

Marina at the Bluffs Condominium Assoc., Inc.

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

October 17, 2023

Attention Unit Owners:

Enclosed is the proposed 2024 draft budget reflecting common and building specific expenses. The 2024 budget meeting will be held on Thursday, November 2, 2023 at 5:30 p.m. Attendance to budget meeting will be both in person, at 1550 Marina Isle Way and via Zoom.

Topic: 2024 Proposed Budget Meeting

Time: November 2, 2023 at 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82031080780>

Meeting ID: 820 3108 0780

Included in Budget Package

Consolidated Information

Proposed 2023 Budget - Consolidated
Consolidated Reserves and Common Reserves
Building Specifics

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Building Information

Building Budget
Building Reserves

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All owners are invited to attend.

Sincerely,



APPROVED

Patricia Meglino

Patricia Meglino
PATRICIA MEGLINO
Treasurer

Patricia Meglino, Treasurer
For the Board of Directors

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

Description	Consolidated	
	Budget 2023	Budget 2024
INCOME:		
Member Assessment	\$ 2,857,144	\$ 3,491,011
Bldg. Prop Insur Assessment	1,054,340	1,254,167
Reserve Income Building	227,560	229,513
Reserve Income Common	76,244	85,037
Subtotal Assessment Income	4,215,288	5,059,727
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	30,000	21,000
Subtotal Other Income	30,000	21,000
TOTAL INCOME	4,245,288	5,080,727
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 11,000	\$ 11,000
Legal Fees	25,000	50,000
Audit	23,000	21,325
Insurance Claim Expense	5,000	20,000
Board Meeting	1,500	2,000
Office Supplies/misc. admin	13,000	16,000
Office Equip/Rental	2,250	2,600
Fees & Licenses	15,000	15,000
Bank charges	-	100
Inspections	15,000	12,000
Printing /other misc.	1,000	3,000
Engineering	10,000	50,000
Postage	5,500	8,900
Newsletter /website	880	900
Bad Debt Expense	2,500	2,500
Total Administrative Expenses	130,630	215,325
Payroll		
Office Payroll	39,000	44,520
Management Payroll	132,000	145,200
Payroll Taxes	26,730	30,000
Maintenance Payroll	145,200	166,980
Payroll Other - bonus, etc.	6,710	7,200
Total Payroll	349,640	393,900
Contracts		
Landscape Maintenance	118,000	135,000
Farmer & Irwin	45,000	26,800
Bar 9	-	28,200
Financial Management	25,320	30,000
Janitorial Maint. Contract	163,500	171,200
Mangrove Trimming	4,408	3,360
Elevator Contract	40,800	39,600
Generator Maintenance	12,100	13,310
Pest Control/Lawn Fert.	39,000	41,725
Fire Extinguisher Service	1,540	1,540
Security	52,280	70,534
Pressure Cleaning	22,500	22,500
Tree Trimming	61,090	53,450
Total Contracts	585,538	637,219

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

Description	Consolidated	
	Budget 2023	Budget 2024
<i>Utilities</i>		
Electric	84,000	89,040
Water	440,000	466,400
Sewer	201,000	213,060
Cable Expense	343,000	647,993
Telephone Expense/Wi-Fi	27,300	28,938
Total Utilities	1,095,300	1,445,431
<i>Maintenance</i>		
Bocci Courts Maint/Repair	1,800	2,000
Tennis Courts Maint/Repair	2,500	3,000
Club Houses Maint/Repair	8,250	10,000
Building Repairs	130,000	25,000
Gas & Oil	3,300	4,500
Fire System Maint/Repair	27,500	15,000
Fire Pump Maintenance	11,000	11,000
Fire Alarm Maintenance	44,000	30,000
Pool Maintenance/Chemicals	40,150	55,000
Trash Removal	71,500	80,112
Misc. Maint/Supplies	28,600	35,000
Elevator Maintenance	14,850	10,000
Miscellaneous Expense	60,500	61,000
Hurricane Expenses-wind driven rain	-	8,500
Total Maintenance	443,950	350,112
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	30,000	40,000
Irrigation Supplies	6,500	6,500
Plant Replacements	20,000	38,000
Mulch	20,000	20,000
Total Landscape	76,500	104,500
<i>Building Insurance</i>		
Insurance - Property-Bldg.	1,054,340	1,254,167
	1,054,340	1,254,167
<i>Common Insurance</i>		
Insurance - Liability and Finance	126,450	158,063
Insurance - Health	44,100	38,250
Ins - Fidelity Bond	2,336	2,920
Insurance - Workers Comp	7,700	9,625
Insurance - Umbrella	16,000	20,000
Insurance - Finance Charges	-	125,417
Insurance - D&O	9,000	11,250
Total Common Insurance	205,586	365,524
Total Insurance	1,259,926	1,619,691
Total Operating Expenses	\$ 3,941,484	\$ 4,766,178

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

Description	Consolidated	
	Budget 2023	Budget 2024
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 20,000	\$ 19,400
Intercoastal Erosion	3,000	3,000
Plant Replacement	3,000	3,000
Pavements/Parking Lot	5,816	5,816
Tennis Court	4,167	4,167
Pool Furniture	17,593	26,782
Generators	8,096	8,095
Fire Pumps	774	773
Fire Alarms	9,130	9,130
Roofs	3,684	3,889
Painting	984	984
Total Common Reserves	76,244	85,037
Building Reserves		
Elevator	83,871	85,824
Roofs	117,515	117,516
Reserves-Painting	26,174	26,173
Total Building Reserves	227,560	229,513
Total Reserve Funding	\$ 303,804	\$ 314,549
TOTAL RESERVES & EXPENSES	\$ 4,245,288	\$ 5,080,727
Net Income	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding
BUILDING CONSOLIDATED						
Common Reserves:						
Pool Equip/Refurb	10	1	\$ 60,000	\$ 40,600	\$ 19,400	\$ 19,400
Hurricane	-	-	-	1,399	-	-
Intercoastal Erosion	-	-	-	15,000	3,000	3,000
Plant Replacement	-	-	-	9,364	3,000	3,000
Pavement/Pkg lots	30	15	150,000	62,756	5,816	5,816
Tennis Court	6	3	25,000	12,500	4,167	4,167
Pool Furniture	10	1	40,000	13,218	26,782	26,782
Generators	35	7	100,000	43,332	8,095	8,095
Fire Pumps	25	7	28,000	22,586	773	773
Fire Alarms	25	14	250,000	122,184	9,130	9,130
Roofs	20	18	70,000	13,364	3,889	3,889
Painting	10	1	18,000	17,016	984	984
Common Interest				24,887	-	-
			741,000	398,206	85,037	85,037
						3,865
Building Reserves						
Elevators			1,650,000	534,292	85,824	85,824
Roofs			2,614,500	499,221	117,516	117,516
Painting			627,100	600,927	26,173	26,173
Insurance deductible			-	19,746	-	-
Interest			-	29,307	-	-
			4,891,600	1,683,493	229,513	229,513
TOTAL RESERVES			\$ 5,632,600	\$ 2,081,698	\$ 314,549	\$ 314,549

The Marina at the Bluffs Condominium Association, Inc.
PROPOSED 2024 BUDGET

(net of Misc. Income)

	<i>Building Expenses</i>	<i>Common Reserves</i>	<i>Building Reserves</i>	<i>Common Insurance</i>	<i>Totals</i>	<i>Property Insurance</i>	<i>Building Totals</i>
501	142,068	3,865	10,063	16,615	172,611	57,008	229,618
601	142,068	3,865	9,816	16,615	172,363	57,008	229,371
701	142,068	3,865	9,692	16,615	172,239	57,008	229,247
801	142,068	3,865	11,423	16,615	173,971	57,008	230,979
901	142,068	3,865	10,195	16,615	172,743	57,008	229,751
1001	142,068	3,865	10,490	16,615	173,037	57,008	230,045
1101	142,068	3,865	9,794	16,615	172,342	57,008	229,349
1201	142,068	3,865	10,477	16,615	173,025	57,008	230,033
1301	142,068	3,865	9,760	16,615	172,308	57,008	229,315
1401	142,068	3,865	9,969	16,615	172,517	57,008	229,524
1501	142,068	3,865	9,513	16,615	172,061	57,008	229,068
1601	142,068	3,865	9,823	16,615	172,371	57,008	229,378
1701	142,068	3,865	10,667	16,615	173,215	57,008	230,223
1801	142,068	3,865	10,127	16,615	172,675	57,008	229,683
1901	142,068	3,865	10,873	16,615	173,421	57,008	230,429
2001	142,068	3,865	10,672	16,615	173,219	57,008	230,227
2101	142,068	3,865	10,758	16,615	173,306	57,008	230,313
2201	142,068	3,865	10,644	16,615	173,191	57,008	230,199
2301	142,068	3,865	10,396	16,615	172,943	57,008	229,951
2401	142,068	3,865	10,586	16,615	173,134	57,008	230,141
2501	142,068	3,865	11,625	16,615	174,173	57,008	231,181
2601	142,068	3,865	12,148	16,615	174,696	57,008	231,704
	3,125,487	85,037	229,513	365,524	3,805,560	1,254,167	5,059,727
	-	-	-	-	-	-	-
2023	2,665,058	76,244	227,560	192,086	3,160,948	1,054,340	4,215,288
Change	460,429	8,793	1,953	173,438	644,612	199,827	844,439

	<i>2024 Unit Annual</i>	<i>2023 Unit Annual</i>	<i>Annual Increase</i>	<i>2024 Unit Dues Qtrly</i>	<i>2023 Unit Avg Qtrly</i>	<i>Avg Qtrly Increase</i>
501	7,653.94	6,374.48	1,279.46	1,913.49	1,593.62	319.86
601	7,645.70	6,366.24	1,279.46	1,911.42	1,591.56	319.86
701	7,641.56	6,362.10	1,279.46	1,910.39	1,590.53	319.86
801	7,699.28	6,419.82	1,279.46	1,924.82	1,604.96	319.86
901	7,658.35	6,378.89	1,279.46	1,914.59	1,594.72	319.86
1001	7,668.16	6,388.70	1,279.46	1,917.04	1,597.18	319.87
1101	7,644.98	6,365.52	1,279.46	1,911.24	1,591.38	319.86
1201	7,667.75	6,388.30	1,279.46	1,916.94	1,597.07	319.86
1301	7,643.85	6,364.39	1,279.46	1,910.96	1,591.10	319.86
1401	7,650.81	6,371.36	1,279.45	1,912.70	1,592.84	319.86
1501	7,635.61	6,356.15	1,279.46	1,908.90	1,589.04	319.86
1601	7,645.95	6,366.49	1,279.45	1,911.49	1,591.62	319.86
1701	7,674.08	6,394.62	1,279.46	1,918.52	1,598.66	319.87
1801	7,656.09	6,376.66	1,279.42	1,914.02	1,594.17	319.86
1901	7,680.96	6,401.51	1,279.45	1,920.24	1,600.38	319.86
2001	7,674.23	6,394.79	1,279.45	1,918.56	1,598.70	319.86
2101	7,677.10	6,397.65	1,279.46	1,919.28	1,599.41	319.86
2201	7,673.29	6,393.84	1,279.45	1,918.32	1,598.46	319.86
2301	7,665.03	6,385.57	1,279.46	1,916.26	1,596.39	319.86
2401	7,671.38	6,391.92	1,279.46	1,917.85	1,597.98	319.86
2501	7,706.02	6,426.56	1,279.46	1,926.50	1,606.64	319.86
2601	7,723.45	6,443.99	1,279.46	1,930.86	1,611.00	319.87
	168,657.58	140,509.58	28,147.99	42,164.39	35,127.40	7,037.00

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 501	
Description	Bud 2023 501	Bud 2024 501
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,974.19	10,062.99
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,234.53	229,618.20
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,598.17	\$ 230,572.75
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	0.00	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts	0.00	0.00
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	0.00	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 501	
Description	Bud 2023 501	Bud 2024 501
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 501	
	Bud 2023	Bud 2024
Description	501	501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,738.06	3,826.79
Roofs	5,020.86	5,020.85
Reserves-Painting	1,215.28	1,215.35
	-	-
Total Building Reserves	9,974.19	10,062.99
	-	-
Total Reserve Funding	13,439.80	13,928.30
	-	-
TOTAL RESERVES & EXPENSES	\$ 192,598.18	\$ 230,572.75
	-	-
Net Income	--	-

Assessments:	2023	2024
Annual Assessment	\$ 6,374.48	\$ 7,653.94
Quarterly Assessment 2024		\$ 1,913.49
Quarterly Assessment 2023 - 1st Quarter	\$ 1,992.99	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,992.99	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,194.25	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,194.25	
Increase (decrease)		20.07%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 501							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 25,252	\$ 3,827	\$ 3,827	\$ 3,738
Roofs	20	18	112,050	21,675	5,021	5,021	5,021
Painting	10	1	27,300	26,085	1,215	1,215	1,215
Insurance deductible				-			
Interest			-	1,211	-	-	-
			\$ 214,350	\$ 74,222	\$ 10,063	\$ 10,063	\$ 9,974

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 601	
	Bud 2023	Bud 2024
Description	601	601
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,726.74	9,815.65
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	190,987.08	229,370.86
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,350.72	\$ 230,325.41
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges		4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	0.00	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 601	
Description	Bud 2023 601	Bud 2024 601
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 601	
Description	Bud 2023 601	Bud 2024 601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,638.34	3,727.10
Roofs	5,009.93	5,009.93
Reserves-Painting	1,078.48	1,078.63
	-	-
Total Building Reserves	9,726.74	9,815.65
	-	-
Total Reserve Funding	13,192.36	13,680.96
	-	-
TOTAL RESERVES & EXPENSES	\$ 192,350.74	\$ 230,325.41
	-	-
Net Income	--	0

Assessments:	2023	2024
Annual Assessment	\$ 6,366.24	\$ 7,645.70
Quarterly Assessment 2024		\$ 1,911.42
Quarterly Assessment 2023 - 1st Quarter	\$ 1,990.93	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,990.93	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,192.19	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,192.19	
Increase (decrease)		20.10%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 601							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,548	\$ 3,727	\$ 3,727	\$ 3,638
Roofs	20	18	112,050	21,871	5,010	5,010	5,010
Painting	10	1	27,300	26,221	1,079	1,079	1,078
Insurance deductible				-		0	0
Interest			-	1,152	-	-	-
			<u>\$ 214,350</u>	<u>\$ 75,792</u>	<u>\$ 9,816</u>	<u>\$ 9,816</u>	<u>\$ 9,727</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 701	
Description	Bud 2023 701	Bud 2024 701
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,602.78	9,691.69
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	190,863.12	229,246.91
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,226.76	\$ 230,201.45
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 701	
Description	Bud 2023 701	Bud 2024 701
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 701	
	Bud 2023	Bud 2024
Description	701	701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,512.16	3,600.92
Roofs	5,039.14	5,039.14
Reserves-Painting	1,051.48	1,051.63
	-	-
Total Building Reserves	9,602.78	9,691.69
	-	-
Total Reserve Funding	13,068.39	13,557.00
	-	-
TOTAL RESERVES & EXPENSES	\$ 192,226.77	\$ 230,201.45
	-	-
Net Income	--	-
Assessments:		
	2023	2024
Annual Assessment	\$ 6,362.10	\$ 7,641.56
Quarterly Assessment 2024		\$ 1,910.39
Quarterly Assessment 2023 - 1st Quarter	\$ 1,989.90	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,989.90	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,191.15	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,191.15	
Increase (decrease)		20.11%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 701							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 28,188	\$ 3,601	\$ 3,601	\$ 3,512
Roofs	20	18	112,050	21,345	5,039	5,039	5,039
Painting	10	1	28,000	26,948	1,052	1,052	1,051
Insurance deductible				-			
Interest			-	1,287	-	-	-
			<u>\$ 215,050</u>	<u>\$ 77,768</u>	<u>\$ 9,692</u>	<u>\$ 9,692</u>	<u>\$ 9,603</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 801	
Description	Bud 2023 801	Bud 2024 801
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	11,334.41	11,423.32
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	192,594.75	230,978.54
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,958.39	\$ 231,933.08
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 801	
Description	Bud 2023 801	Bud 2024 801
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 801	
	Bud 2023	Bud 2024
Description	801	801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	4,769.26	4,858.04
Roofs	5,026.02	5,026.02
Reserves-Painting	1,539.14	1,539.27
	-	-
Total Building Reserves	11,334.41	11,423.32
	-	-
Total Reserve Funding	14,800.02	15,288.63
	-	-
TOTAL RESERVES & EXPENSES	\$ 193,958.40	\$ 231,933.08
	-	-
Net Income	--	-
Assessments:		
	2023	2024
Annual Assessment	\$ 6,419.82	\$ 7,699.28
Quarterly Assessment 2024		\$ 1,924.82
Quarterly Assessment 2023 - 1st Quarter	\$ 2,004.33	
Quarterly Assessment 2023 - 2nd Quarter	\$ 2,004.33	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,205.59	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,205.59	
Increase (decrease)		19.93%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 801							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 11,846	\$ 4,858	\$ 4,858	\$ 4,769
Roofs	20	18	112,050	21,582	5,026	5,026	5,026
Painting	10	1	27,300	25,761	1,539	1,539	1,539
Insurance deductible				-			
Interest			-	1,296	-	-	-
			<u>\$ 214,350</u>	<u>\$ 60,484</u>	<u>\$ 11,423</u>	<u>\$ 11,423</u>	<u>\$ 11,334</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 901	
Description	Bud 2023 901	Bud 2024 901
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,106.50	10,195.35
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,366.84	229,750.57
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,730.48	\$ 230,705.11
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 901	
Description	Bud 2023 901	Bud 2024 901
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 901	
	Bud 2023	Bud 2024
Description	901	901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,665.96	3,754.72
Roofs	5,044.37	5,044.37
Reserves-Painting	1,396.18	1,396.27
	-	-
Total Building Reserves	10,106.50	10,195.35
	-	-
Total Reserve Funding	13,572.12	14,060.66
	-	-
TOTAL RESERVES & EXPENSES	\$ 192,730.50	\$ 230,705.11
	-	-
Net Income	-	-
Assessments:		
	2023	2024
Annual Assessment	\$ 6,378.89	\$ 7,658.35
Quarterly Assessment 2024		\$ 1,914.59
Quarterly Assessment 2023 - 1st Quarter	\$ 1,994.09	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,994.09	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,195.35	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,195.35	
Increase (decrease)		20.06%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 901							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,189	\$ 3,755	\$ 3,755	\$ 3,666
Roofs	20	18	112,050	21,251	5,044	5,044	5,044
Painting	10	1	27,300	25,904	1,396	1,396	1,396
Insurance deductible				-			
Interest			-	1,193	-	-	-
			\$ 214,350	\$ 74,537	\$ 10,195	\$ 10,195	\$ 10,106

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1001	
Description	Bud 2023 1001	Bud 2024 1001
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,400.69	10,489.63
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,661.03	230,044.84
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,024.67	\$ 230,999.39
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1001	
Description	Bud 2023 1001	Bud 2024 1001
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1001	
Description	Bud 2023 1001	Bud 2024 1001
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	4,307.81	4,396.57
Roofs	5,043.07	5,043.07
Reserves-Painting	1,049.82	1,049.99
	-	-
Total Building Reserves	10,400.69	10,489.63
	-	-
Total Reserve Funding	13,866.30	14,354.94
	-	-
TOTAL RESERVES & EXPENSES	\$ 193,024.68	\$ 230,999.39
Net Income	--	-

Assessments:	2023	2024
Annual Assessment	\$ 6,388.70	\$ 7,668.16
Quarterly Assessment 2024		\$ 1,917.04
Quarterly Assessment 2023 - 1st Quarter	\$ 1,996.55	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,996.55	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,197.80	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,197.80	
Increase (decrease)		20.03%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1001							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 17,845	\$ 4,397	\$ 4,397	\$ 4,308
Roofs	20	18	112,050	21,275	5,043	5,043	5,043
Painting	10	1	28,000	26,950	1,050	1,050	1,050
Insurance deductible				-			
Interest			-	1,437	-	-	-
			<u>\$ 215,050</u>	<u>\$ 67,506</u>	<u>\$ 10,490</u>	<u>\$ 10,490</u>	<u>\$ 10,401</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1101	
Description	Bud 2023 1101	Bud 2024 1101
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,705.27	9,794.14
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	190,965.61	229,349.35
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,329.25	\$ 230,303.89
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1101	
Description	Bud 2023 1101	Bud 2024 1101
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1101	
	Bud 2023	Bud 2024
Description	1101	1101
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,630.05	3,718.81
Roofs	5,018.77	5,018.77
Reserves-Painting	1,056.46	1,056.55
	-	-
Total Building Reserves	9,705.27	9,794.14
Total Reserve Funding	13,170.89	13,659.44
TOTAL RESERVES & EXPENSES	\$ 192,329.27	\$ 230,303.89
Net Income	--	-

Assessments:	2023	2024
Annual Assessment	\$ 6,365.52	\$ 7,644.98
Quarterly Assessment 2024		\$ 1,911.24
Quarterly Assessment 2023 - 1st Quarter	\$ 1,990.75	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,990.75	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,192.01	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,192.01	
Increase (decrease)		20.10%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1101							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,655	\$ 3,719	\$ 3,719	\$ 3,630
Roofs	20	18	112,050	21,712	5,019	5,019	5,019
Painting	10	1	28,000	26,943	1,057	1,057	1,056
Insurance deductible			-	6,310	-	-	-
Interest			-	1,691	-	-	-
			<u>\$ 215,050</u>	<u>\$ 83,312</u>	<u>\$ 9,794</u>	<u>\$ 9,794</u>	<u>\$ 9,705</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1201	
Description	Bud 2023 1201	Bud 2024 1201
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,388.52	10,477.40
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,648.86	230,032.61
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,012.50	\$ 230,987.15
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1201	
Description	Bud 2023 1201	Bud 2024 1201
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1201	
Description	Bud 2023 1201	Bud 2024 1201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,619.92	3,708.68
Roofs	5,008.80	5,008.80
Reserves-Painting	1,759.80	1,759.91
	-	-
Total Building Reserves	10,388.52	10,477.40
	-	-
Total Reserve Funding	13,854.14	14,342.70
	-	-
TOTAL RESERVES & EXPENSES	\$ 193,012.51	\$ 230,987.15
	-	-
Net Income	--	-

Assessments:	2023	2024
Annual Assessment	\$ 6,388.30	\$ 7,667.75
Quarterly Assessment 2024		\$ 1,916.94
Quarterly Assessment 2023 - 1st Quarter	\$ 1,996.55	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,996.45	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,197.70	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,197.70	
Increase (decrease)		20.03%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1201							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,787	\$ 3,709	\$ 3,709	\$ 3,620
Roofs	20	18	112,050	21,892	5,009	5,009	5,009
Painting	10	1	27,300	25,540	1,760	1,760	1,760
Insurance deductible				-			
Interest			-	1,048	-	-	-
			\$ 214,350	\$ 75,267	\$ 10,477	\$ 10,477	\$ 10,388

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1301	
Description	Bud 2023 1301	Bud 2024 1301
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,671.30	9,760.18
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	190,931.64	229,315.39
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,295.28	\$ 230,269.94
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1301	
Description	Bud 2023 1301	Bud 2024 1301
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1301	
Description	Bud 2023 1301	Bud 2024 1301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,570.71	3,659.47
Roofs	5,027.80	5,027.80
Reserves-Painting	1,072.80	1,072.91
	-	-
Total Building Reserves	9,671.30	9,760.18
Total Reserve Funding	13,136.92	13,625.48
TOTAL RESERVES & EXPENSES	\$ 192,295.30	\$ 230,269.93
Net Income	-	-

Assessments:	2023	2024
Annual Assessment	\$ 6,364.39	\$ 7,643.85
Quarterly Assessment 2024		\$ 1,910.96
Quarterly Assessment 2023 - 1st Quarter	\$ 1,990.47	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,990.47	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,191.73	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,191.73	
Increase (decrease)		20.10%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1301							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 27,427	\$ 3,659	\$ 3,659	\$ 3,571
Roofs	20	18	112,050	21,550	5,028	5,028	5,028
Painting	10	1	28,000	26,927	1,073	1,073	1,073
Insurance deductible				-			
Interest			-	1,228	-	-	-
			<u>\$ 215,050</u>	<u>\$ 77,132</u>	<u>\$ 9,760</u>	<u>\$ 9,760</u>	<u>\$ 9,671</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1401	
Description	Bud 2023 1401	Bud 2024 1401
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,880.51	9,968.99
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,140.85	229,524.20
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,504.49	\$ 230,478.74
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1401	
Description	Bud 2023 1401	Bud 2024 1401
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1401	
Description	Bud 2023 1401	Bud 2024 1401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,682.49	3,771.25
Roofs	5,055.52	5,055.51
Reserves-Painting	1,142.50	1,142.23
	-	-
Total Building Reserves	9,880.51	9,968.99
Total Reserve Funding	13,346.12	13,834.29
TOTAL RESERVES & EXPENSES	\$ 192,504.50	\$ 230,478.74
Net Income	--	-
Assessments:		
	2023	2024
Annual Assessment	\$ 6,371.36	\$ 7,650.81
Quarterly Assessment 2024		\$ 1,912.70
Quarterly Assessment 2023 - 1st Quarter	\$ 1,992.21	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,992.21	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,193.47	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,193.47	
Increase (decrease)		20.08%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1401							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 25,974	\$ 3,771	\$ 3,771	\$ 3,683
Roofs	20	18	112,050	21,051	5,056	5,056	5,055
Painting	10	1	28,000	26,858	1,142	1,142	1,143
Insurance deductible				-			
Interest			-	1,113	-	-	-
			<u>\$ 215,050</u>	<u>\$ 74,995</u>	<u>\$ 9,969</u>	<u>\$ 9,969</u>	<u>\$ 9,880</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1501	
Description	Bud 2023 1501	Bud 2024 1501
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,424.23	9,513.02
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	190,684.57	229,068.23
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,048.21	\$ 230,022.78
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.55	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1501	
Description	Bud 2023 1501	Bud 2024 1501
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1501	
Description	Bud 2023 1501	Bud 2024 1501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,268.04	3,356.79
Roofs	5,009.08	5,009.08
Reserves-Painting	1,147.12	1,147.15
	-	-
Total Building Reserves	9,424.23	9,513.02
Total Reserve Funding	12,889.84	13,378.33
TOTAL RESERVES & EXPENSES	\$ 192,048.22	\$ 230,022.78
Net Income	--	0

Assessments:	2023	2024
Annual Assessment	\$ 6,356.15	\$ 7,635.61
Quarterly Assessment 2024		\$ 1,908.90
Quarterly Assessment 2023 - 1st Quarter	\$ 1,988.41	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,988.41	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,189.67	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,189.67	
Increase (decrease)		20.13%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1501							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 31,362	\$ 3,357	\$ 3,357	\$ 3,268
Roofs	20	18	112,050	21,887	5,009	5,009	5,009
Painting	10	1	28,000	26,853	1,147	1,147	1,147
Insurance deductible				-			
Interest			-	1,117	-	-	-
			\$ 215,050	\$ 81,218	\$ 9,513	\$ 9,513	\$ 9,424

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1601	
Description	Bud 2023 1601	Bud 2024 1601
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	9,734.47	9,823.19
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	190,994.81	229,378.40
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,358.45	\$ 230,332.94
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.45	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.55	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.45	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
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Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1601	
Description	Bud 2023 1601	Bud 2024 1601
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
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Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
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Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.55	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.38	\$ 216,644.45

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1601	
Description	Bud 2023 1601	Bud 2024 1601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,661.77	3,750.53
Roofs	5,022.50	5,022.50
Reserves-Painting	1,050.20	1,050.15
	-	-
Total Building Reserves	9,734.47	9,823.19
Total Reserve Funding	13,200.09	13,688.49
TOTAL RESERVES & EXPENSES	\$ 192,358.46	\$ 230,332.94
Net Income	--	-

Assessments:	2023	2024
Annual Assessment	\$ 6,366.49	\$ 7,645.95
Quarterly Assessment 2024		\$ 1,911.49
Quarterly Assessment 2023 - 1st Quarter	\$ 1,990.99	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,990.99	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,192.25	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,192.25	
Increase (decrease)		20.10%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1601							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,243	\$ 3,751	\$ 3,751	\$ 3,662
Roofs	20	18	112,050	21,645	5,023	5,023	5,023
Painting	10	1	28,000	26,950	1,050	1,050	1,050
Insurance deductible			-	6,578	-	-	-
Interest			-	1,103	-	-	-
			<u>\$ 215,050</u>	<u>\$ 82,519</u>	<u>\$ 9,823</u>	<u>\$ 9,823</u>	<u>\$ 9,735</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1701	
Description	Bud 2023 1701	Bud 2024 1701
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,578.40	10,667.33
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,838.74	230,222.55
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,202.38	\$ 231,177.09
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1701	
Description	Bud 2023 1701	Bud 2024 1701
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.37	\$ 216,644.45

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1701	
Description	Bud 2023 1701	Bud 2024 1701
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,813.79	3,902.56
Roofs	5,032.13	5,032.14
Reserves-Painting	1,732.48	1,732.63
	-	-
Total Building Reserves	10,578.40	10,667.33
Total Reserve Funding	14,044.02	14,532.64
TOTAL RESERVES & EXPENSES	\$ 193,202.39	\$ 231,177.09
Net Income	--	-
Assessments:		
	2023	2024
Annual Assessment	\$ 6,394.62	\$ 7,674.08
Quarterly Assessment 2024		\$ 1,918.52
Quarterly Assessment 2023 - 1st Quarter	\$ 1,998.03	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,998.03	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,199.28	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,199.28	
Increase (decrease)		20.01%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1701							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 24,267	\$ 3,903	\$ 3,903	\$ 3,814
Roofs	20	18	112,050	21,471	5,032	5,032	5,032
Painting	10	1	27,300	25,567	1,733	1,733	1,732
Insurance deductible				-			
Interest			-	1,292	-	-	-
			\$ 214,350	\$ 72,598	\$ 10,667	\$ 10,667	\$ 10,578

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1801	
Description	Bud 2023 1801	Bud 2024 1801
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,039.57	10,127.40
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,299.91	229,682.62
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,663.55	\$ 230,637.16
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.36	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.64	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.64	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.36	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 1801	
Description	Bud 2023 1801	Bud 2024 1801
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.36
Total Maintenance	20,179.55	15,914.18
<i>Landscape Expenses</i>		
Grounds Mtce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.37	\$ 216,644.45

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1801	
	Bud 2023	Bud 2024
Description	1801	1801
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,412.92	3,501.68
Roofs	5,824.06	5,824.06
Reserves-Painting	802.60	801.67
	-	-
Total Building Reserves	10,039.57	10,127.40
Total Reserve Funding	13,505.18	13,992.71
TOTAL RESERVES & EXPENSES	\$ 192,663.55	\$ 230,637.16
Net Income	--	-
Assessments:		
	2023	2024
Annual Assessment	\$ 6,376.66	\$ 7,656.09
Quarterly Assessment 2024		\$ 1,914.02
Quarterly Assessment 2023 - 1st Quarter	\$ 1,993.54	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,993.54	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,194.79	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,194.79	
Increase (decrease)		20.06%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1801							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 29,478	\$ 3,502	\$ 3,502	\$ 3,414
Roofs	20	18	128,650	23,817	5,824	5,824	5,824
Painting	10	1	27,300	26,498	802	802	804
Insurance deductible				-			
Interest			-	2,099	-	-	-
			<u>\$ 230,950</u>	<u>\$ 81,893</u>	<u>\$ 10,127</u>	<u>\$ 10,127</u>	<u>\$ 10,042</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

Description	BUILDING 1901	
	Bud 2023 1901	Bud 2024 1901
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,784.94	10,873.48
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	192,045.28	230,428.69
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,408.92	\$ 231,383.24
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

Description	BUILDING 1901	
	Bud 2023 1901	Bud 2024 1901
Utilities		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
Maintenance		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.37
Total Maintenance	20,179.55	15,914.19
Landscape Expenses		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
Building Insurance		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
Common Insurance		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.37	\$ 216,644.46

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 1901	
Description	Bud 2023 1901	Bud 2024 1901
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,888.16	3,976.92
Roofs	5,748.61	5,748.61
Reserves-Painting	1,148.18	1,147.95
	-	-
Total Building Reserves	10,784.94	10,873.48
Total Reserve Funding	14,250.56	14,738.79
TOTAL RESERVES & EXPENSES	\$ 193,408.93	\$ 231,383.25
Net Income	--	--

Assessments:	2023	2024
Annual Assessment	\$ 6,401.51	\$ 7,680.96
Quarterly Assessment 2024		\$ 1,920.24
Quarterly Assessment 2023 - 1st Quarter	\$ 1,999.75	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,999.75	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,201.01	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,201.01	
Increase (decrease)		19.99%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 1901							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 23,300	\$ 3,977	\$ 3,977	\$ 3,888
Roofs	20	18	128,650	25,175	5,749	5,749	5,749
Painting	10	1	30,000	28,852	1,148	1,148	1,148
Insurance deductible				-			
Interest			-	1,490	-	-	-
			<u>\$ 233,650</u>	<u>\$ 78,817</u>	<u>\$ 10,873</u>	<u>\$ 10,873</u>	<u>\$ 10,785</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

Description	BUILDING 2001	
	Bud 2023 2001	Bud 2024 2001
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,583.26	10,671.81
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,843.60	230,227.02
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,207.24	\$ 231,181.57
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.27	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.73	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.73	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.73	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.37	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

Description	BUILDING 2001	
	Bud 2023 2001	Bud 2024 2001
Utilities		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
Maintenance		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.37
Total Maintenance	20,179.55	15,914.19
Landscape Expenses		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
Building Insurance		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
Common Insurance		
Insurance - Liability and Finance	5,747.73	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.27	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.37	\$ 216,644.46

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

Description	BUILDING 2001	
	Bud 2023 2001	Bud 2024 2001
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,655.92	3,744.68
Roofs	5,786.83	5,786.82
Reserves-Painting	1,140.52	1,140.31
	-	-
Total Building Reserves	10,583.26	10,671.81
Total Reserve Funding	14,048.87	14,537.11
TOTAL RESERVES & EXPENSES	\$ 193,207.24	\$ 231,181.57
Net Income	--	--

Assessments:	2023	2024
Annual Assessment	\$ 6,394.79	\$ 7,674.23
Quarterly Assessment 2024		\$ 1,918.56
Quarterly Assessment 2023 - 1st Quarter	\$ 1,998.07	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,998.07	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,199.33	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,199.33	
Increase (decrease)		20.01%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 2001							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,319	\$ 3,745	\$ 3,745	\$ 3,656
Roofs	20	18	128,650	24,487	5,787	5,787	5,787
Painting	10	1	30,000	28,860	1,140	1,140	1,141
Insurance deductible				-			
Interest			-	1,428	-	-	-
			<u>\$ 233,650</u>	<u>\$ 81,094</u>	<u>\$ 10,672</u>	<u>\$ 10,672</u>	<u>\$ 10,583</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2101	
Description	Bud 2023 2101	Bud 2024 2101
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,669.11	10,757.91
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,929.45	230,313.12
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,293.09	\$ 231,267.66
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.28	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.74	9,787.50
Payroll		
Office Payroll	1,772.72	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.72	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.72	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.36	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2101	
Description	Bud 2023 2101	Bud 2024 2101
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.37
Total Maintenance	20,179.55	15,914.19
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.72	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.28	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.36	\$ 216,644.46

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2101	
Description	Bud 2023 2101	Bud 2024 2101
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,705.41	3,794.17
Roofs	5,784.55	5,784.55
Reserves-Painting	1,179.16	1,179.19
	-	-
Total Building Reserves	10,669.11	10,757.91
Total Reserve Funding	14,134.72	14,623.21
TOTAL RESERVES & EXPENSES	\$ 193,293.08	\$ 231,267.67
Net Income	-	--

Assessments:	2023	2024
Annual Assessment	\$ 6,397.65	\$ 7,677.10
Quarterly Assessment 2024		\$ 1,919.28
Quarterly Assessment 2023 - 1st Quarter	\$ 1,998.78	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,998.78	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,200.04	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,200.04	
Increase (decrease)		20.00%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 2101							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 25,676	\$ 3,794	\$ 3,794	\$ 3,705
Roofs	20	18	128,650	24,528	5,785	5,785	5,785
Painting	10	1	30,000	28,821	1,179	1,179	1,179
Insurance deductible				-			
Interest			-	1,312	-	-	-
			\$ 233,650	\$ 80,337	\$ 10,758	\$ 10,758	\$ 10,669

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2201	
Description	Bud 2023 2201	Bud 2024 2201
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,554.98	10,643.56
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,815.32	230,198.77
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,178.96	\$ 231,153.32
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.28	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.82	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.74	9,787.50
Payroll		
Office Payroll	1,772.72	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.72	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.82	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.72	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.82	2,429.55
Total Contracts	26,615.36	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2201	
Description	Bud 2023 2201	Bud 2024 2201
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.82	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.37
Total Maintenance	20,179.55	15,914.19
<i>Landscape Expenses</i>		
Grounds Mtnc (landscape mtnc)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.72	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.28	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.36	\$ 216,644.46

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2201	
Description	Bud 2023 2201	Bud 2024 2201
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,631.60	3,720.37
Roofs	5,876.20	5,876.20
Reserves-Painting	1,047.18	1,046.99
	-	-
Total Building Reserves	10,554.98	10,643.56
Total Reserve Funding	14,020.59	14,508.86
TOTAL RESERVES & EXPENSES	\$ 193,178.95	\$ 231,153.32
Net Income	-	--

Assessments:	2023	2024
Annual Assessment	\$ 6,393.84	\$ 7,673.29
Quarterly Assessment 2024		\$ 1,918.32
Quarterly Assessment 2023 - 1st Quarter	\$ 1,997.83	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,997.83	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,199.09	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,199.09	
Increase (decrease)		20.01%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated		Estimated Replacement	Est. Reserves 12/31/2023	2024	2024	2023
	Estimated	Remaining			Required	Budgeted	Budgeted
	Life	Life			Funding	Funding	Funding
BUILDING 2201							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,635	\$ 3,720	\$ 3,720	\$ 3,632
Roofs	20	18	128,650	22,878	5,876	5,876	5,876
Painting	10	1	30,000	28,953	1,047	1,047	1,047
Insurance deductible				-			
Interest			-	1,443	-	-	-
			<u>\$ 233,650</u>	<u>\$ 79,910</u>	<u>\$ 10,644</u>	<u>\$ 10,644</u>	<u>\$ 10,555</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2301	
Description	Bud 2023 2301	Bud 2024 2301
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,306.89	10,395.69
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,567.23	229,950.90
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 192,930.87	\$ 230,905.45
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.28	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.81	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.72	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.72	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.81	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.72	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.81	2,429.55
Total Contracts	26,615.34	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2301	
Description	Bud 2023 2301	Bud 2024 2301
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.81	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	0.00	386.37
Total Maintenance	20,179.54	15,914.19
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.72	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.28	909.09
Insurance - Finance Charges	0.00	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.32	\$ 216,644.46

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2301	
Description	Bud 2023 2301	Bud 2024 2301
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,484.16	3,572.92
Roofs	5,774.96	5,774.96
Reserves-Painting	1,047.77	1,047.81
	-	-
Total Building Reserves	10,306.89	10,395.69
Total Reserve Funding	13,772.50	14,260.99
TOTAL RESERVES & EXPENSES	\$ 192,930.82	\$ 230,905.45
Net Income	-	--

Assessments:	2023	2024
Annual Assessment	\$ 6,385.57	\$ 7,665.03
Quarterly Assessment 2024		\$ 1,916.26
Quarterly Assessment 2023 - 1st Quarter	\$ 1,995.76	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,995.76	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,197.02	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,197.02	
Increase (decrease)		20.04%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 2301							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 28,552	\$ 3,573	\$ 3,573	\$ 3,484
Roofs	20	18	128,650	24,701	5,775	5,775	5,775
Painting	10	1	30,000	28,952	1,048	1,048	1,048
Insurance deductible				-			
Interest			-	1,686	-	-	-
			\$ 233,650	\$ 83,891	\$ 10,396	\$ 10,396	\$ 10,307

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2401	
Description	Bud 2023 2401	Bud 2024 2401
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	10,497.30	10,586.22
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	191,757.64	230,141.43
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 193,121.28	\$ 231,095.98
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.28	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.91	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges	-	4.55
Inspections	681.81	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.73	9,787.50
Payroll		
Office Payroll	1,772.72	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.72	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	-	1,281.82
Financial Management	1,150.91	1,363.64
Janitorial Maint. Contract	7,431.81	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.72	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.81	2,429.55
Total Contracts	26,615.34	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2401	
Description	Bud 2023 2401	Bud 2024 2401
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.81	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	-	386.37
Total Maintenance	20,179.54	15,914.19
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.72	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.28	909.09
Insurance - Finance Charges	-	5,700.76
Insurance - D&O	409.09	511.36
Total Common Insurance	9,344.81	16,614.74
Total Insurance	57,269.36	73,622.33
Total Operating Expenses	\$ 179,158.32	\$ 216,644.46

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2401	
Description	Bud 2023 2401	Bud 2024 2401
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	3,620.46	3,709.22
Roofs	5,818.03	5,818.03
Reserves-Painting	1,058.81	1,058.98
	-	-
Total Building Reserves	10,497.30	10,586.22
Total Reserve Funding	13,962.91	14,451.52
TOTAL RESERVES & EXPENSES	\$ 193,121.23	\$ 231,095.98
Net Income	-	(0)

Assessments:	2023	2024
Annual Assessment	\$ 6,391.92	\$ 7,671.38
Quarterly Assessment 2024		\$ 1,917.85
Quarterly Assessment 2023 - 1st Quarter	\$ 1,997.35	
Quarterly Assessment 2023 - 2nd Quarter	\$ 1,997.35	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,198.61	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,198.61	
Increase (decrease)		20.02%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 2401							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 26,780	\$ 3,709	\$ 3,709	\$ 3,620
Roofs	20	18	128,650	23,926	5,818	5,818	5,818
Painting	10	1	30,000	28,941	1,059	1,059	1,059
Insurance deductible				-			
Interest			-	1,289	-	-	-
			\$ 233,650	\$ 80,936	\$ 10,586	\$ 10,586	\$ 10,497

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2501	
Description	Bud 2023 2501	Bud 2024 2501
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	11,536.48	11,625.29
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	192,796.82	231,180.50
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 194,160.46	\$ 232,135.05
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.28	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.90	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges		4.55
Inspections	681.81	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.72	9,787.50
Payroll		
Office Payroll	1,772.72	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.72	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	0.00	1,281.82
Financial Management	1,150.90	1,363.64
Janitorial Maint. Contract	7,431.81	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.72	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.81	2,429.55
Total Contracts	26,615.33	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2501	
Description	Bud 2023 2501	Bud 2024 2501
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.81	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	-	386.37
Total Maintenance	20,179.54	15,914.19
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mntnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.72	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.28	909.09
Insurance - Finance Charges	-	5,700.76
Insurance - D&O	409.10	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.31	\$ 216,644.46

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2501	
	Bud 2023	Bud 2024
Description	2501	2501
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	4,676.32	4,765.11
Roofs	5,810.73	5,810.73
Reserves-Painting	1,049.43	1,049.46
	-	-
Total Building Reserves	11,536.48	11,625.29
Total Reserve Funding	15,002.10	15,490.60
TOTAL RESERVES & EXPENSES	\$ 194,160.40	\$ 232,135.06
Net Income	-	--

Assessments:	2023	2024
Annual Assessment	\$ 6,426.56	\$ 7,706.02
Quarterly Assessment 2024		\$ 1,926.50
Quarterly Assessment 2023 - 1st Quarter	\$ 2,006.01	
Quarterly Assessment 2023 - 2nd Quarter	\$ 2,006.01	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,207.27	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,207.27	
Increase (decrease)		19.91%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

	Estimated				2024	2024	2023
	Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted
	Life	Life	Replacement	12/31/2023	Funding	Funding	Funding
BUILDING 2501							
Building Reserves							
Elevators	50	13	\$ 75,000	\$ 13,054	\$ 4,765	\$ 4,765	\$ 4,676
Roofs	20	18	128,650	24,057	5,811	5,811	5,811
Painting	10	1	30,000	28,951	1,049	1,049	1,049
Insurance deductible				-			
Interest			-	1,032	-	-	-
			<u>\$ 233,650</u>	<u>\$ 67,093</u>	<u>\$ 11,625</u>	<u>\$ 11,625</u>	<u>\$ 11,536</u>

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2601	
Description	Bud 2023 2601	Bud 2024 2601
INCOME:		
Member Assessment	\$ 129,870.18	\$ 158,682.32
Bldg. Prop Insur Assessment	47,924.55	57,007.59
Reserve Income Building	12,059.47	12,148.41
Reserve Income Common	3,465.61	3,865.30
Subtotal Assessment Income	193,319.81	231,703.62
Other Income:		
Spec Assessmt - Insurance cash flow		
Application Fees/other	1,363.64	954.55
Subtotal Other Income	1,363.64	954.55
TOTAL INCOME	\$ 194,683.45	\$ 232,658.16
EXPENSES:		
Administrative Expenses		
Line of Credit payment	\$ 500.00	\$ 500.00
Legal Fees	1,136.37	2,272.73
Audit	1,045.46	969.32
Insurance Claim Expense	227.28	909.09
Board Meeting	68.18	90.91
Office Supplies/misc. admin	590.90	727.27
Office Equip/Rental	102.27	118.18
Fees & Licenses	681.82	681.82
Bank charges		4.55
Inspections	681.81	545.45
Printing /other misc.	45.45	136.36
Engineering	454.54	2,272.73
Postage	250.00	404.55
Newsletter /website	40.00	40.91
Bad Debt Expense	113.63	113.64
Total Administrative Expenses	5,937.72	9,787.50
Payroll		
Office Payroll	1,772.72	2,023.64
Management Payroll	6,000.00	6,600.00
Payroll Taxes	1,215.00	1,363.64
Maintenance Payroll	6,600.00	7,590.00
Payroll Other - bonus, etc.	305.00	327.27
Total Payroll	15,892.72	17,904.55
Contracts		
Landscape Maintenance	5,363.63	6,136.36
Farmer & Irwin	2,045.46	1,218.18
Bar 9	0.00	1,281.82
Financial Management	1,150.90	1,363.64
Janitorial Maint. Contract	7,431.81	7,781.82
Mangrove Trimming	200.36	152.73
Elevator Contract	1,854.54	1,800.00
Generator Maintenance	550.00	605.00
Pest Control/Lawn Fert.	1,772.72	1,896.58
Fire Extinguisher Service	70.00	70.00
Security	2,376.37	3,206.09
Pressure Cleaning	1,022.73	1,022.73
Tree Trimming	2,776.81	2,429.55
Total Contracts	26,615.33	28,964.49

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024

	BUILDING 2601	
Description	Bud 2023 2601	Bud 2024 2601
<i>Utilities</i>		
Electric	\$ 3,818.18	\$ 4,047.27
Water	20,000.00	21,200.00
Sewer	9,136.36	9,684.55
Cable Expense	15,590.91	29,454.23
Telephone Expense/Wi-Fi	1,240.91	1,315.36
Total Utilities	49,786.36	65,701.41
<i>Maintenance</i>		
Bocci Courts Maint/Repair	81.81	90.91
Tennis Courts Maint/Repair	113.64	136.36
Club Houses Maint/Repair	375.00	454.55
Building Repairs	5,909.09	1,136.36
Gas & Oil	150.00	204.55
Fire System Maint/Repair	1,250.00	681.82
Fire Pump Maintenance	500.00	500.00
Fire Alarm Maintenance	2,000.00	1,363.64
Pool Maintenance/Chemicals	1,825.00	2,500.00
Trash Removal	3,250.00	3,641.45
Misc. Maint/Supplies	1,300.00	1,590.91
Elevator Maintenance	675.00	454.55
Miscellaneous Expense	2,750.00	2,772.73
Hurricane Expenses-wind driven rain	-	386.37
Total Maintenance	20,179.54	15,914.19
<i>Landscape Expenses</i>		
Grounds Mntce (landscape mtnce)	1,363.64	1,818.18
Irrigation Supplies	295.45	295.45
Plant Replacements	909.09	1,727.27
Mulch	909.09	909.09
Total Landscape	3,477.27	4,750.00
<i>Building Insurance</i>		
Insurance - Property-Bldg.	47,924.55	57,007.59
	47,924.55	57,007.59
<i>Common Insurance</i>		
Insurance - Liability and Finance	5,747.72	7,184.66
Insurance - Health	2,004.54	1,738.64
Ins - Fidelity Bond	106.18	132.73
Insurance - Workers Comp	350.00	437.50
Insurance - Umbrella	727.28	909.09
Insurance - Finance Charges	-	5,700.76
Insurance - D&O	409.10	511.36
Total Common Insurance	9,344.82	16,614.74
Total Insurance	57,269.37	73,622.33
Total Operating Expenses	\$ 179,158.31	\$ 216,644.46

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2024**

	BUILDING 2601	
Description	Bud 2023 2601	Bud 2024 2601
Reserve Funding		
Common Reserves		
Pool Equipment & Refurbishment	\$ 909.11	\$ 881.83
Intercoastal Erosion	136.36	136.36
Plant Replacement	136.36	136.36
Pavements/Parking Lot	264.38	264.38
Tennis Court	189.40	189.39
Pool Furniture	799.69	1,217.36
Generators	367.98	367.98
Fire Pumps	35.16	35.16
Fire Alarms	414.99	414.99
Roofs	167.46	176.77
Painting	44.73	44.72
Total Common Reserves	3,465.61	3,865.30
	-	-
Building Reserves		
Elevator	4,917.55	5,006.36
Roofs	5,733.59	5,733.59
Reserves-Painting	1,408.33	1,408.46
	-	-
Total Building Reserves	12,059.47	12,148.41
Total Reserve Funding	15,525.09	16,013.71
TOTAL RESERVES & EXPENSES	\$ 194,683.40	\$ 232,658.17
Net Income	-	--

Assessments:	2023	2024
Annual Assessment	\$ 6,443.99	\$ 7,723.45
Quarterly Assessment 2024		\$ 1,930.86
Quarterly Assessment 2023 - 1st Quarter	\$ 2,010.37	
Quarterly Assessment 2023 - 2nd Quarter	\$ 2,010.37	
Quarterly Assessment 2023 - 3rd Quarter	\$ 1,211.63	
Quarterly Assessment 2023 - 4th Quarter	\$ 1,211.63	
Increase (decrease)		19.86%
	-	-

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2024

		Estimated			2024	2024	2023						
		Estimated	Remaining	Estimated	Est. Reserves	Required	Budgeted	Budgeted					
		Life	Life	Replacement	12/31/2023	Funding	Funding	Funding					
BUILDING 2601													
Building Reserves													
Elevators	50	13	\$	75,000	\$	9,917	\$	5,006	\$	5,006	\$	4,918	
Roofs	20	18		128,650		25,445		5,734		5,734		5,734	
Painting	10	1		30,000		28,592		1,408		1,408		1,408	
Insurance deductible				-		6,858		-		-		-	
Interest				-		1,361		-		-		-	
				\$	233,650	\$	72,173	\$	12,148	\$	12,148	\$	12,060