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

		<u>Page</u>
<u>Consolidated Information</u>		
Proposed 2022 Budget - Consolidated		1 - 3
Consolidated Reserves and Common Reserves		4
Building Specifics		5
Building Information		
Building Budget		6 - 8
Building Reserves	*	9

All owners are invited to attend.

Sincerely,

APPROVED

Patricea megline Patricia Meglino

Patricia Meglino, Treasurer For the Board of Directors

The Marina at the Bluffs Condominium Association, Inc.

Proposed Budget 2022

1 Toposca Daaget 2022			
	Consolidated		
		Decelor-4	*** •
Description		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	<u></u>	20,000	22,000
TOTAL INCOME		3,514,508	3,721,899
EXPENSES:	 ,		
Administrative Expenses			
Line of Credit payment	\$	_	\$ 10,000
Legal Fees	Ψ	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

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

· · · ·	Consolidated					
Description			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

		Estimated			2022	2022
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2021	Funding	Funding
BUILDING CONSOLIDAT Common Reserves:	ED					
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

Several buildings have operating fund deficits that have increased over the years. Our auditors have recommended that these buildings be assessed for these deficits. There will be a separately line item on your Qtly assessments and are being spread over 3 years. 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	(year 3 of 3)	2022	2022		Additional	2022	2022	
	Operating	1/3	Unit	Unit		Operating	Unit	Unit	
***(A)	Fund Deficits	per year	Annual	Quarterly	***(B)	Fund Deficits	Annual	Quarterly	_
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. Inc.	ome)			-
	Building	Common	Building	Building	Building	•			
504	Expenses	Reserves	Reserves	Insurance	Totals				
501 601	113,715	3,267	9,974	41,025	167,981				
701	113,715 113,715	3,267 3,267	9,727 9,603	41,025	167,734				
801	113,715	3,267	10,102	41,025 41,025	167,610 168,109				
901	113,715	3,267	10,102	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 1601	113,715	3,267	9,424	41,025	167,431				
1701	113,715 113,715	3,267	9,735	41,025	167,741				
1801	113,715	3,267 3,267	10,571 10,041	41,025 41,025	168,578 168,047				
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 2601	113,715	3,267	10,359	41,025	168,366				
2601	113,715 2,501,729	3,267 71,866	10,675	41,025	168,682				
	2,001,720	- 1,000	223,746	902,558	3,699,899				
2021	2,246,240	82,984	359,825	805,458	3,494,508				
ease	255,489	(11,118)	(136,079)	97,100	205,392				
	2022	2021		0000	***(A)	***(B)	TOT		
	Unit	Unit		2022 Unit	2022	2022	2022	2021	
	Annual	Annual		Qtrly	Add'l Qtrly	Add'l <i>Qtrly</i>	Total Qtrly	Unit Qtrly	Qtri Incre
501	5,599,37	5,294.84	_	1,399.84	Quity.	Girry	1,399.84	1,323.71	7
601	5,591.12	5,301.07		1,397.78	71.29		1,469.07	1,396.56	7
701	5,586.99	5,258.19		1,396.75		58.33	1,455.08	1,314.55	14
801	5,603.64	5,288.76		1,400.91	100.34		1,501.25	1,422.53	7
901	5,603.78	5,267.28		1,400.94			1,400.94	1,316.82	8
1001 [101	5,613.58 5,600.40	5,278.37		1,403.40	33.53		1,436.92	1,353.12	8
1201	5,590,40 5,613.18	5,289.72 5,323.95		1,397.60	100.05	112.50	1,510,10	1,322.43	18
1301	5,589.27	5,275.23		1,403.29 1,397.32	106.65 39.53	116.67	1,509.95	1,437.64	7
1401	5,596.23	5,245.00		1,397.32	59,33	100.00	1,553.51 1,499.06	1,358.33 1,311.25	19 18
501	5,581.04	5,292.62		1,395.26		700,00	1,395.26	1,311.23	7
1601	5,591.38	5,284.42		1,397.85	144.04	33,33	1,575.22	1,465.14	11
1701	5,619.27	5,308.82		1,404.82	101.02		1,505.84	1,428.23	7
1801	5,601.58	5,252.13		1,400.40			1,400.40	1,313.03	8
1901	5,626.40	5,379.85		1,406.60			1,406.60	1,344,96	6
2001	5,619,68	5,320.87		1,404.92			1,404.92	1,330,22	7
2101	5,622.53	5,324.94		1,405.63			1,405.63	1,331.24	7
2201 2301	5,618.74 5,610.05	5,197.28		1,404.68			1,404.68	1,299.32	10
2401	5,610,05 5,616,80	5,344.80 5,279.05		1,402.51			1,402.51	1,336.20	6
2501	5,612,19	5,279.05 5,280.52		1,404.20 1,403.05			1,404.20	1,319.76	8
							1,403.05	1,320.13	8
2601	5,622.75	5,395.87		1,405.69			1,405.69	1,348.97	5

The Marina at the Bluffs Condominium Association, Inc.

Proposed Budget 2022

i Toposed Dudget ZUZZ					
	BUILDING	BUILDING 501			
Description	Bud 2021 501	Bud 2022 501			
INCOME:					
Member Assessment	¢ 113 040 10	¢ 404 470 05			
Bldg. Prop Insur Assessment	\$ 112,240.18 26,473.36	\$ 124,176.05			
Reserve Income Building	16,359.68	30,564.27 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			

	BUILDING 501				
Description	Bud 2021 501	Bud 2022 501			
Utilities					
Electric	\$ 3,295.45	Ф 3.460.03			
Water	φ 3,293.45 18,500.00	•			
Sewer	8,681,82				
Cable Expense	14,272.73				
Telephone Expense/wi-fi	1,136.36				
Total Utilities	45,886.36				
Maintenance					
Bocci Courts Maint/Repair	227.27	22.73			
Tennis Courts Maint/Repair	227.27				
Club Houses Maint/Repair	545.45				
Building Repairs	5,000.00				
Gas & Oil	113.64	•			
Fire System Maint/Repair	681,82				
Fire Pump Maintenance					
Fire Alarm Maintenance	454.55				
Pool Maintenance/Chemicals	1,127.27				
Trash Removal	1,022.73	•			
Misc. Maint/Supplies	2,954.55	•			
Elevator Maintenance	1,000.00	•			
Miscellaneous Expense	681.82				
Total Materials	340.91 14,377.27				
Laurita anno Eu	1,1011.21	10,001.02			
Landscape Expenses					
Grounds Mntce (landscape mtnce)	772.73				
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			
Building Insurance					
Insurance - Property-Bldg.	26,473,36	30,564.27			
	26,473.36	30,564.27			
Common Insurance					
Insurance - Liability and Finance	6,987.36	6 097 26			
Insurance - Health	1,159.07	6,987.36			
Ins - Fidelity Bond	106.20	1,390.91			
Insurance - Workers Comp	259.09	106.18			
Insurance - Umbrella	431.82	350.00			
Insurance - Finance Charges		431.82			
Insurance - D&O	441.82 753.00	441.82			
Total Common Insurance	<u>753.00</u> 10,138.36	753.00			
		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				
D	-	Bud 2021		Bud 2022	
Description		501		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		2.704.07		0.700.05	
Roofs		3,764.67		3,738.05	
Reserves-Painting		11,422.96		5,020.86	
1.0001700 Fullitaring		1,172.05 0.00		1,215.26	
Total Building Reserves		16,359.68		9,974.17	
		10,000.00		3,374.17	
Total Reserve Funding		20,131.69		13,240.81	
TOTAL RESERVES & EXPENSES	\$	159,754.32	\$	168,981.13	
		,,	Ψ	100,001.10	
Annual Assessment	\$	5,294.84	\$	5,599.37	
Quarterly Assessment	\$	1,323.71	\$	1,399.84	
Increase (decrease)	*	1,020.71	Ψ	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	Φ	E 204 0 4	æ	F COO 07	
Total Quarterly Assessments	\$ \$	5,294.84	\$ \$	5,599.37	
- Star water by 7 to ocoonicity	φ	1,323.71	Φ	1,399.84	

		Estimated						2022		2022
	Estimated	Remaining	E	Estimated	Est	. Reserves	R	equired	В	udgeted
	Life	Life	Re	placement	1:	2/31/2021	F	unding	F	unding
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		, _		· -
			_\$	214,350	\$	54,828	\$	9,974	\$	9,974

r roposed Dadget 2022						
•	BUILDING	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	\$ 124,176.05 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 1,000.00				
		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	•				
Payroll Other - bonus, etc.		6,000.00				
Total Payroll	220.45 12,925.00	<u>277.27</u> 14,472.73				
Contracts	,,	, ,, ., _,, ,				
Landscape Maintenance	7,000,40	5 440 04				
Farmer & Irwin	7,068.18	5,113.64				
	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			
Utilities		•			
Electric	\$ 3,295,45	ф р. 400 pp			
Water	\$ 3,295.45 18,500.00	\$ 3,460.23			
Sewer	8,681.82	19,425.00 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			
Maintenance					
Bocci Courts Maint/Repair	227,27	22.72			
Tennis Courts Maint/Repair	227.27	22.73			
Club Houses Maint/Repair	545.45	204.55 340.91			
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			
Landscape Expenses					
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	-,			
Building Insurance	0.00				
Insurance - Property-Bldg.	26,473.36	30,564.27			
	26,473.36	30,564.27			
Common Insurance					
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	\$	755.00	
Intercoastal Erosion	Ψ	136.36		755.06 136.36	
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	
Ruilding Departue					
Building Reserves Elevator		0.004.00		0.000.00	
Roofs		3,634.86		3,638.35	
Reserves-Painting		11,855.60 1,056.20		5,009.95	
Treserve T amang		0.00		1,078.34	
Total Building Reserves		16,546.65		9,726.64	
Total Reserve Funding		20 240 07		40.000.00	
Total Neserve Fullaing		20,318.67		12,993.28	
TOTAL RESERVES & EXPENSES	\$ '	159,941.30	\$	168,733.59	
				-	
Annual Assessment	ď	E 204 07	Φ	E E04.40	
Quarterly Assessment	\$ \$	5,301.07	\$	5,591.12	
Increase (decrease)	φ	1,325.27	\$	1,397.78 5.47%	
morodoo (doos caoo)		_		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 Appual Accessments	Φ.	5 500 05	•	E 070 00	
Total Annual Assessments Total Quarterly Assessments	\$	5,586.25	\$	5,876.30	
rotal Adamenty Assessments	\$	1,396.56	\$	1,469.07	

		Estimated						2022		2022
	Estimated	Remaining	E	Stimated	Est	. Reserves	R	equired	В	udgeted
	Life	Life	Re	Replacement 12/31/2021		12/31/2021		unding	F	unding
BUILDING 601 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 27,300	\$	20,425 11,851 24,065 717	\$	3,638 5,010 1,078	\$	3,638 5,010 1,078
			\$	214,350	\$	57,058	\$	9,727	\$	9,727

. Topooda Badget 2022					
	BUILDING 701				
Description	Bud 2021	Bud 2022			
Description	701	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				
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			
- and total of the months	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				
Total Contracts	23,926.82	2,340.91			
5	20,320.02	24,508.14			

	BUILDING	701
Description	Bud 2021 701	Bud 2022 701
Utilities		
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
Maintenance		
Bocci Courts Maint/Repair	227.27	22.72
Tennis Courts Maint/Repair	227.27	22.73 204.55
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
Landscape Expenses		
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	2,002,10
Building Insurance	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
Common Insurance		
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

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)1			
Description		3ud 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 Total Common Bosons		51.80		44.73	
Total Common Reserves		3,772.01		3,266.63	
		0.00		0.00	
Puilding Benerice					
Building Reserves Elevator					
Roofs		3,508.71		3,512.18	
		10,695.18		5,039.13	
Reserves-Painting		1,056.19		1,051.34	
Total Puilding December		0.00			
Total Building Reserves		15,260.08		9,602.66	
Total Reserve Funding		19,032.09		12,869.29	
TOTAL RESERVES & EXPENSES	\$ 1	58,654.73	\$ ′	168,609.61	
		-			
Annual Assessment	\$	5,258.19	φ	E E00.00	
Quarterly Assessment	\$	1,314.55	\$ \$	5,586.99	
Increase (decrease)	Ψ	1,514.55	φ	1,396.75 6.25%	
		_		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	

		Estimated						2022		2022
	Estimated	Remaining	1	Estimated	Est	. Reserves	R	equired	В	udgeted
	Life	Life	Replacement 12/31/2021		12/31/2021		F	unding	F	unding
BUILDING 701 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 28,000	\$	22,317 11,267 24,846 788	\$	3,512 5,039 1,051	\$	3,512 5,039 1,051
			\$	215,050	\$	59,219	\$	9,603	\$	9,603

i Toposea Daaget Zozz		
•	BUILDING	801
	D1 0004	D 0000
Description	Bud 2021 801	Bud 2022 801
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bidg. 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

. Topocod Budget ZOZZ	·				
	BUILDING	801			
Description	Bud 2021 801	Bud 2022 801			
Utilities		<u> </u>			
Electric	\$ 3,295,45	Φ 0.400.00			
Water		•			
Sewer	18,500.00 8,681,82	,			
Cable Expense	14,272.73				
Telephone Expense/wi-fi	1,136.36				
Total Utilities	45,886.36				
Maintenance					
Bocci Courts Maint/Repair		_			
	227.27				
Tennis Courts Maint/Repair Club Houses Maint/Repair	227.27				
Building Repairs	545.45				
Gas & Oil	5,000.00	•			
Fire System Maint/Repair	113.64				
Fire Pump Maintenance	681.82	.,			
Fire Alarm Maintenance	454.55				
Pool Maintenance/Chemicals	1,127.27				
Trash Removal	1,022.73 2,954.55	•			
Misc. Maint/Supplies	1,000.00	•			
Elevator Maintenance	681.82				
Miscellaneous Expense	340.91				
Total Materials	14,377.27	2,500.00 18,931.82			
Landscape Expenses					
Grounds Mntce (landscape mtnce)	770 70				
Irrigation Supplies	772.73	•			
Plant Replacements	227.27				
Mulch	363.64 545.45				
Total Landscape	545.45				
Total Calleddapo	1,909.09 0,00	•			
Building Insurance	0.00				
Insurance - Property-Bldg.	26,473.36				
	26,473.36	30,564.27			
Common Insurance					
Insurance - Liability and Finance	0.007.55	A === · ·			
Insurance - Liability and Finance Insurance - Health	6,987.36	6,987.36			
Ins - Fidelity Bond	1,159.07	1,390.91			
Insurance - Workers Comp	106.20	106.18			
Insurance - Umbrella	259.09	350.00			
Insurance - Finance Charges	431.82	431.82			
Insurance - D&O	441.82	441.82			
Total Common Insurance	753.00 10,138.36	753.00			
	10, 130,35	10,461.09			
Total Insurance	36,611.72	41,025.36			
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32			

, topooda Dadget zozz					
	_	BUILDING)1		
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 Pavements/Parking Lot		136.36		136.36	
Tennis Court		264.37		264.37	
Pool Furniture		677.67 57,85		189.40	
Generators		367.98		57.90 367.98	
Fire Pumps		35.18		35.16	
Fire Alarms		414.99		414,99	
Roofs		248.53	i	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	
71.10.40		0.00			
Total Building Reserves		16,177.20		10,102.38	
Total Reserve Funding		19,949.21		13,369.01	
TOTAL RESERVES & EXPENSES	\$ 1	159,571.85	\$ '	169,109.33	
		<u> </u>			
Annual Assessment	\$	5,288.76	\$	5,603.64	
Quarterly Assessment	\$	1,322.19	\$	1,400.91	
Increase (decrease)	·	,,	•	5.95%	
0 4		-		_	
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	φ \$	1,501.25	
-	,	,	-	.,00	

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

Froposed Budget 2022				
	BUILDING 901			
Description	Bud 2021 901	Bud 2022 901		
INCOME:				
Member Assessment	\$ 112,240.18	\$ 404 470 DC		
Bldg. Prop Insur Assessment	26,473.36	\$ 124,176.05 30,564.27		
Reserve Income Building	15,532,84			
Reserve Income Common	3,772.01	3,266.63		
Subtotal Assessment Income	158,018,39			
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 Insurance Claim Expense	1,000.00	1,028.41		
Board Meeting	454.55	909.09		
Office Supplies/misc. admin	68.18 386.36	68.18		
Office Equip/Rental	100.00	409.09 102.27		
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. Total Payroll	220.45	277,27		
•	12,925.00	14,472.73		
Contracts	7.000.10	=		
Landscape Maintenance Farmer & Irwin	7,068.18	5,113.64		
Financial Management	2,045.45	2,045.45		
Janitorial Maint, Contract	900.00	927.27		
Mangrove Trimming	6,681.82 150.00	6,794.14		
Elevator Contract	1,918.64	200.36 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		

opocou Duage, zozz		
· •	BUILDING	901
Description	Bud 2021 901	Bud 2022 901
Utilities		
Electric	\$ 3.295.45	f 0.400.00
Water	\$ 3,295.45 18,500.00	\$ 3,460.23
Sewer	8,681.82	
Cable Expense	14,272.73	
Telephone Expense/wi-fi	1,136.36	
Total Utilities	45,886.36	
Maintenance		
Bocci Courts Maint/Repair	227.27	22.73
Tennis Courts Maint/Repair	227.27	
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
Landscape Expenses		
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
B "" '	0.00	
Building Insurance	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
Common Insurance		
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

1 Topocou Budget ZUZZ		_		
		BUILDING	90	1
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 Generators		57.85		57.90
Fire Pumps		367.98		367.98
Fire Alarms		35.18		35.16
Roofs		414.99		414.99
Painting		248.53 51.80		864.32
Total Common Reserves		3,772.01		44.73 3,266.63
		0.00		0.00
Building Reserves				
Elevator		2 662 64		2 665 00
Roofs		3,662.61 10,489.82		3,665.99 5,044.38
Reserves-Painting		1,380.40		1,396.02
		0.00		1,590.02
Total Building Reserves		15,532.84		10,106.39
Total Reserve Funding		19,304.85		13,373.03
TOTAL RESERVES & EXPENSES	\$ 1	58,927.48	\$ 1	69,113.34
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 Association (AVD 2020)				
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

		Estimated						2022		2022
	Estimated	Remaining	E	Estimated	Est	. Reserves	F	Required	В	udgeted
	Life	Life	Replacement		12/31/2021		F	unding	F	unding
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				-
			_\$	214,350	\$	54,983	\$	10,106	\$	10,106

1 Topocca Baaget 2022				
	BUILDING 1001			
	Bud 2021	Bud 2022		
Description	1001	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			
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		
	20,020.02	۵-4,000. IF		

Froposed Budget 2022					
•	BUILDING 1001				
Description	Bud 2021 1001	Bud 2022 1001			
Utilities					
Electric	\$ 3,295.45	\$ 3,460.23			
Water	18,500.00				
Sewer	8,681.82				
Cable Expense	14,272,73				
Telephone Expense/wi-fi	1,136.36	1,193.18			
Total Utilities	45,886.36	48,180.68			
Maintenance					
Bocci Courts Maint/Repair	227.27	22.73			
Tennis Courts Maint/Repair	227.27				
Club Houses Maint/Repair	545.45	340.91			
Building Repairs	5,000.00				
Gas & Oil	113.64				
Fire System Maint/Repair	681.82	•			
Fire Pump Maintenance Fire Alarm Maintenance	454.55				
Pool Maintenance/Chemicals	1,127.27				
Trash Removal	1,022.73 2,954.55				
Misc. Maint/Supplies	1,000.00	2,954.55 1,181.82			
Elevator Maintenance	681.82	613.64			
Miscellaneous Expense	340.91	2,500.00			
Total Materials •	14,377.27	18,931.82			
Landscape Expenses					
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				
Building Insurance	0.00				
Insurance - Property-Bldg.	26,473.36	30,564.27			
	26,473.36	30,564.27			
Common Insurance					
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 Total Common Insurance	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			

1 Toposed Dadget 2022						
		01				
Description		Bud 2021 1001		Bud 2022 1001		
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 Fire Alarms		35.18		35.16		
Roofs		414.99		414.99		
Painting		248.53		864.32		
Total Common Reserves		51.80 3,772.01		44.73 3,266.63		
756. 55111101111055.1700		0.00		0.00		
Building December						
Building Reserves Elevator		400400		400700		
Roofs		4,304.06		4,307.80		
Reserves-Painting		10,505.39		5,043.04		
reserves-i amung		1,056.19 0.00		1,049.68		
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		
	_ <u>~</u>	100,200.20	<u>Ψ</u>	100,101,11		
		-		-		
Annual Assessment	\$	5,278.37	\$	5,613.58		
Quarterly Assessment	\$	1,319.59	\$	1,403.40		
Increase (decrease)	·	•	•	6.35%		
		-		-		
Operating Deficit Assessments (see page 5)						
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		

		Estimated						2022		2022
	Estimated	Remaining	E	Estimated	Est	. Reserves	F	Required	В	udgeted
	Life	Life	Re	Replacement		12/31/2021		unding		unding
BUILDING 1001 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 28,000	\$	10,383 11,189 24,851 777	\$	4,308 5,043 1,050	\$	4,308 5,043 1,050
			_\$	215,050	\$	47,200	\$	10,401	\$	10,401

i Topooda Baaget Lozz		
	BUILDING	1101
	Bud 2021	Bud 2022
Description	1101	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
	•	•

Froposeu Buuyet zvzz		
	BUILDING	1101
Description	Bud 2021 1101	Bud 2022 1101
Utilities		
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
Maintenance		
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
Landscape Expenses		
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	•
Building Insurance	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
Common Insurance		
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

r roposed budget 2022				
		BUILDING	11	01
Description	ı	Bud 2021 1101		Bud 2022 1101
Reserve Funding				
Common Reserves	-			
Pool Equipment & Refurbishment	\$	1,380.93	\$	755.06
Intercoastal Erosion		136.36	i	136.36
Plant Replacement		136.36		136.36
Pavements/Parking Lot		264.37		264.37
Tennis Court Pool Furniture		677.67		189.40
Generators		57.85		57.90
Fire Pumps		367.98		367.98
Fire Alarms		35.18		35.16
Roofs		414,99		414.99
Painting		248.53		864.32
Total Common Reserves		51.80 3,772.01		44.73 3,266.63
		0.00		0.00
		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	\$ 1	59,600.63	\$ 1	168,712.07
				-
Annual Assessment	d	E 200 72	Φ.	E E00 40
Quarterly Assessment	\$ \$	5,289.72 1,322.43	\$ \$	5,590.40 1,397.60
Increase (decrease)	Ψ	1,022.40	Ψ	5.68%
(400,000)		_		3.00%
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
•	•	.,0	Ψ	.,010.10

		Estimated						2022		2022		
	Estimated	Remaining	E	Estimated	Est	. Reserves	R	equired	В	udgeted		
	Life	Life	Replacement		Replacement		12/31/2021		F	unding	F	unding
BUILDING 1101 Building Reserves												
Elevators Roofs Painting Insurance deductible Interest	50 20 10	15 20 3	\$	75,000 112,050 28,000	\$	20,550 11,675 24,831 6,310	\$	3,630 5,019 1,056	\$	3,630 5,019 1,056		
urrelegi			\$	215,050	\$	748 64,114	\$	9,705	\$	9,705		

1 Toposcu 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				
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	£ 400 007 70				
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 Office Supplies/miss, admin	68.18	68.18			
Office Supplies/misc. admin Office Equip/Rental	386.36	409.09			
Fees & Licenses	100.00	102.27			
Inspections	304.55	681.82			
Printing /other misc.	340.91 45.45	340.91			
Engineering	227.27	45.45 227.27			
Postage	227.27	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			

	BUILDING	1201					
Description	Bud 202 1 1201	Bud 2022 1201					
Utilities Electric							
Water	\$ 3,295.45	\$ 3,460.23					
Sewer	18,500.00	19,425.00					
Cable Expense	8,681.82	9,115.91					
Telephone Expense/wi-fi	14,272.73	14,986.36					
Total Utilities	<u>1,136.36</u> 45,886.36	1,193.18 48,180.68					
Maintenance		,					
Bocci Courts Maint/Repair	997 97	50 70					
Tennis Courts Maint/Repair	227.27 227.27	22.73					
Club Houses Maint/Repair	545.45	204.55 340.91					
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					
Landscape Expenses							
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						
Building Insurance	0.00						
Insurance - Property-Bldg.	26,473.36	30,564.27					
	26,473.36	30,564.27					
Common Insurance							
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					

	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 Fire Pumps		367.98		367.98	
Fire Alarms		35,18		35.16	
Roofs		414.99		414.99	
Painting		248.53		864.32	
Total Common Reserves		51.80		44.73	
Total Common (Coop) Ves		3,772.01 0.00		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		1,700.02	
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	
			 _	,00,000.20	
		-			
Annual Assessment	•		_	.	
Quarterly Assessment	\$	5,323.95	\$	5,613.18	
Increase (decrease)	\$	1,330.99	\$	1,403.29	
morease (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	Ψ \$	106,65	
•	Ψ	100.00	Ψ	100.03	
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	

		Estimated						2022		2022								
	Estimated	Remaining	E	Estimated	Est	. Reserves	F	Required	В	udgeted								
	Life Life		Replacement		Replacemen		Replaceme		Replacement		Replacement 12/31/2021		12/31/2021		F	unding	F	unding
BUILDING 1201 Building Reserves																		
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 27,300	\$	20,702 11,874 22,021 613	\$	3,620 5,009 1,760	\$	3,620 5,009 1,760								
			\$	214,350	\$	55,210	\$	10,388	\$	10,388								

rroposeu buaget 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 Board Meeting	454.55	909.09
Office Supplies/misc. admin	68.18	68.18
Office Equip/Rental	386,36 100.00	409.09 102,27
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 Farmer & Irwin	7,068.18	5,113.64
Financial Management	2,045.45	2,045.45
Janitorial Maint, Contract	900.00	927.27
Mangrove Trimming	6,681.82 150.00	6,794.14
Elevator Contract	1,918.64	200.36
Generator Maintenance	363.64	1,800.00 477.27
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

	BUILDING	1301
Description	Bu d 2021 1301	Bud 2022 1301
Utilities		
Electric	\$ 3,295,45	f 0.400.00
Water	• •	\$ 3,460.23
Sewer	18,500.00 8,681.82	19,425.00
Cable Expense	14,272.73	9,115.91 14,986.36
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
Maintenance		
Bocci Courts Maint/Repair	227.27	00.70
Tennis Courts Maint/Repair	227.27	22.73
Club Houses Maint/Repair	227.27 545.45	204.55
Building Repairs	5,000.00	340.91
Gas & Oil	113.64	5,909.09 136.36
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
Landscape Expenses		
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	4,000.10
Building Insurance	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
Common Insurance		
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		\$ 155,740.32
• • •	. 30,022.00	+ 100,1 10,02

	BUILDING 1301					
Description		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		
Duth the December						
Building Reserves						
Elevator Roofs		3,567.23		3,570.70		
		11,148.04		5,027.79		
Reserves-Painting		1,056.18		1,072.68		
Total Building Reserves		0.00		0.071.15		
rotal busiding Reserves		15,771.44		9,671.17		
Total Reserve Funding		19,543.46	_	12,937.80		
TOTAL RESERVES & EXPENSES	\$ 1	59,166.09	\$	168,678.12		
				-		
Annual Assessment	Φ.	5 075 00	•	5 F00 07		
Quarterly Assessment	\$ \$	5,275.23 1,318.81		5,589.27		
Increase (decrease)	φ	1,310.01	\$	1,397.32 5.95%		
Omenation Deficit A		-		-		
Operating Deficit Assessments (see page 5)	•	150.10	_			
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		
			Ψ	110.07		
Total Annual Assessments	\$	5,433.33	\$	6,214.04		
Total Quarterly Assessments	\$	1,358.33	\$	1,553.51		
				,		

		Estimated						2022		2022
	Estimated	Remaining	ı	Estimated	Est	. Reserves	R	equired	В	udgeted
	Life	Life	Re	Replacement 12/31/2021		12/31/2021		unding		unding
BUILDING 1301 Building Reserves										- · · ·
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 28,000	\$	21,440 11,494 24,782 721	\$	3,571 5,028 1,073	\$	3,571 5,028 1,073
			\$	215,050	\$	58,437	\$_	9,671	\$	9,671

Proposed Budget 2022		
	BUILDING	1401
Description	Bud 2021	Bud 2022 1401
INCOME:		
Member Assessment	\$ 112,240.18	¢ 104 176 05
Bldg. Prop Insur Assessment	26,473.36	\$ 124,176.05 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 Audit	681.82	909.09
	1,000.00	1,028.41
Insurance Claim Expense Board Meeting	454.55	909.09
Office Supplies/misc. admin	68.18	68.18
Office Equip/Rental	386,36	409.09
Fees & Licenses	100.00	102.27
Inspections	304.55	681.82
Printing /other misc.	340.91	340.91
Engineering	45.45	45.45
Postage	227.27	227,27
Newsletter /website	227.27 36.36	227.27
Bad Debt Expense	113.64	36.36
Total Administration Expenses	3,986.36	113.64 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

. Topooda Baagot Lott		
	BUILDING	1401
Description	Bud 2021 1401	Bud 2022 1401
Utilities		
Electric	\$ 3,295.45	\$ 3,460.23
Water	18,500.00	
Sewer	8,681,82	
Cable Expense	14,272.73	
Telephone Expense/wi-fi	1,136.36	1,193.18
Total Utilities	45,886.36	48,180.68
Maintenance		
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
	,	
Landscape Expenses		
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	
Building Insurance	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
Common Insurance		
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 20

	<u>-</u>						
		BUILDING	14	1401			
Description		Bud 2021 1401		Bud 2022 1401			
Reserve Funding							
Common Reserves	-						
Pool Equipment & Refurbishment	\$	1,380.93	\$	755.06			
Intercoastal Erosion		136.36	i	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 Fire Alarms		35.18		35.16			
Roofs		414.99		414.99			
Painting		248.53		864.32			
Total Common Reserves		51.80		44.73			
rotal common rescrives		3,772.01 0.00		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		1,142.70			
Total Building Reserves		14,864.40	_	9,879.91			
Total Reserve Funding		18,636.41		13,146.55			
TOTAL RESERVES & EXPENSES	\$ 1	58,259.04	\$	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							
Additional Vasessillelli							
Annual Additional Assessment (1YR 2022) Quarterly Additional Assessment			\$	400.00 100.00			
,			Ψ	100.00			
Total Annual Assessments	\$	5,245.00	\$	5,996.23			
Total Quarterly Assessments	\$	1,311.25	\$	1,499.06			

	Estimated Life	Estimated Remaining Life	Estimated Replacement		Est. Reserves 12/31/2021		=011710007703		2022 Required Funding	2022 udgeted runding
BUILDING 1401 Building Reserves Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 28,000 - 215,050	\$	19,762 10,957 24,572 789 56,080	\$ 3,683 5,055 1,143 - 9,880	\$ 3,683 5,055 1,143 - 9,880		

1 Toposca Daaget Zozz		
-	BUILDING	1501
	Bud 2021	Bud 2022
Description	1501	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

1 Toposed Dauget 2022					
	BUILDING 1501				
Description	Bud 2021 1501	Bud 2022 1501			
Utilities					
Electric	\$ 3,295.45	¢ 2.460.00			
Water	18,500.00	\$ 3,460.23 19,425.00			
Sewer	8,681.82	•			
Cable Expense	14,272.73				
Telephone Expense/wi-fi	1,136.36				
Total Utilities	45,886.36	48,180.68			
Maintenance					
Bocci Courts Maint/Repair	227.27	22,73			
Tennis Courts Maint/Repair	227.27				
Club Houses Maint/Repair	545.45				
Building Repairs	5,000.00				
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 Elevator Maintenance	1,000.00	1,181.82			
Miscellaneous Expense	681.82	613.64			
Total Materials	340.91 14,377.27	2,500.00 18,931.82			
	,,	10,001.02			
Landscape Expenses					
Grounds Mntce (landscape mtnce)	772.73	1,363.64			
Irrigation Supplies	227.27	250.00			
Plant Replacements Mulch	363.64	613.64			
Total Landscape	545.45	840.91			
Total Landscape	1,909.09	3,068.18			
Building Insurance	0.00				
Insurance - Property-Bldg.	26,473.36	30,564.27			
		<u> </u>			
	26,473.36	30,564.27			
Common Insurance					
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			

Froposed Budget 2022					
		01			
Description		Bud 2021		Bud 2022	
Description		1501		1501	
Reserve Funding	_				
Common Reserves					
Pool Equipment & Refurbishment	\$	1,380.93	\$	755.06	
Intercoastal Erosion		136.36	j .	136.36	
Plant Replacement		136.36		136,36	
Pavements/Parking Lot		264.37		264.37	
Tennis Court		677.67		189.40	
Pool Furniture Generators		57.85		57.90	
Fire Pumps		367.98		367.98	
Fire Alarms		35.18		35.16	
Roofs		414.99		414.99	
Painting		248,53		864.32	
Total Common Reserves		51.80 3,772.01		44.73 3,266.63	
		0.00		0.00	
		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	\$ 1	59,687.82	\$ 1	68,431.11	
	_ <u></u>	00,001.02		00,-101.11	
		-		-	
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					
The state of the s					
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	

		Estimated						2022		2022
	Estimated	Remaining	E	Estimated	Est	. Reserves	R	equired	В	udgeted
	Life	Life	Re	Replacement		12/31/2021		unding	F	unding
BUILDING 1501 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 28,000	\$	25,979 11,869 24,559 769	\$	3,268 5,009 1,147	\$	3,268 5,009 1,147 -
			\$	215,050	\$	63,176	\$	9,424	\$	9,424

. Topooca Baaget 2022		
	BUILDING	1601
	Bud 2021	Bud 2022
Description	1601	1601
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	
Reserve Income Building	16,047.09	
Reserve Income Common	3,772.01	3,266.63
Subtotal Assessment Income	158,532.64	
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
Payroli		
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		· ·
Elevator Contract	150.00	200,36
Generator Maintenance	1,918.64 363.64	1,800,00
Golf Cart Purchase/rental		477.27
Pest Control/Lawn Fert.	313.64	177.27
Fire Extinguisher Service	1,636.36	1,636.36
	140.91	63.64
Security Procesure Clooping	1,685.45	1,909.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming Total Contracts	0.00	2,340.91
Total Contracts	23,926.82	24,508.14

1 Toposca Dadger zozz					
	BUILDING 1601				
Description	Bud 2021 1601	Bud 2022 1601			
Utilities					
Electric	Ф 000E4E	A 0 100 44			
Water	\$ 3,295.45	\$ 3,460.23			
Sewer	18,500.00				
Cable Expense	8,681.82				
Telephone Expense/wi-fi	14,272.73				
Total Utilities	1,136.36 45,886.36				
	45,000.50	48,180.68			
Maintenance					
Bocci Courts Maint/Repair	227.27	22.73			
Tennis Courts Maint/Repair	227.27				
Club Houses Maint/Repair	545.45				
Building Repairs	5,000.00				
Gas & Oil	113.64	-,			
Fire System Maint/Repair	681.82				
Fire Pump Maintenance	454.55				
Fire Alarm Maintenance	1,127,27				
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			
Landesana Evnanas					
Landscape Expenses Grounds Mntce (landscape mtnce)	770 70				
Irrigation Supplies	772.73	1,363.64			
	227.27	250.00			
Plant Replacements Mulch	363.64	613.64			
	545.45	840.91			
Total Landscape	1,909.09	3,068.18			
Building Insurance	0.00				
Insurance - Property-Bldg.	0.00	00 504 07			
modrance - Property-blug.	26,473.36	30,564.27			
	26,473.36	30,564.27			
Common Insurance					
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			

	BUILDING 1601					
Description		Bud 2021 1601		Bud 2022 1601		
Reserve Funding						
Common Reserves	-					
Pool Equipment & Refurbishment	\$	1,380.93		755.06		
Intercoastal Erosion Plant Replacement		136.36		136.36		
Pavements/Parking Lot		136,36 264,37		136.36		
Tennis Court		204.37 677.67		264.37 189.40		
Pool Furniture		57.85		57.90		
Generators		367.98		367.98		
Fire Pumps		35.18		35.16		
Fire Alarms		414.99	ı	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		2 661 7E		
Roofs		11,319.89		3,661.75 5,022.51		
Reserves-Painting		1,044.83		1,050.26		
J		0.00		1,000.20		
Total Building Reserves		16,047.09		9,734.53		
Total Reserve Funding		19,819.10		13,001.16		
TOTAL RESERVES & EXPENSES	\$ 1	159,441.73	\$	168,741.48		
				-		
Annual Assessment	\$	5,284.42	\$	5,591.38		
Quarterly Assessment	\$	1,321.11	\$	1,397.85		
Increase (decrease)	•	.,	7	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)			æ	122 22		
Quarterly Additional Assessment			\$ \$	133.33 33.33		
Authory reduied at 100000 more			Ψ	<i>აა.აა</i>		
Total Annual Assessments	\$	5,860.57	\$	6,300.86		
Total Quarterly Assessments	\$	1,465.14	\$	1,575.22		

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

i roposeu buuget 2022					
	BUILDING	1701			
Description	Bud 20 21 1701	Bud 2022 1701			
INCOME:					
Member Assessment	\$ 112,240.18	¢ 104 176 05			
Bldg. Prop Insur Assessment	26,473.36	\$ 124,176.05 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 Board Meeting	454.55	909.09			
Office Supplies/misc. admin	68.18	68.18			
Office Equip/Rental	386.36	409.09			
Fees & Licenses	100.00 304.55	102.27			
Inspections	340.91	681.82 340.91			
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	7.000.40				
Farmer & Irwin	7,068.18	5,113.64			
Financial Management	2,045.45	2,045.45			
Janitorial Maint. Contract	900.00	927.27			
Mangrove Trimming	6,681.82 150.00	6,794.14			
Elevator Contract	1,918.64	200.36 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			

	BUILDING 1701						
Description	Bud 2021 1701	Bud 2022 1701					
Utilities							
Electric	\$ 3,295.45						
Water	18,500.00	•					
Sewer	8,681.82	,					
Cable Expense	14,272.73	•					
Telephone Expense/wi-fi	1,136.36						
Total Utilities	45,886.36	48,180.68					
Maintenance							
Bocci Courts Maint/Repair	227.27	22.73					
Tennis Courts Maint/Repair	227.27						
Club Houses Maint/Repair	545.45						
Building Repairs	5,000.00						
Gas & Oil	113.64						
Fire System Maint/Repair	681.82						
Fire Pump Maintenance	454.55	1,700.00					
Fire Alarm Maintenance	1,127.27						
Pool Maintenance/Chemicals	1,022.73						
Trash Removal							
Misc. Maint/Supplies	2,954.55						
Elevator Maintenance	1,000.00						
Miscellaneous Expense	681.82	613.64					
Total Materials	340.91	2,500.00					
rotal Materials	14,377.27	18,931.82					
Landscape Expenses							
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	0,000.10					
Building Insurance	0.00						
Insurance - Property-Bldg.	26,473.36	30,564,27					
,,	20,-11 0.00	00,004,27					
	26,473.36	30,564.27					
Common Insurance							
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						
Total Common Insurance	10,138.36	753.00 10,461.09					
	10, 130.30	10,401.09					
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	· <u> </u>	Bud 2021 1701		Bud 2022 1701	
Reserve Funding					
Common Reserves Pool Equipment & Refurbishment Intercoastal Erosion Plant Replacement Pavements/Parking Lot Tennis Court Pool Furniture	\$	1,380.93 136.36 136.36 264.37 677.67 57.85		755.06 136.36 136.36 264.37 189.40 57.90	
Generators Fire Pumps Fire Alarms Roofs Painting Total Common Reserves		367.98 35.18 414.99 248.53 51.80 3,772.01 0.00		367.98 35.16 414.99 864.32 44.73 3,266.63 0.00	
Building Reserves Elevator Roofs Reserves-Painting		3,810.19 11,241.31 1,727.44 0.00		3,813.77 5,025.02 1,732.29	
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	
	-	<u></u>		-	
Annual Assessment Quarterly Assessment Increase (decrease)	\$ \$	5,308.82 1,327.20	\$	5,619.27 1,404.82 5.85%	
Operating Deficit Assessments (see page 5) Annual Additional Assessment (3 YRs 2020-2022) Quarterly Additional Assessment	\$	404.09 101.02	\$ \$	404.09 101.02	
Annual Additional Assessment (1YR 2022) Quarterly Additional Assessment					
Total Annual Assessments Total Quarterly Assessments	\$ \$	5,712.91 1,428.23	\$ \$	6,023.36 1,505.84	

		Estimated						2022		2022
	Estimated	Remaining	E	Estimated	Est	. Reserves	F	Required	E	ludgeted
	Life	Life	Re	Replacement				Funding		Funding
BUILDING 1701 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 112,050 27,300	\$	17,793 11,550 22,103 613	\$	3,814 5,025 1,732	\$	3,814 5,025 1,732
			\$	214,350	\$	52,059	\$	10,571	\$	10,571

-	BUILDING	1801
	Bud 2021	Bud 2022
Description	1801	1801
INCOME:		
Member Assessment	\$ 112,240.18	\$ 124,176.05
Bldg. Prop Insur Assessment	26,473.36	
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

• • •							
	BUILDING 1801						
Description	Bud 2021 1801	Bud 2022 1801					
Utilities	. · · · · · · · · · · · · · · · · · · ·						
Electric	\$ 3,295.45						
Water		•					
Sewer	18,500.0						
Cable Expense	8,681.8						
Telephone Expense/wi-fi	14,272.73	•					
Total Utilities	1,136.36 45,886.36						
	40,000.30	48,180.68					
Maintenance							
Bocci Courts Maint/Repair	227.27	22,73					
Tennis Courts Maint/Repair	227.27	204.55					
Club Houses Maint/Repair	545.45						
Building Repairs	5,000.00	5,909.09					
Gas & Oil	113.64						
Fire System Maint/Repair	681.82						
Fire Pump Maintenance	454.5 5						
Fire Alarm Maintenance	1,127.27						
Pool Maintenance/Chemicals	1,022.73						
Trash Removal	2,954.55						
Misc. Maint/Supplies	1,000.00						
Elevator Maintenance	681.82						
Miscellaneous Expense	340.91						
Total Materials	14,377.27						
Landscape Expenses							
Grounds Mntce (landscape mtnce)	770.70	4 000 04					
Irrigation Supplies	772.73						
Plant Replacements	227.27						
Mulch	363.64						
Total Landscape	545.45						
Total Landscape	1,909.09	3,068.18					
Building Insurance	0.00						
Insurance - Property-Bldg.	0.00	00.504.07					
modiance - Property-blug.	26,473.36	30,564.27					
	26,473.36	30,564.27					
Common Insurance							
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						
Total Common Insurance		753.00					
. J.S. Johnnon modianos	10,138.36	10,461.09					
Total Insurance	36,611.72	41,025.36					
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32					

opooda Baaget 2022					
		BUILDING	18	01	
Description		Bud 2021 1801	ı	Bud 2022 1801	
Reserve Funding				<u>-</u>	
Common Reserves					
Pool Equipment & Refurbishment	\$	1,380.93	\$	755.00	
Intercoastal Erosion	Ψ	136.36	•	755.06	
Plant Replacement		136.36		136.36	
Pavements/Parking Lot		264.37		136.36	
Tennis Court		677.67		264.37	
Pool Furniture				189.40	
Generators		57.85 367.98		57.90	
Fire Pumps				367.98	
Fire Alarms		35.18		35.16	
Roofs		414.99 248.53		414.99	
Painting				864.32	
Total Common Reserves		51.80 3,772.01		44.73	
		0.00		3,266,63 0.00	
		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	000.00		
Total Building Reserves		15,078.32		10,040.52	
Total Reserve Funding		18,850.33		13,307.15	
TOTAL RESERVES & EXPENSES	<u> </u>	158,472.97	Φ 44	20.047.47	
	Ψ.	100,472.97	\$ 169,047.47		
		_			
	<u></u>				
Annual Assessment					
Quarterly Assessment	\$		\$	5,601.58	
Increase (decrease)	\$	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					
additionly / Idditional Assessment					
Annual Additional Assessment (1YR 2022)					
Quarterly Additional Assessment					
Total Annual Assessments	¢	E 252 42 4	r	E 604 50	
Total Quarterly Assessments	\$ \$			5,601.58	
	Ψ	1,313.03	\$	1,400.40	

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

• • • • • • • • • • • • • • • • • • • •		
	BUILDING	1901
Description	Bud 2021 1901	Bud 2022 1901
INCOME:	1001	1001
Member Assessment	# 440 040 40	A 40.4 4770 07
Bldg. Prop Insur Assessment	\$ 112,240.18	\$ 124,176.05
Reserve Income Building	26,473,36 18,909.97	30,564.27
Reserve Income Common	3,772.01	10,785.19
Subtotal Assessment Income	161,395.53	3,266.63 168,792.14
Other Income:		
Application Fees/other	000 00	4 000 00
Subtotal Other Income	909.09 909.09	1,000.00
	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 Office Equip/Rental	386.36	409.09
Fees & Licenses	100.00	102.27
Inspections	304.55	681.82
Printing /other misc.	340.91	340.91
Engineering	45.45	45.45
Postage	227.27 227.27	227.27
Newsletter /website	36,36	227.27 36,36
Bad Debt Expense	113.64	113,64
Total Administration Expenses	3,986.36	5,553.41
Payroli		
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 Payroli	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

1				
	BUILDING 1901			
Description	Bud 2021 1901	Bud 2022 1901		
Utilities				
Electric	ф 0.005.4E			
Water	\$ 3,295.45			
Sewer	18,500.00 8,681.82	•		
Cable Expense	14,272.73	•		
Telephone Expense/wi-fi	1,136.36			
Total Utilities	45,886.36			
Maintenance				
Bocci Courts Maint/Repair	227.27	22.72		
Tennis Courts Maint/Repair	227.27			
Club Houses Maint/Repair	545.45			
Building Repairs	5,000.00			
Gas & Oil	113.64			
Fire System Maint/Repair	681.82			
Fire Pump Maintenance	454.55	.,		
Fire Alarm Maintenance	1,127.27			
Pool Maintenance/Chemicals	1,022.73			
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		
Landscape Expenses				
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			
Building Insurance	0.00			
Insurance - Property-Bidg.	26,473.36	30,564.27		
	26,473.36	30,564.27		
Common Insurance				
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		

		01			
Description		Bud 2021 1901	i	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		1,1-010	
Total Building Reserves		18,909.97		10,785.19	
Total Reserve Funding		22,681.99		14,051.82	
TOTAL RESERVES & EXPENSES	\$ 1	162,304.62	\$ 1	69,792.14	
		-		-	
Annual Assessment	\$	5,379.85	\$	5,626.40	
Quarterly Assessment	\$	1,344.96	\$	1,406.60	
Increase (decrease)	Ť	.,000	Ψ	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	æ	5 270 OF	æ	E 606 40	
Total Quarterly Assessments	\$ \$	5,379.85	\$	5,626.40	
Total additions moscosments	Φ	1,344.96	\$	1,406.60	

		Estimated						2022		2022
	Estimated	Remaining	I	Estimated	Est	. Reserves	F	Required	Е	udgeted
	Life	Life	R	placement	1;	2/31/2021		=unding		unding
BUILDING 1901 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 128,650 30,000	\$	16,677 13,678 26,555 673	\$	3,888 5,749 1,148	\$	3,888 5,749 1,148 -
			\$	233,650	\$	57,583	\$	10,785	\$	10,785

opocoa Baaget AULE				
	BUILDING 2001			
	Bud 2021	Bud 2022		
Description	2001	2001		
INCOME:				
Member Assessment	\$ 112,240.18	\$ 124,176.05		
Bldg. Prop Insur Assessment	26,473.36			
Reserve Income Building	17,140.40			
Reserve Income Common	3,772.01			
Subtotal Assessment Income	159,625.95			
Other Income:				
Application Fees/other	909.09	1,000.00		
Subtotal Other Income	909.09	1,000.00		
TOTAL INCOME				
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 Board Meeting	454.55	909.09		
Office Supplies/misc. admin	68.18	68.18		
Office Equip/Rental	386.36	409.09		
Fees & Licenses	100.00 304.55	102,27		
Inspections	340.91	681,82 340,91		
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 Generator Maintenance	1,918.64	1,800.00		
Golf Cart Purchase/rental	363.64	477.27		
Pest Control/Lawn Fert.	313.64	177.27		
Fire Extinguisher Service	1,636.36	1,636.36		
Security	140.91 1 685 45	63,64		
Pressure Cleaning	1,685.45 1,022.73	1,909.09 1,022.73		
Tree Trimming	0.00	1,022.73 2,340.91		
Total Contracts	23,926.82	24,508.14		
	20,020.02	27,000.14		

opecoa Baagot Zozz				
	BUILDING 2001			
Description	Bud 2021 2001	Bud 2022 2001		
Utilities				
Electric	\$ 3,295,45	Ф 2.460.22		
Water	\$ 3,295.45 18,500.00	\$ 3,460.23		
Sewer	8,681.82	19,425.00 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		
Maintenance				
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		
Landscape Expenses				
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			
Building Insurance	0.00			
Insurance - Property-Bldg.	26,473.36	30,564.27		
	26,473.36	30,564.27		
Common Insurance				
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	I	Bud 2022 2001	
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 Roofs		414.99		414.99	
Painting		248.53		864.32	
Total Common Reserves		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		1, 140.73	
Total Building Reserves		17,140.40	-	10,583.48	
Total Reserve Funding		20,912.41		13,850.11	
TOTAL RESERVES & EXPENSES	\$ 1	60,535.04	\$ 1	69,590.43	
Annual Assessment	\$	5,320.87	\$	E 640 69	
Quarterly Assessment	\$		φ \$	5,619.68 1,404.92	
Increase (decrease)	Ψ	1,000.22	Ψ	5.62%	
,		_		0.0270	
Operating Deficit Assessments (see page 5)					
Annual Additional Assessment (3 YRs 2020-2022)					
Quarterly Additional Assessment					
Annual Additional Assessment (1977) access					
Annual Additional Assessment (1YR 2022)					
Quarterly Additional Assessment					
Total Annual Assessments	Φ	E 220 07 /	ተ	E 040 00	
Total Quarterly Assessments	\$ \$		\$ •	5,619.68	
risossamonto	Ψ	1,330.22	\$	1,404.92	

		Estimated						2022		2022
	Estimated	Remaining	ı	Estimated	Est	. Reserves	F	Required	В	udgeted
	Life	Life	Re	placement	1;	2/31/2021		unding	F	unding
BUILDING 2001 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$	75,000 128,650 30,000	\$	20,162 12,913 26,578 758	\$	3,656 5,787 1,141 -	\$	3,656 5,787 1,141
			_\$	233,650	\$	60,410	\$	10,583	\$	10,583

Proposed Budget 2022					
	BUILDING	2101			
Description	Bud 2021	Bud 2022			
Description	2101	2101			
INCOME:					
Member Assessment	\$ 112,240.18	\$ 124,176.05			
Bldg. Prop Insur Assessment	26,473.36	30,564.27			
Reserve Income Building Reserve Income Common	17,262.78				
Subtotal Assessment Income	3,772.01 159,748.33	3,266.63			
	109,740.33	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 Office Equip/Rental	386.36	409.09			
Fees & Licenses	100.00	102.27			
Inspections	304.55	681.82			
Printing /other misc.	340.91	340.91			
Engineering	45.45 227.27	45.45			
Postage	227.27	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 Pressure Cleaning	1,685.45	1,909.09			
Pressure Cleaning Tree Trimming	1,022.73	1,022.73			
Total Contracts	0.00	2,340.91			
Total Contracts	23,926.82	24,508.14			

r roposca Daaget 2022			
	BUILDING	2101	
Description	Bud 2021 2101	Bud 2022 2101	
Utilities			
Electric	ф 0005 t=		
Water	\$ 3,295.45	\$ 3,460.23	
Sewer	18,500.00		
Cable Expense	8,681.82		
Telephone Expense/wi-fi	14,272.73	•	
Total Utilities	<u>1,136.36</u> 45,886.36		
#B-f/	10,000	10,100.00	
Maintenance			
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 Gas & Oil	5,000.00	5,909.09	
	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	
Landscape Expenses			
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	0,000.10	
Building Insurance	0.00		
Insurance - Property-Bldg.	26,473.36	30,564.27	
	26,473.36	30,564.27	
Common Insurance			
Insurance - Liability and Finance		_	
Insurance - Health	6,987.36	6,987.36	
Ins - Fidelity Bond	1,159.07	1,390.91	
Insurance - Workers Comp	106.20	106.18	
Insurance - Workers Comp	259.09	350,00	
Insurance - Finance Charges	431.82	431.82	
Insurance - D&O	441.82	441.82	
Total Common Insurance	753.00	753.00	
Total Collition Hisurance	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	21	01
Description		Bud 2021 2101		Bud 2022 2101
Reserve Funding				
Common Reserves Pool Equipment & Refurbishment Intercoastal Erosion	\$	1,380.93	\$	755.06
Plant Replacement Pavements/Parking Lot		136.36 136.36 264.37		136.36 136.36 264.37
Tennis Court Pool Furniture		677.67 57.85		189.40 57.90
Generators Fire Pumps Fire Alarms		367.98 35.18		367.98 35.16
Roofs Painting		414.99 248.53 51.80		414.99 864.32 44.73
Total Common Reserves		3,772.01 0.00		3,266.63 0.00
Building Reserves Elevator		3,701.97		3,705.40
Roofs Reserves-Painting		12,422.67 1,138.14		5,784.57 1,179.12
Total Building Reserves		0.00 17,262.78		10,669.09
Total Reserve Funding		21,034.79		13,935.72
TOTAL RESERVES & EXPENSES	\$ 1	60,657.42	\$ 1	69,676.04
Annual Assessment Quarterly Assessment Increase (decrease)	\$ \$	5,324.94 1,331.24	\$	5,622.53 1,405.63 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 Total Quarterly Assessments	\$ \$	5,324.94 1,331.24	\$ \$	5,622.53 1,405.63

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

		Estimated						2022		2022
	Estimated	Remaining	E	Estimated	Est	. Reserves	R	equired	В	udgeted
	Life	Life	Re	Replacement		12/31/2021		unding	F	unding
BUILDING 2101 Building Reserves										
Elevators Roofs Painting Interest	50 20 10	15 20 3	\$ -	75,000 128,650 30,000	\$	19,419 12,959 26,463 641	\$	3,705 5,785 1,179	\$	3,705 5,785 1,179
			_\$	233,650	\$	59,481	\$	10,669	\$	10,669

op ood Dudget Lozz		
	BUILDING	2201
Description	Bud 2021 2201	Bud 2022 2201
INCOME:		
Member Assessment	¢ 440 040 40	0.404.470.0 **
Bldg. Prop Insur Assessment	\$ 112,240.18 26,473.36	\$ 124,176.05
Reserve Income Building	13,432.90	30,564.27 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	000.00	4 222 22
Subtotal Other Income	909.09	1,000.00
	505.05	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 Board Meeting	454.55	909.09
Office Supplies/misc. admin	68.18	68.18
Office Equip/Rental	386.36	409.09
Fees & Licenses	100.00	102.27
Inspections	304.55	681.82
Printing /other misc.	340.91 45.45	340.91
Engineering	227.27	45.45 227.27
Postage	227.27	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 Elevator Contract	150.00	200.36
Generator Maintenance	1,918.64	1,800.00
Golf Cart Purchase/rental	363.64	477.27
Pest Control/Lawn Fert.	313.64	177,27
Fire Extinguisher Service	1,636.36 140.91	1,636.36
Security	1,685.45	63.64 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

	BUILDING	2201
Description	Bud 2021 2201	Bud 2022 2201
Utilities		
Electric		
Water	\$ 3,295.45	\$ 3,460.23
Sewer	18,500.00	19,425.00
	8,681.82	9,115.91
Cable Expense Telephone Expense/wi-fi	14,272.73	14,986.36
Total Utilities	1,136.36 45,886.36	1,193.18 48,180.68
	-40,000.30	40, 100.00
Maintenance	.	
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
Landscape Expenses		
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	3,000.10
Building Insurance	0.00	
Insurance - Property-Bldg.	26,473.36	30,564.27
	26,473.36	30,564.27
	20,473.30	30,364.27
Common Insurance		
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		155,740.32

The Marina at the Bluffs Condominium Association, Inc.

Proposed Budget 2022

roposed budget 2022				
		BUILDING	220	01
Description		Bud 2021 2201	E	3ud 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
· 3		0.00		1,047.52
Total Building Reserves		13,432.90		10,555.11
Total Reserve Funding		17,204.91		13,821.75
TOTAL RESERVES & EXPENSES	\$ 1	56,827.55	\$ 1	69,562.06
,	<u> </u>	00,021.00	Ψι	00,002.00
		_		
Annual Assessment	\$	5,197.28	\$	5,618.74
Quarterly Assessment	\$	1,299.32	\$	1,404.68
Increase (decrease)	т.	1,200.02	Ψ	8.11%
0		-		-
Operating Deficit Assessments (see page 5)				
Annual Additional Assessment (3 YRs 2020-2022)				
Quarterly Additional Assessment				
Annual Additional Assessment (1YR 2022)				
Quarterly Additional Assessment				
The state of the s				
Total Annual Assessments	\$	5,197.28	\$	5,618.74
Total Quarterly Assessments	\$		\$	1,404.68
•	*	.,200.02	Ψ	1,707.00

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

	Estimated Life	Estimated Remaining Life	Estimated eplacement	t. Reserves 2/31/2021	2022 Required Funding	2022 Budgeted Funding
BUILDING 2201 Building Reserves Elevators Roofs Painting Interest	50 20 10	15 20 3	\$ 75,000 128,650 30,000 - 233,650	\$ 20,526 11,126 26,858 789 59,299	\$ 3,632 5,876 1,047 - 10,555	\$ 3,632 5,876 1,047 - 10,555

1 Toposca Buaget 2022		
	BUILDING	2301
Description	Bud 2021	Bud 2022
INCOME:	2301	2301
Member Assessment	# 440 040 40	# 404 (FR 6-
Bldg. Prop Insur Assessment	\$ 112,240.18	\$ 124,176.05
Reserve Income Building	26,473.36 17,858.35	•
Reserve Income Common	3,772.01	10,294.69 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 Office Supplies/misc. admin	68,18	68.18
Office Equip/Rental	386.36	409.09
Fees & Licenses	100.00	102.27
Inspections	304.55 340.91	681,82
Printing /other misc.	45.45	340.91 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	7 000 40	
Landscape Maintenance Farmer & Irwin	7,068.18	5,113.64
Financial Management	2,045.45	2,045.45
Janitorial Maint. Contract	900.00 6,681.82	927.27
Mangrove Trimming	150.00	6,794.14
Elevator Contract	1,918.64	200.36 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

• • • • • • • • • • • • • • • • • • • •							
	BUILDING 2301						
Description	Bud 2021 2301	Bud 2022 2301					
Utilities							
Electric	* 5.66= 1=						
Water	\$ 3,295.45	\$ 3,460,23					
Sewer	18,500.00	•					
Cable Expense	8,681.82						
Telephone Expense/wi-fi	14,272.73						
Total Utilities	1,136.36 45,886.36						
	40,000,00	40, 100.00					
Maintenance							
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					
Landscape Expenses							
Grounds Mntce (landscape mtnce)	772.73	1 202 04					
Irrigation Supplies	227.27	1,363,64					
Plant Replacements	363.64	250.00					
Mulch		613.64					
Total Landscape	545.45 1,909.09	840.91					
		3,068.18					
Building Insurance	0.00						
Insurance - Property-Bldg.	0.00 26,473.36	30,564.27					
, ,	20,470.30	30,304.27					
	26,473.36	30,564.27					
Common Insurance							
Insurance - Liability and Finance	6,987.36	6 027 26					
Insurance - Health	1,159.07	6,987.36 1,390.91					
Ins - Fidelity Bond	106.20						
Insurance - Workers Comp	259.09	106.18					
Insurance - Umbrella	431,82	350.00					
Insurance - Finance Charges		431.82					
Insurance - D&O	441.82 753.00	441.82					
Total Common Insurance		753.00					
	10,138.36	10,461.09					
Total Insurance	36,611.72	41,025.36					
Total Operating Expenses	\$ 139,622.63	\$ 155,740.32					

	_			
	_	BUILDING	23	01
Description		Bud 2021 2301		Bud 2022 2301
Reserve Funding				
Common Reserves	-			
Pool Equipment & Refurbishment Intercoastal Erosion	\$	1,380.93	\$	755.06
Plant Replacement		136.36		136.36
Pavements/Parking Lot		136.36		136.36
Tennis Court		264.37		264.37
Pool Furniture		677.67		189.40
Generators		57.85		57.90
Fire Pumps		367.98		367.98
Fire Alarms		35.18 414.99		35.16
Roofs		248.53		414.99
Painting		51.80		864.32 44.73
Total Common Reserves		3,772.01		3,266.63
		0.00		0.00
Building Reserves				3.00
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	\$ 1	161,252.99	\$ 1	69,301.64
				 -
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		i .		
Total Annual Assessments Total Quarterly Assessments	\$ \$	5,344.80 1,336.20	\$ \$	5,610.05 1,402.51

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

	Estimated Life	Estimated Remaining Life	Estimated eplacement	t. Reserves 2/31/2021	2022 Required Funding	2 022 Budgeted Funding
BUILDING 2301 Building Reserves Elevators Roofs Painting Interest	50 20 10	15 20 3	\$ 75,000 128,650 30,000 - 233,650	\$ 22,737 13,394 26,857 771 63,759	\$ 3,484 5,763 1,048 - 10,295	\$ 3,484 5,763 1,048

	BUILDING 2401			
Description	Bud 2021 2401	Bud 2022 2401		
INCOME:				
Member Assessment	\$ 112,240.18	\$ 124,176.05		
Bidg. 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				
TOTAL INCOME	\$ 159,280.56	\$ 169,504.14		
EXPENSES:				
Administrative Expenses				
Line of Credit payment		\$ 454.55		
Legal Fees Audit	681.82	909.09		
Insurance Claim Expense	1,000.00	1,028.41		
Board Meeting	454.55	909.09		
Office Supplies/misc. admin	68.18	68.18		
Office Equip/Rental	386.36 100.00	409.09 102.27		
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 Elevator Contract	150.00	200.36		
Generator Maintenance	1,918.64	1,800.00		
Golf Cart Purchase/rental	363.64	477.27		
Pest Control/Lawn Fert.	313.64 1.636.36	177.27		
Fire Extinguisher Service	1,636.36 140.91	1,636.36 63.64		
Security	1,685.45	63.64 1,909.09		
Pressure Cleaning	1,022.73	1,909.09		
Tree Trimming	0.00	2,340.91		
Total Contracts	23,926.82	24,508.14		
		, · · ·		

• •							
	BUILDING 2401						
Description	Bud 2021 2401	Bud 2022 2401					
Utilities							
Electric	Φ 0.005.45						
Water	\$ 3,295.45						
Sewer	18,500.00	•					
Cable Expense	8,681.82 14,2 7 2.73						
Telephone Expense/wi-fi	· · · · · · · · · · · · · · · · · · ·						
Total Utilities	1,136.36 45,886.36						
Maintenance	,	10,100,00					
Bocci Courts Maint/Repair	227.0	• • • • • •					
Tennis Courts Maint/Repair	227.27						
Club Houses Maint/Repair	227.27						
Building Repairs	545.45						
Gas & Oil	5,000.00						
Fire System Maint/Repair	113.64						
Fire Pump Maintenance	681.82	1,71-0					
Fire Alarm Maintenance	454.55						
Pool Maintenance/Chemicals	1,127.27	-					
Trash Removal	1,022.73						
Misc. Maint/Supplies	2,954.55	•					
	1,000.00						
Elevator Maintenance	681.82	613.64					
Miscellaneous Expense	340.91	2,500.00					
Total Materials	14,377.27	18,931.82					
Landscape Expenses							
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	0,000.10					
Building Insurance	0.00						
Insurance - Property-Bldg.	26,473.36	30,564.27					
	26,473.36	30,564.27					
Common Insurance							
Insurance - Liability and Finance	6,987.36	6 007 26					
Insurance - Health	1,159.07	6,987.36					
Ins - Fidelity Bond		1,390.91					
Insurance - Workers Comp	106.20	106.18					
Insurance - Umbrella	259.09	350.00					
Insurance - Finance Charges	431.82	431.82					
Insurance - D&O	441.82	441.82					
Total Common Insurance	753.00	753.00					
	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

- Topood madget moth	BUILDING 2401						
Description		Bud 2021 2401	1	Bud 2022 2401			
Reserve Funding							
Common Reserves Pool Equipment & Refurbishment Intercoastal Erosion Plant Replacement Pavements/Parking Lot Tennis Court Pool Furniture Generators Fire Pumps Fire Alarms	\$	1,380.93 136.36 136.36 264.37 677.67 57.85 367.98 35.18 414.99		755.06 136.36 136.36 264.37 189.40 57.90 367.98 35.16 414.99			
Roofs Painting		248.53		864.32			
Total Common Reserves		51.80 3,772.01 0.00		3,266.63 0.00			
Building Reserves Elevator Roofs Reserves-Painting Total Building Reserves Total Reserve Funding TOTAL RESERVES & EXPENSES	\$ 1	3,731.00 11,098.71 1,056.20 0.00 15,885.91 19,657.92 59,280.56		3,620.47 5,818.05 1,058.67 10,497.19 13,763.82 69,504.14			
Annual Assessment Quarterly Assessment Increase (decrease)	\$ \$	5,279.05 1,319.76	\$	5,616.80 1,404.20 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 Total Quarterly Assessments	\$ \$	5,279.05 1,319.76	\$ \$	5,616.80 1,404.20			

marina at the Divilo Condominium Association, inc.

Reserve Funding Calculations for Proposed Budget 2022

		Estimated						2022		2022
	Estimated	Remaining		Estimated	Est	. Reserves	F	Required	8	udgeted
	Life	Life	Re	placement	1:	2/31/2021	F	unding		unding
BUILDING 2401 Building Reserves										
Elevators Roofs	50 20	15 20	\$	75,000 128,650	\$	20,693 12,289	\$	3,620	\$	3,620
Painting Interest	10	3		30,000		26,824		5,818 1,059		5,818 1,059
into lost			\$	233,650	\$	749 60,555	\$	10,497	\$	10,497

p a Baagot Zozz		
	BUILDING	2501
Depariation	Bud 2021	Bud 2022
Description	2501	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
		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
		_ ,, ,

	BUILDING 2501						
Description	Bud 2021 2501	Bud 2022 2501					
Utilities							
Electric	Ф 2.00г 4г	- 0 0 100					
Water	\$ 3,295.45						
Sewer	18,500.0	,					
Cable Expense	8,681.8 14,272.7	•					
Telephone Expense/wi-fi	1,136.3	· ·					
Total Utilities	45,886.3						
Maintenance	·	12,130.00					
Bocci Courts Maint/Repair							
Tennis Courts Maint/Repair	227.2						
Club Houses Maint/Repair	227.2	_000					
Building Repairs	545.45						
Gas & Oil	5,000.00	•					
Fire System Maint/Repair	113.64						
Fire Pump Maintenance	681,82	.,,,,,,,,					
Fire Alarm Maintenance	454.55						
Pool Maintenance/Chemicals	1,127.27						
Trash Removal	1,022.73						
Misc. Maint/Supplies	2,954.55	•					
Elevator Maintenance	1,000.00						
Miscellaneous Expense	681.82						
Total Materials	340.91 14,377.27	2,500,00 18,931.82					
. Landa =	11,011.21	10,931.02					
Landscape Expenses							
Grounds Mntce (landscape mtnce)	772.73	1,363.64					
Irrigation Supplies	227.27	250.00					
Plant Replacements Mulch	363.64						
	545.45	840.91					
Total Landscape	1,909.09	3,068.18					
Building Insurance	0.00						
Insurance - Property-Bldg.	0.00						
mstratice - Froperty-Blug.	26,473.36	30,564.27					
	26,473.36	30,564.27					
Common Insurance							
Insurance - Liability and Finance	6,987.36	6.007.00					
Insurance - Health	1,159.07	6,987.36					
Ins - Fidelity Bond	106.20	1,390.91					
Insurance - Workers Comp	259.09	106.18					
Insurance - Umbrella	431.82	350.00					
Insurance - Finance Charges	441.82	431.82					
Insurance - D&O	753.00	441.82 752.00					
Total Common Insurance	10,138.36	753.00 10,461.09					
Total Insurance	36,611.72	41,025.36					
Total Operating Expenses							
. om operating Expenses	\$ 139,622.63	\$ 155,740.32					

Troposed Budget 2022							
	BUILDING 2501						
_Description	-	Bud 2021 2501	Bud 2022				
Reserve Funding		2001	2501				
Common Reserves							
Pool Equipment & Refurbishment							
Intercoastal Erosion		\$ 1,380.93	\$ 755,06				
Plant Replacement		136,36	136.36				
Pavements/Parking Lot		136.36	136.36				
Tennis Court		264.37	264.37				
Pool Furniture		677.67	189.40				
Generators		57.85	57.90				
Fire Pumps		367.98	367.98				
Fire Alarms		35.18	35.16				
Roofs		414.99	414.99				
Painting		248.53	864.32				
Total Common Reserves		51.80	44.73				
		3,772.01	3,266.63				
		0.00	0.00				
Building Reserves							
Elevator		2 405 00					
Roofs		3,495.02	3,498.60				
Reserves-Painting		11,378.95	5,810.73				
C		1,056.20	1,049.34				
Total Building Reserves		0.00	-				
		15,930.16	10,358,67				
Total Reserve Funding	_	19,702.18	13,625.31				
TOTAL PROFES		10,702.10	13,025.31				
TOTAL RESERVES & EXPENSES	\$ 159,324.81 \$ 169,365.63						
			100,000.03				
Appuel Accesses 4							
Annual Assessment	\$	5,280.52 \$	5,612.19				
Quarterly Assessment	\$	1,320.13 \$	1,403.05				
Increase (decrease)			6.28%				
Operating Deficit Assessments (-	-				
Operating Deficit Assessments (see page 5)							
Annual Additional Assessment (3 YRs 2020-2022) Quarterly Additional Assessment							
Additiony Additional Assessment							
Annual Additional Assessment (1YR 2022)							
Quarterly Additional Assessment							
Total Annual Assessments	•						
Total Quarterly Assessments	\$	5,280.52 \$	5,612.19				
	\$	1,320.13 \$	1,403.05				

Reserve Funding Calculations for Proposed Budget 2022

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

, and a design and a second		
	BUILDING	2601
	Bud 2021	Dullana
Description	2601	Bud 2022 2601
INCOME:	2001	2001
Member Assessment		
Bldg. Prop Insur Assessment	\$ 112,240.18	\$ 124,176.05
Reserve Income Building	26,473.36	
Reserve Income Common	19,390.53	10,675.43
Subtotal Assessment Income	3,772.01	3,266.63
o do total y losossiment income	161,876.08	168,682.38
Other Income:		
Application Fees/other	000.00	4.000.00
Subtotal Other Income	909.09	1,000.00
	909.09	1,000.00
TOTAL INCOME	\$ 162,785.17	\$ 169,682.38
EXPENSES:		1 111,002.00
Administrative Expenses		
Line of Credit payment	¢	
Legal Fees		\$ 454.55
Audit	681.82	909.09
Insurance Claim Expense	1,000.00	1,028.41
Board Meeting	454.55	909.09
Office Supplies/misc. admin	68.18	68.18
Office Equip/Rental	386.36	409.09
Fees & Licenses	100.00	102.27
Inspections	304.55	681.82
Printing /other misc.	340.91	340.91
	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		
Management Payroll	1,454.55	1,636.36
Payroll Taxes	4,831.82	5,454.55
Maintenance Payroll	963.64	1,104.55
Payroll Other - bonus, etc.	5,454.55	6,000.00
Total Payroll	220.45	277.27
. Gair dyron	12,925.00	14,472.73
Contracts		
Landscape Maintenance	7 060 40	E 440 0 '
Farmer & Irwin	7,068.18	5,113.64
Financial Management	2,045.45	2,045.45
Janitorial Maint. Contract	900.00	927.27
Mangrove Trimming	6,681.82	6,794.14
Elevator Contract	150.00	200.36
Generator Maintenance	1,918.64	1,800.00
Golf Cart Purchase/rental	363.64	477.27
Pest Control/Lawn Fert.	313.64	177.27
Fire Extinguisher Service	1,636.36	1,636.36
Security Service	140.91	63.64
	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
	,	- 1,000, 14

	_							
	BUILDING 2601							
Description	Bud 2021 2601	Bud 2022 2601						
Utilities								
Electric								
Water	\$ 3,295.45	\$ 3,460.23						
Sewer	18,500.00							
Cable Expense	8,681.82							
Telephone Expense/wi-fi	14,272.73							
Total Utilities	1,136.36							
	45,886.36	48,180.68						
Maintenance								
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						
Landscape Expenses								
Grounds Mntce (landscape mtnce)								
Irrigation Supplies	772.73	1,363.64						
Plant Replacements	227.27	250.00						
Mulch	363.64	613.64						
Total Landscape	545.45	840.91						
rotal Landscape	1,909.09	3,068.18						
Pullding Ingurance	0.00							
Building Insurance	0.00							
Insurance - Property-Bldg.	26,473.36	30,564.27						
	26,473.36	30,564.27						
Common Insurance								
Insurance - Liability and Finance	6,987.36	6,987.36						
Insurance - Health	1,159.07	1,390.91						
Ins - Fidelity Bond	106.20							
Insurance - Workers Comp	259.09	106.18						
Insurance - Umbrella	431.82	350.00						
Insurance - Finance Charges	441.82	431.82						
Insurance - D&O		441.82						
Total Common Insurance	753.00 10,138.36	753.00 10,461.09						
Total Insurance	<u> </u>							
	36,611.72	41,025,36						
Total Operating Expenses	\$ 139,622.63	155,740.32						

Troposed Budget 2022			
		BUILDING	2601
Description		Bud 2021 2601	Bud 2022 2601
Reserve Funding			
Common Reserves			
Pool Equipment & Refurbishment		\$ 1,380.93	A
Intercoastal Erosion		,000,00	\$ 755.06
Plant Replacement		136.36	136.36
Pavements/Parking Lot		136.36	136.36
Tennis Court		264.37	264.37
Pool Furniture		677.67	189.40
Generators		57.85	57.90
Fire Pumps		367.98	367.98
Fire Alarms		35.18	35.16
Roofs		414.99	414.99
Painting		248.53	864.32
Total Common Reserves	_	51.80	44.73
		3,772.01	3,266.63
		0.00	0.00
Building Reserves			
Elevator			
Roofs		3,529.50	3,533.58
Reserves-Painting		14,453.93	5,733.60
an taring		1,407.09	1,408.25
Total Building Reserves		0.00	
. Coar Building Meserves		19,390.53	10,675.43
Total Reserve Funding	_	23,162.54	13,942.06
TOTAL RESERVES & EXPENSES	_	_	10,0 12.00
TOTAL RESERVES & EXPENSES	\$	162,785.17	169,682.38
Annual Assessment			
Quarterly Assessment	\$	5,395.87 \$	5,622.75
Increase (decrease)	\$	1,348.97 \$	
ouso (decrease)			4.20%
Operating Deficit Assessments (see page 5)		-	_
Annual Additional Assessment (2 VD- 2005			
Annual Additional Assessment (3 YRs 2020-2022) Quarterly Additional Assessment			
Assessment Assessment			
Annual Additional Assessment (4)(m. case			
Annual Additional Assessment (1YR 2022)			
Quarterly Additional Assessment			
Fotal Approval Accessory			
Total Annual Assessments	\$	5,395.87 \$	5,622.75
Total Quarterly Assessments	\$	1,348.97 \$	1,405.69
		· -· Ψ	1,100.00

Reserve Funding Calculations for Proposed Budget 2022

	Estimated Life	Estimated Remaining Life	Estimated eplacement	t. Reserves 2/31/2021	2022 Required Funding	2022 Judgeted Junding
BUILDING 2601 Building Reserves Elevators Roofs Painting Insurance deductible Interest	50 20 10	15 20 3	\$ 75,000 128,650 30,000 -	\$ 21,996 13,978 25,775 6,858 768	\$ 3,534 5,734 1,408 -	\$ 3,534 5,734 1,408
			\$ 233,650	\$ 69,376	\$ 10,675	\$ 10,675