/31/2021	Funding	Funding
<hr/>							
BUILDING 1801							
Building Reserves							
Elevators	50	15	\$ 75,000	\$ 23,807	\$ 3,413	\$ 3,413	
Roofs	20	20	128,650	12,169	5,824	5,824	
Painting	10	3	27,300	24,889	804	804	
Interest			-	819	-	-	
			<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
			\$ 230,950	\$ 61,684	\$ 10,041	\$ 10,041	

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1901	
Description	Bud 2021 1901	Bud 2022 1901
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	18,909.97	10,785.19
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	161,395.53	168,792.14
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 162,304.62	\$ 169,792.14
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1901	
Description	Bud 2021 1901	Bud 2022 1901
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 1901	
Description	Bud 2021 1901	Bud 2022 1901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,884.70	3,888.17
Roofs	13,877.74	5,748.62
Reserves-Painting	1,147.53	1,148.40
	0.00	
Total Building Reserves	18,909.97	10,785.19
Total Reserve Funding	22,681.99	14,051.82
TOTAL RESERVES & EXPENSES	\$ 162,304.62	\$ 169,792.14
	-	-

Annual Assessment	\$ 5,379.85	\$ 5,626.40
Quarterly Assessment	\$ 1,344.96	\$ 1,406.60
Increase (decrease)		4.58%

Operating Deficit Assessments (see page 5)
Annual Additional Assessment (3 YRs 2020-2022)
Quarterly Additional Assessment

Annual Additional Assessment (1YR 2022)
Quarterly Additional Assessment

Total Annual Assessments	\$ 5,379.85	\$ 5,626.40
Total Quarterly Assessments	\$ 1,344.96	\$ 1,406.60

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

		Estimated		2022		2022	
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
		Life	Life	Replacement	12/31/2021	Funding	Funding
<hr/>							
BUILDING 1901							
Building Reserves							
Elevators	50	15	\$ 75,000	\$ 16,677	\$ 3,888	\$ 3,888	
Roofs	20	20	128,650	13,678	5,749	5,749	
Painting	10	3	30,000	26,555	1,148	1,148	
Interest			-	673	-	-	
			<u>\$ 233,650</u>	<u>\$ 57,583</u>	<u>\$ 10,785</u>	<u>\$ 10,785</u>	

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

Description	BUILDING 2001	
	Bud 2021 2001	Bud 2022 2001
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	17,140.40	10,583.48
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	159,625.95	168,590.43
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 160,535.04	\$ 169,590.43
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2001	
Description	Bud 2021 2001	Bud 2022 2001
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mtnc (landscape mtnc)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2001	
Description	Bud 2021 2001	Bud 2022 2001
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,652.29	3,655.90
Roofs	12,340.56	5,786.85
Reserves-Painting	1,147.55	1,140.73
	0.00	
Total Building Reserves	17,140.40	10,583.48
Total Reserve Funding	20,912.41	13,850.11
TOTAL RESERVES & EXPENSES	\$ 160,535.04	\$ 169,590.43
	-	-
Annual Assessment	\$ 5,320.87	\$ 5,619.68
Quarterly Assessment	\$ 1,330.22	\$ 1,404.92
Increase (decrease)		5.62%
	-	-
<i>Operating Deficit Assessments (see page 5)</i>		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,320.87	\$ 5,619.68
Total Quarterly Assessments	\$ 1,330.22	\$ 1,404.92

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated		Estimated Replacement	Est. Reserves 12/31/2021	2022	2022
	Estimated Life	Remaining Life			Required Funding	Budgeted Funding
BUILDING 2001						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 20,162	\$ 3,656	\$ 3,656
Roofs	20	20	128,650	12,913	5,787	5,787
Painting	10	3	30,000	26,578	1,141	1,141
Interest			-	758	-	-
			<u>\$ 233,650</u>	<u>\$ 60,410</u>	<u>\$ 10,583</u>	<u>\$ 10,583</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2101	
Description	Bud 2021 2101	Bud 2022 2101
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	17,262.78	10,669.09
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	159,748.33	168,676.04
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 160,657.42	\$ 169,676.04
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2101	
Description	Bud 2021 2101	Bud 2022 2101
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2101	
Description	Bud 2021 2101	Bud 2022 2101
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,701.97	3,705.40
Roofs	12,422.67	5,784.57
Reserves-Painting	1,138.14	1,179.12
	0.00	
Total Building Reserves	17,262.78	10,669.09
Total Reserve Funding	21,034.79	13,935.72
TOTAL RESERVES & EXPENSES	\$ 160,657.42	\$ 169,676.04
	-	-
Annual Assessment	\$ 5,324.94	\$ 5,622.53
Quarterly Assessment	\$ 1,331.24	\$ 1,405.63
Increase (decrease)		5.59%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,324.94	\$ 5,622.53
Total Quarterly Assessments	\$ 1,331.24	\$ 1,405.63

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 2101						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 19,419	\$ 3,705	\$ 3,705
Roofs	20	20	128,650	12,959	5,785	5,785
Painting	10	3	30,000	26,463	1,179	1,179
Interest			-	641	-	-
			<u>\$ 233,650</u>	<u>\$ 59,481</u>	<u>\$ 10,669</u>	<u>\$ 10,669</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2201	
Description	Bud 2021 2201	Bud 2022 2201
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	13,432.90	10,555.11
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	155,918.46	168,562.06
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 156,827.55	\$ 169,562.06
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2201	
Description	Bud 2021 2201	Bud 2022 2201
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2201	
Description	Bud 2021 2201	Bud 2022 2201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,628.10	3,631.59
Roofs	8,758.00	5,876.20
Reserves-Painting	1,046.81	1,047.32
	0.00	
Total Building Reserves	13,432.90	10,555.11
Total Reserve Funding	17,204.91	13,821.75
TOTAL RESERVES & EXPENSES	\$ 156,827.55	\$ 169,562.06
	-	-

Annual Assessment	\$ 5,197.28	\$ 5,618.74
Quarterly Assessment	\$ 1,299.32	\$ 1,404.68
Increase (decrease)		8.11%

Operating Deficit Assessments (see page 5)
Annual Additional Assessment (3 YRs 2020-2022)
Quarterly Additional Assessment

Annual Additional Assessment (1YR 2022)
Quarterly Additional Assessment

Total Annual Assessments	\$ 5,197.28	\$ 5,618.74
Total Quarterly Assessments	\$ 1,299.32	\$ 1,404.68

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated		Estimated Replacement	Est. Reserves 12/31/2021	2022	
	Estimated	Remaining			Required	2022
	Life	Life			Funding	Budgeted Funding
BUILDING 2201						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 20,526	\$ 3,632	\$ 3,632
Roofs	20	20	128,650	11,126	5,876	5,876
Painting	10	3	30,000	26,858	1,047	1,047
Interest			-	789	-	-
			<u>\$ 233,650</u>	<u>\$ 59,299</u>	<u>\$ 10,555</u>	<u>\$ 10,555</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2301	
Description	Bud 2021 2301	Bud 2022 2301
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	17,858.35	10,294.69
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	160,343.90	168,301.64
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 161,252.99	\$ 169,301.64
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2301	
Description	Bud 2021 2301	Bud 2022 2301
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mtce (landscape mtnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2301	
Description	Bud 2021 2301	Bud 2022 2301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,480.63	3,484.19
Roofs	13,321.52	5,762.82
Reserves-Painting	1,056.20	1,047.67
	0.00	
Total Building Reserves	17,858.35	10,294.69
Total Reserve Funding	21,630.36	13,561.32
TOTAL RESERVES & EXPENSES	\$ 161,252.99	\$ 169,301.64
	-	-
Annual Assessment	\$ 5,344.80	\$ 5,610.05
Quarterly Assessment	\$ 1,336.20	\$ 1,402.51
Increase (decrease)		4.96%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,344.80	\$ 5,610.05
Total Quarterly Assessments	\$ 1,336.20	\$ 1,402.51

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 2301						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 22,737	\$ 3,484	\$ 3,484
Roofs	20	20	128,650	13,394	5,763	5,763
Painting	10	3	30,000	26,857	1,048	1,048
Interest			-	771	-	-
			<u>\$ 233,650</u>	<u>\$ 63,759</u>	<u>\$ 10,295</u>	<u>\$ 10,295</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2401	
Description	Bud 2021 2401	Bud 2022 2401
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	15,885.91	10,497.19
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,371.47	168,504.14
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,280.56	\$ 169,504.14
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2401	
Description	Bud 2021 2401	Bud 2022 2401
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022**

	BUILDING 2401	
Description	Bud 2021 2401	Bud 2022 2401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,731.00	3,620.47
Roofs	11,098.71	5,818.05
Reserves-Painting	1,056.20	1,058.67
	0.00	
Total Building Reserves	15,885.91	10,497.19
Total Reserve Funding	19,657.92	13,763.82
TOTAL RESERVES & EXPENSES	\$ 159,280.56	\$ 169,504.14
	-	-
Annual Assessment	\$ 5,279.05	\$ 5,616.80
Quarterly Assessment	\$ 1,319.76	\$ 1,404.20
Increase (decrease)		6.40%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,279.05	\$ 5,616.80
Total Quarterly Assessments	\$ 1,319.76	\$ 1,404.20

Reserve Funding Calculations for Proposed Budget 2022

	Estimated		Estimated Replacement	Est. Reserves 12/31/2021	2022	
	Estimated	Remaining			Required	Budgeted
	Life	Life			Funding	Funding
BUILDING 2401						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 20,693	\$ 3,620	\$ 3,620
Roofs	20	20	128,650	12,289	5,818	5,818
Painting	10	3	30,000	26,824	1,059	1,059
Interest			-	749	-	-
			<u>\$ 233,650</u>	<u>\$ 60,555</u>	<u>\$ 10,497</u>	<u>\$ 10,497</u>

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022**

	BUILDING 2501	
Description	Bud 2021 2501	Bud 2022 2501
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	15,930.16	10,358.67
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,415.72	168,365.63
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 159,324.81	\$ 169,365.63
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2501	
Description	Bud 2021 2501	Bud 2022 2501
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mtce (landscape mtnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>		
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2501	
Description	Bud 2021 2501	Bud 2022 2501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,495.02	3,498.60
Roofs	11,378.95	5,810.73
Reserves-Painting	1,056.20	1,049.34
	0.00	
Total Building Reserves	15,930.16	10,358.67
Total Reserve Funding	19,702.18	13,625.31
TOTAL RESERVES & EXPENSES	\$ 159,324.81	\$ 169,365.63
	-	-
Annual Assessment	\$ 5,280.52	\$ 5,612.19
Quarterly Assessment	\$ 1,320.13	\$ 1,403.05
Increase (decrease)		6.28%
	-	-
Operating Deficit Assessments (see page 5)		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,280.52	\$ 5,612.19
Total Quarterly Assessments	\$ 1,320.13	\$ 1,403.05

Statement of the Elanco Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated				2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING 2501						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 22,521	\$ 3,499	\$ 3,499
Roofs	20	20	128,650	12,435	5,811	5,811
Painting	10	3	30,000	26,852	1,049	1,049
Interest			-	815	-	-
			<u>\$ 233,650</u>	<u>\$ 62,623</u>	<u>\$ 10,359</u>	<u>\$ 10,359</u>

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022**

	BUILDING 2601	
Description	Bud 2021 2601	Bud 2022 2601
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	30,564.27
Reserve Income Building	19,390.53	10,675.43
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	161,876.08	168,682.38
Other Income:		
Application Fees/other	909.09	1,000.00
Subtotal Other Income	909.09	1,000.00
TOTAL INCOME	\$ 162,785.17	\$ 169,682.38
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ -	\$ 454.55
Legal Fees	681.82	909.09
Audit	1,000.00	1,028.41
Insurance Claim Expense	454.55	909.09
Board Meeting	68.18	68.18
Office Supplies/misc. admin	386.36	409.09
Office Equip/Rental	100.00	102.27
Fees & Licenses	304.55	681.82
Inspections	340.91	340.91
Printing /other misc.	45.45	45.45
Engineering	227.27	227.27
Postage	227.27	227.27
Newsletter /website	36.36	36.36
Bad Debt Expense	113.64	113.64
Total Administration Expenses	3,986.36	5,553.41
Payroll		
Office Payroll	1,454.55	1,636.36
Management Payroll	4,831.82	5,454.55
Payroll Taxes	963.64	1,104.55
Maintenance Payroll	5,454.55	6,000.00
Payroll Other - bonus, etc.	220.45	277.27
Total Payroll	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7,068.18	5,113.64
Farmer & Irwin	2,045.45	2,045.45
Financial Management	900.00	927.27
Janitorial Maint. Contract	6,681.82	6,794.14
Mangrove Trimming	150.00	200.36
Elevator Contract	1,918.64	1,800.00
Generator Maintenance	363.64	477.27
Golf Cart Purchase/rental	313.64	177.27
Pest Control/Lawn Fert.	1,636.36	1,636.36
Fire Extinguisher Service	140.91	63.64
Security	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2601	
Description	Bud 2021 2601	Bud 2022 2601
<i>Utilities</i>		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	19,425.00
Sewer	8,681.82	9,115.91
Cable Expense	14,272.73	14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
<i>Maintenance</i>		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	204.55
Club Houses Maint/Repair	545.45	340.91
Building Repairs	5,000.00	5,909.09
Gas & Oil	113.64	136.36
Fire System Maint/Repair	681.82	1,136.36
Fire Pump Maintenance	454.55	454.55
Fire Alarm Maintenance	1,127.27	1,818.18
Pool Maintenance/Chemicals	1,022.73	1,659.09
Trash Removal	2,954.55	2,954.55
Misc. Maint/Supplies	1,000.00	1,181.82
Elevator Maintenance	681.82	613.64
Miscellaneous Expense	340.91	2,500.00
Total Materials	14,377.27	18,931.82
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	772.73	1,363.64
Irrigation Supplies	227.27	250.00
Plant Replacements	363.64	613.64
Mulch	545.45	840.91
Total Landscape	1,909.09	3,068.18
	0.00	
<i>Building Insurance</i>	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
<i>Common Insurance</i>		
Insurance - Liability and Finance	6,987.36	6,987.36
Insurance - Health	1,159.07	1,390.91
Ins - Fidelity Bond	106.20	106.18
Insurance - Workers Comp	259.09	350.00
Insurance - Umbrella	431.82	431.82
Insurance - Finance Charges	441.82	441.82
Insurance - D&O	753.00	753.00
Total Common Insurance	10,138.36	10,461.09
Total Insurance	36,611.72	41,025.36
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2022

	BUILDING 2601	
Description	Bud 2021 2601	Bud 2022 2601
Reserve Funding		
<i>Common Reserves</i>		
Pool Equipment & Refurbishment	\$ 1,380.93	\$ 755.06
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.37	264.37
Tennis Court	677.67	189.40
Pool Furniture	57.85	57.90
Generators	367.98	367.98
Fire Pumps	35.18	35.16
Fire Alarms	414.99	414.99
Roofs	248.53	864.32
Painting	51.80	44.73
Total Common Reserves	3,772.01	3,266.63
	0.00	0.00
Building Reserves		
Elevator	3,529.50	3,533.58
Roofs	14,453.93	5,733.60
Reserves-Painting	1,407.09	1,408.25
	0.00	
Total Building Reserves	19,390.53	10,675.43
Total Reserve Funding	23,162.54	13,942.06
TOTAL RESERVES & EXPENSES	\$ 162,785.17	\$ 169,682.38
	-	-
Annual Assessment	\$ 5,395.87	\$ 5,622.75
Quarterly Assessment	\$ 1,348.97	\$ 1,405.69
Increase (decrease)		4.20%
	-	-
<i>Operating Deficit Assessments (see page 5)</i>		
Annual Additional Assessment (3 YRs 2020-2022)		
Quarterly Additional Assessment		
Annual Additional Assessment (1YR 2022)		
Quarterly Additional Assessment		
Total Annual Assessments	\$ 5,395.87	\$ 5,622.75
Total Quarterly Assessments	\$ 1,348.97	\$ 1,405.69

... Homeowners Association, Inc.
Reserve Funding Calculations for Proposed Budget 2022

	Estimated		Estimated	Est. Reserves	2022	2022
	Estimated	Remaining	Replacement	12/31/2021	Required	Budgeted
	Life	Life			Funding	Funding
BUILDING 2601						
Building Reserves						
Elevators	50	15	\$ 75,000	\$ 21,996	\$ 3,534	\$ 3,534
Roofs	20	20	128,650	13,978	5,734	5,734
Painting	10	3	30,000	25,775	1,408	1,408
Insurance deductible			-	6,858	-	-
Interest			-	768	-	-
			<u>\$ 233,650</u>	<u>\$ 69,376</u>	<u>\$ 10,675</u>	<u>\$ 10,675</u>