

Marina at the Bluffs Condominium Assoc., Inc.

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

October 10, 2024

Attention Owners:

Enclosed is the proposed 2025 draft budget reflecting common and building specific expenses. The 2025 budget meeting will be held on Thursday, October 24, 2024, at 5:30 pm. Attendance to the budget meeting will be both in person, at pool, 1550 Marina Isle Way and via Zoom.

Topic: 2025 Proposed Budget Meeting

Time: October 24, 2024 at 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83365628601>

Meeting ID: 833 6562 8601

Included in Budget Package

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All Owners are invited to attend.

Sincerely,

Patricia Meglino

Patrica Meglino, Treasurer
For the Board of Directors

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025

Description	Consolidated	
	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$3,491,011.00	\$3,883,955.37
Bldg. Prop Insur Assessment	\$1,254,167.00	\$2,393,842.00
Reserve Income Building	\$229,512.00	\$1,371,866.16
Reserve Income Common	\$85,037.00	\$619,033.73
Subtotal Assessment Income	\$5,059,727.00	\$8,268,697.26
Other Income:		
Application Fees/other	\$21,000.00	\$5,000.00
S/A-Elevator Modern/RedCom FS		\$0.00
S/A-Milestone Building Inspection Repairs		\$0.00
Subtotal Other Income	\$21,000.00	\$5,000.00
TOTAL INCOME	\$5,080,727.00	\$8,273,697.26
EXPENSES:		
<i>Administrative Expenses</i>		
Line of Credit Charges/Interest payment	\$11,000.00	\$11,000.00
Legal Fees	\$50,000.00	\$50,000.00
Audit	\$21,325.00	\$21,325.00
Insurance Claim Expense	\$20,000.00	\$20,000.00
Board Meeting	\$2,000.00	\$5,000.00
Office Supplies/misc. admin	\$16,000.00	\$15,000.00
Office Equip/Rental	\$2,600.00	\$3,000.00
Fees & Licenses	\$15,000.00	\$10,000.00
Bank Charges	\$100.00	\$100.00
Inspections	\$12,000.00	\$12,000.00
Printing /other misc.	\$3,000.00	\$3,000.00
Engineering	\$50,000.00	\$50,000.00
Postage	\$8,900.00	\$6,000.00
Newsletter /website	\$900.00	\$900.00
Bad Debt Expense	\$2,500.00	\$900.00
Total Administration Expenses	\$215,325.00	\$208,225.00
<i>Payroll</i>		
Office Payroll	\$44,520.00	\$55,750.00
Management Payroll	\$145,200.00	\$145,200.00
Payroll Taxes	\$30,000.00	\$35,000.00
Maintenance Payroll	\$166,980.00	\$193,000.00
Payroll Other - bonus, etc.	\$7,200.00	\$8,000.00
Total Payroll	\$393,900.00	\$436,950.00
<i>Contracts</i>		
Financial Management	\$30,000.00	\$57,900.00
Security	\$70,534.00	\$80,000.00
Mangrove Trimming	\$3,360.00	\$4,060.00
Farmer & Irwin	\$26,800.00	\$26,800.00
Elevator Contract	\$39,600.00	\$41,184.00
Bar 9	\$28,200.00	\$28,200.00
Tree Trimming	\$53,450.00	\$64,000.00
Pressure Cleaning	\$22,500.00	\$22,500.00

Generator Maintenance	\$13,310.00	\$13,310.00
Landscape Maintenance	\$135,000.00	\$170,000.00
Pest Control/Fert	\$41,725.00	\$39,268.00
Janitorial Maint Contract	\$171,200.00	\$190,000.00
Fire Extinguisher Expense	\$1,540.00	\$1,540.00
Total Contracts	\$637,219.00	\$738,762.00

Utilities

Electric	\$89,040.00	\$96,000.00
Water	\$466,400.00	\$499,048.00
Sewer	\$213,060.00	\$227,974.20
Cable Expense	\$647,993.00	\$693,352.51
Telephone Expense/wi-fi	\$28,938.00	\$30,963.66
Total Utilities	\$1,445,431.00	\$1,547,338.37

Maintenance

Bocci Courts Maint/Repair	\$2,000.00	\$4,500.00
Tennis Courts Maint/Repair	\$3,000.00	\$4,000.00
Club Houses Maint/Repair	\$10,000.00	\$20,000.00
Building Repairs	\$25,000.00	\$35,000.00
Gas & Oil	\$4,500.00	\$4,500.00
Fire System Maint/Repair	\$15,000.00	\$60,000.00
Fire Pump Maintenance	\$11,000.00	\$11,000.00
Fire Alarm Maintenance	\$30,000.00	\$15,000.00
Pool Maintenance/Chemicals	\$55,000.00	\$58,000.00
Elevator Maintenance	\$10,000.00	\$30,000.00
Trash Removal	\$80,112.00	\$95,000.00
Misc. Maint/Supplies	\$35,000.00	\$50,000.00
Miscellaneous Expense	\$61,000.00	\$61,000.00
Hurricane Expenses	\$8,500.00	\$8,500.00
SA - Elevator Life Safety Mod		\$0.00
SA - Fire Panel Replacement		\$0.00
Milestone Inspection Repairs		\$0.00
Total Maintenance	\$350,112.00	\$456,500.00

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$40,000.00	\$45,000.00
Irrigation Supplies	\$6,500.00	\$7,000.00
Plant Replacements	\$38,000.00	\$38,000.00
Mulch	\$20,000.00	\$30,000.00
Total Landscape	\$104,500.00	\$120,000.00

Building Insurance

Insurance - Property-Bldg.	\$1,254,167.00	\$2,393,842.00
	\$1,254,167.00	\$2,393,842.00

Common Insurance

Insurance - Liability and Finance	\$158,063.00	\$189,675.60
Insurance - Health - non building (A)	\$38,250.00	\$60,203.66
Ins - Fidelity Bond	\$2,920.00	\$3,504.00
Insurance - Workers Comp -non building (A)	\$9,625.00	\$9,625.00
Insurance - Umbrella	\$20,000.00	\$24,000.00
Insurance - Finance Charges	\$125,417.00	\$150,500.40
Insurance - D&O	\$11,250.00	\$13,500.00
Total Common Insurance	\$365,525.00	\$381,180.00
Non-building insurance (A)		\$69,828.66
Total Insurance	\$1,619,692.00	\$2,775,022.00

Total Operating Expenses	<u>\$4,766,179.00</u>	<u>\$6,282,797.37</u>
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Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$19,400.00	\$104,168.85
Pavements/Parking Lot	\$5,816.26	\$13,781.28
Plant Replacement	\$3,000.00	\$3,000.00
Intercoastal Erosion	\$3,000.00	\$3,000.00
Tennis Court	\$4,166.71	\$13,308.39
Pool Furniture	\$26,782.00	\$35,000.00
Generators	\$8,095.00	\$71,764.38
Fire Pumps	\$773.00	\$211,571.25
Fire Alarms	\$9,129.71	\$24,277.86
Roofs	\$3,889.00	\$5,465.64
Clubhouse / Management Room		\$9,340.00
Restrooms		\$12,240.00
Painting	\$983.97	\$100.00
Sidewalks/ Pavers		\$92,361.80
Electrical		\$16,000.00
Lighting - Tennis Courts		\$1,250.00
Lighting- Path Lighting		\$2,404.28
Total Common Reserves	<u>\$85,035.65</u>	<u>\$619,033.73</u>

Building Reserves

Elevator	\$85,824.00	\$157,494.42
Roofs	\$117,516.00	\$113,974.03
Painting	\$26,173.00	\$50,000.00
Railings		\$196,882.81
Plumbing		\$3,200.00
Windows & Doors		\$798,266.40
Structural		\$52,048.50
Total Building Reserves	<u>\$229,513.00</u>	<u>\$1,371,866.16</u>

Total Reserve Funding	<u>\$314,548.65</u>	<u>\$1,990,899.89</u>
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TOTAL RESERVES & EXPENSES	<u>\$5,080,727.65</u>	<u>\$8,273,697.26</u>
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	<u><u>-\$0.65</u></u>	<u><u>\$0.00</u></u>
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Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

	Estimated Life	Estimated Remaining Life	Estimated Replacement	Est. Reserves 12/31/2024	2025 Required Funding	2025 Budgeted Funding	2024 Budgeted Funding
BUILDING CONSOLIDATED							
Common Reserves:							
Pool Equip/Refurb	12-30	2	167,630	60,000	104,169	104,169	19,400
Hurricane	-	-	0	1,399	0	0	0
Intercoastal Erosion	-	-	0	18,000	3,000	3,000	3,000
Plant Replacement	-	-	0	12,364	3,000	3,000	3,000
Pavement/Pkg lots	45	6	151,260	68,572	13,781	13,781	5,816
Tennis Court	5	-	23,500	10,192	13,308	13,308	4,167
Pool Furniture	15	13	100,000	26,311	35,000	35,000	26,782
Generators	44	5	166,250	51,427	71,764	71,764	8,095
Fire Pumps	39	-	234,930	23,359	211,571	211,571	773
Fire Alarms	30	30	859,650	131,314	24,278	24,278	9,130
Roofs	25	21	114,779	17,253	5,466	5,466	3,889
Painting	8	8	0	18,000	0	100	984
Clubhouse / Management Room	15	5	46,700	0	9,340	9,340	0
Restrooms	25	15	183,600	0	12,240	12,240	0
Sidewalks/ Pavers	27	15	1,385,427	0	92,362	92,362	0
Electrical	40	1	16,000	0	16,000	16,000	0
Lighting - Tennis Courts	25	24	30,000	0	1,250	1,250	0
Lighting- Path Lighting	25	14	33,660	0	2,404	2,404	0
Common Interest			0	36,925	0	0	0
			3,513,385	475,115	618,933	619,034	85,036
Building Reserves							
Elevators	25	24	4,400,000	620,134	157,494	157,494	85,840
Roofs	25	21	3,009,192	615,738	113,974	113,974	117,517
Painting	10	0	627,100	627,098	5	50,000	26,171
Insurance deductible			0	19,746	0	0	0
Railings	50	25	4,284,170	0	196,883	196,883	0
Plumbing	10	10	32,000	0	3,200	3,200	0
Windows & Doors	37	10	7,982,664	0	798,266	798,266	0
Structural	10	9	468,437	0	52,049	52,049	0
Interest			0	29,307	0	0	0
			20,803,563	1,912,022	1,321,871	1,371,866	229,528
TOTAL			24,316,948	2,387,137	1,940,805	1,990,900	314,564

The Marina at the Bluffs Condominium Association Inc

Proposed Budget 2025

	Building Expenses	Common Reserve	Building Reserve	Common Insurance	Totals	Property Insurance	Building Totals
501	\$159,217.06	\$28,137.90	\$62,382.73	\$17,326.36	\$267,064.05	\$108,811.00	\$375,875.05
601	\$159,217.06	\$28,137.90	\$62,323.09	\$17,326.36	\$267,004.41	\$108,811.00	\$375,815.41
701	\$159,217.06	\$28,137.90	\$62,283.65	\$17,326.36	\$266,964.98	\$108,811.00	\$375,775.98
801	\$159,217.06	\$28,137.90	\$62,901.58	\$17,326.36	\$267,582.90	\$108,811.00	\$376,393.90
901	\$159,217.06	\$28,137.90	\$62,364.79	\$17,326.36	\$267,046.12	\$108,811.00	\$375,857.12
1001	\$159,217.06	\$28,137.90	\$62,684.62	\$17,326.36	\$267,365.94	\$108,811.00	\$376,176.94
1101	\$159,217.06	\$28,137.90	\$62,327.06	\$17,326.36	\$267,008.39	\$108,811.00	\$375,819.39
1201	\$159,217.06	\$28,137.90	\$62,312.92	\$17,326.36	\$266,994.24	\$108,811.00	\$375,805.24
1301	\$159,217.06	\$28,137.90	\$62,303.72	\$17,326.36	\$266,985.04	\$108,811.00	\$375,796.04
1401	\$159,217.06	\$28,137.90	\$62,381.97	\$17,326.36	\$267,063.29	\$108,811.00	\$375,874.29
1501	\$159,217.06	\$28,137.90	\$62,137.24	\$17,326.36	\$266,818.56	\$108,811.00	\$375,629.56
1601	\$159,217.06	\$28,137.90	\$62,344.99	\$17,326.36	\$267,026.32	\$108,811.00	\$375,837.32
1701	\$159,217.06	\$28,137.90	\$62,429.77	\$17,326.36	\$267,111.10	\$108,811.00	\$375,922.10
1801	\$159,217.06	\$28,137.90	\$62,079.96	\$17,326.36	\$266,761.28	\$108,811.00	\$375,572.28
1901	\$159,217.06	\$28,137.90	\$62,303.08	\$17,326.36	\$266,984.40	\$108,811.00	\$375,795.40
2001	\$159,217.06	\$28,137.90	\$62,170.27	\$17,326.36	\$266,851.60	\$108,811.00	\$375,662.60
2101	\$159,217.06	\$28,137.90	\$62,193.19	\$17,326.36	\$266,874.52	\$108,811.00	\$375,685.52
2201	\$159,217.06	\$28,137.90	\$62,230.52	\$17,326.36	\$266,911.84	\$108,811.00	\$375,722.84
2301	\$159,217.06	\$28,137.90	\$62,074.83	\$17,326.36	\$266,756.15	\$108,811.00	\$375,567.15
2401	\$159,217.06	\$28,137.90	\$62,177.87	\$17,326.36	\$266,859.19	\$108,811.00	\$375,670.19
2501	\$159,217.06	\$28,137.90	\$62,700.85	\$17,326.36	\$267,382.18	\$108,811.00	\$376,193.18
2601	\$159,217.06	\$28,137.90	\$62,757.45	\$17,326.36	\$267,438.77	\$108,811.00	\$376,249.77
	\$3,502,775.37	\$619,033.73	\$1,371,866.16	\$381,180.00	\$5,874,855.26	\$2,393,842.00	\$8,268,697.26
2024	\$3,125,487.00	\$85,037.00	\$229,513.00	\$365,524.00	\$3,805,560.00	\$1,254,167.00	\$5,059,727.00
Change	\$377,288.37	\$533,996.73	\$1,142,353.16	\$15,656.00	\$2,069,295.26	\$1,139,675.00	\$3,208,970.26

	2025 Unit Annual	2024 Unit Annual	Annual Increase	2025 Unit Dues Quarterly	2024 Unit Quarterly	Quarterly Increase
501	\$12,529.17	\$7,653.94	\$4,875.23	\$3,132.29	\$1,913.49	\$1,218.81
601	\$12,527.18	\$7,645.70	\$4,881.48	\$3,131.80	\$1,911.43	\$1,220.37
701	\$12,525.87	\$7,641.56	\$4,884.31	\$3,131.47	\$1,910.39	\$1,221.08
801	\$12,546.46	\$7,699.28	\$4,847.18	\$3,136.62	\$1,924.82	\$1,211.80
901	\$12,528.57	\$7,658.35	\$4,870.22	\$3,132.14	\$1,914.59	\$1,217.56
1001	\$12,539.23	\$7,668.16	\$4,871.07	\$3,134.81	\$1,917.04	\$1,217.77
1101	\$12,527.31	\$7,644.98	\$4,882.33	\$3,131.83	\$1,911.25	\$1,220.58
1201	\$12,526.84	\$7,667.75	\$4,859.09	\$3,131.71	\$1,916.94	\$1,214.77
1301	\$12,526.53	\$7,643.85	\$4,882.68	\$3,131.63	\$1,910.96	\$1,220.67
1401	\$12,529.14	\$7,650.81	\$4,878.33	\$3,132.29	\$1,912.70	\$1,219.58
1501	\$12,520.99	\$7,635.61	\$4,885.38	\$3,130.25	\$1,908.90	\$1,221.34
1601	\$12,527.91	\$7,645.95	\$4,881.96	\$3,131.98	\$1,911.49	\$1,220.49
1701	\$12,530.74	\$7,674.08	\$4,856.66	\$3,132.68	\$1,918.52	\$1,214.16
1801	\$12,519.08	\$7,656.09	\$4,862.99	\$3,129.77	\$1,914.02	\$1,215.75
1901	\$12,526.51	\$7,680.96	\$4,845.55	\$3,131.63	\$1,920.24	\$1,211.39
2001	\$12,522.09	\$7,674.23	\$4,847.86	\$3,130.52	\$1,918.56	\$1,211.96
2101	\$12,522.85	\$7,677.10	\$4,845.75	\$3,130.71	\$1,919.28	\$1,211.44
2201	\$12,524.09	\$7,673.29	\$4,850.80	\$3,131.02	\$1,918.32	\$1,212.70
2301	\$12,518.91	\$7,665.03	\$4,853.88	\$3,129.73	\$1,916.26	\$1,213.47
2401	\$12,522.34	\$7,671.38	\$4,850.96	\$3,130.58	\$1,917.85	\$1,212.74
2501	\$12,539.77	\$7,706.02	\$4,833.75	\$3,134.94	\$1,926.51	\$1,208.44
2601	\$12,541.66	\$7,723.45	\$4,818.21	\$3,135.41	\$1,930.86	\$1,204.55
	\$275,623.24	\$168,657.57	\$106,965.67	\$68,905.81	\$42,164.39	\$26,741.42

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 501	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,382.73
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,875.05
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,102.33

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36

Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27

Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,121.71
Roofs	\$5,020.85	\$5,242.17
Painting	\$1,215.35	\$2,273.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,382.73

Total Reserve Funding	\$13,928.29	\$90,520.63
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,102.33
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,653.94	\$12,529.17
Quarterly Assessment	\$1,913.49	\$3,132.29
Increase		61.09%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	501							
Building Reserves								
Elevators		25	24	200,000	29,079	7,122	7,122	3,827
Roofs		25	21	136,781	26,696	5,242	5,242	5,021
Painting		10	0	27,300	27,299	1	2,274	1,215
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,211			
				364,081	84,285	12,365	62,383	10,063

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 601	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,323.09
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,815.41
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,042.69

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,071.90
Roofs	\$5,020.85	\$5,233.34
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,323.09

Total Reserve Funding	\$13,928.29	\$90,460.99
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,042.69
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,645.70	\$12,527.18
Quarterly Assessment	\$1,911.43	\$3,131.80
Increase		61.03%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	601							
Building Reserves								
Elevators		25	24	200,000	30,274	7,072	7,072	3,727
Roofs		25	21	136,781	26,881	5,233	5,233	5,010
Painting		10	0	27,300	27,300		2,273	1,079
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,152			
				364,081	85,607	12,305	62,323	9,816

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 701	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,283.65
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,775.98
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,003.25

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,008.80
Roofs	\$5,020.85	\$5,257.01
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,283.65

Total Reserve Funding	\$13,928.29	\$90,421.55
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,003.25
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,641.56	\$12,525.87
Quarterly Assessment	\$1,910.39	\$3,131.47
Increase		61.01%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	701							
Building Reserves								
Elevators		25	24	200,000	31,789	7,009	7,009	3,601
Roofs		25	21	136,781	26,384	5,257	5,257	5,039
Painting		10	0	28,000	28,000		2,273	1,052
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,287			
				364,781	87,460	12,266	62,284	9,692

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 801	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,901.58
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$376,393.90
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,621.17

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,637.35
Roofs	\$5,020.85	\$5,246.37
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,901.58

Total Reserve Funding	\$13,928.29	\$91,039.47
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,621.17
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,699.28	\$12,546.46
Quarterly Assessment	\$1,924.82	\$3,136.62
Increase		61.37%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	801							
Building Reserves								
Elevators		25	24	200,000	16,704	7,637	7,637	4,858
Roofs		25	21	136,781	26,608	5,246	5,246	5,026
Painting		10	0	27,300	27,300		2,273	1,539
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,296			
				364,081	71,907	12,884	62,902	11,423

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 901	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,364.79
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,857.12
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,084.39

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,085.68
Roofs	\$5,020.85	\$5,261.27
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,364.79

Total Reserve Funding	\$13,928.29	\$90,502.69
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,084.39
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	-\$0.02	\$0.00
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Assessments:	2024	2025
Annual Assessment	\$7,658.35	\$12,528.57
Quarterly Assessment	\$1,914.59	\$3,132.14
Increase		61.13%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	901							
Building Reserves								
Elevators		25	24	200,000	29,944	7,086	7,086	3,755
Roofs		25	21	136,781	26,295	5,261	5,261	5,044
Painting		10	0	27,300	27,300		2,273	1,396
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,193			
				364,081	84,731	12,347	62,365	10,195

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1001	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,684.62
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$376,176.94
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,404.21

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,406.59
Roofs	\$5,020.85	\$5,260.18
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,684.62

Total Reserve Funding	\$13,928.29	\$90,822.51
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,404.21
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,668.16	\$12,539.23
Quarterly Assessment	\$1,917.04	\$3,134.81
Increase		61.15%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	1001							
Building Reserves								
Elevators		25	24	200,000	22,242	7,407	7,407	4,397
Roofs		25	21	136,781	26,318	5,260	5,260	5,043
Painting		10	0	28,000	28,000		2,273	1,050
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,437			
				364,781	77,997	12,667	62,685	10,490

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1101	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,327.06
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,819.39
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,046.66

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,067.73
Roofs	\$5,020.85	\$5,240.48
Painting	\$1,215.35	\$2,273.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,327.06

Total Reserve Funding	\$13,928.29	\$90,464.96
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,046.66
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,644.98	\$12,527.31
Quarterly Assessment	\$1,911.25	\$3,131.83
Increase		61.03%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	1101							
Building Reserves								
Elevators		25	24	200,000	30,374	7,068	7,068	3,719
Roofs		25	21	136,781	26,731	5,240	5,240	5,019
Painting		10	0	28,000	27,999	1	2,274	1,056
Insurance deductible					6,310			
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,691			
				364,781	93,106	12,309	62,327	9,794

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1201	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,312.92
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,805.24
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,032.52

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,062.66
Roofs	\$5,020.85	\$5,232.41
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,312.92

Total Reserve Funding	\$13,928.29	\$90,450.82
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,032.52
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,667.75	\$12,526.84
Quarterly Assessment	\$1,916.94	\$3,131.71
Increase		61.21%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	1201							
Building Reserves								
Elevators		25	24	200,000	30,496	7,063	7,063	3,709
Roofs		25	21	136,781	26,901	5,232	5,232	5,009
Painting		10	0	27,300	27,300		2,273	1,760
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,048			
				364,081	85,746	12,295	62,313	10,478

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025

	BUILDING 1301	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,303.72
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,796.04
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,023.31

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,038.08
Roofs	\$5,020.85	\$5,247.79
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,303.72

Total Reserve Funding	\$13,928.29	\$90,441.61
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,023.31
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,643.85	\$12,526.53
Quarterly Assessment	\$1,910.96	\$3,131.63
Increase		61.02%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024		
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding		
BUILDING	1301									
Building Reserves										
Elevators		25	24	200,000	31,086	7,038	7,038	3,659		
Roofs		25	21	136,781	26,578	5,248	5,248	5,028		
Painting		10	0	28,000	28,000		2,273	1,073		
Railings							8,949			
Plumbing							145			
Windows & Doors							36,285			
Structural							2,366			
Interest					1,228					
				364,781	86,893	12,286	62,304	9,760		

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1401	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,381.97
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,874.29
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,101.56

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,093.91
Roofs	\$5,020.85	\$5,270.21
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,381.97

Total Reserve Funding	\$13,928.29	\$90,519.86
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,101.56
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,650.81	\$12,529.14
Quarterly Assessment	\$1,912.70	\$3,132.29
Increase		61.06%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	1401							
Building Reserves								
Elevators		25	24	200,000	29,746	7,094	7,094	3,772
Roofs		25	21	136,781	26,107	5,270	5,270	5,056
Painting		10	0	28,000	28,000		2,273	1,142
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,113			
				364,781	84,966	12,364	62,382	9,970

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1501	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,137.24
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,629.56
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$375,856.83

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$6,886.73
Roofs	\$5,020.85	\$5,232.66
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,137.24

Total Reserve Funding	\$13,928.29	\$90,275.13
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$375,856.83
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,635.61	\$12,520.99
Quarterly Assessment	\$1,908.90	\$3,130.25
Increase		60.98%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	1501							
Building Reserves								
Elevators		25	24	200,000	34,719	6,887	6,887	3,357
Roofs		25	21	136,781	26,896	5,233	5,233	5,009
Painting		10	0	28,000	28,000		2,273	1,147
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,117			
				364,781	90,731	12,119	62,137	9,513

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1601	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,344.99
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,837.32
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,064.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,083.57
Roofs	\$5,020.85	\$5,243.57
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,344.99

Total Reserve Funding	\$13,928.29	\$90,482.89
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,064.59
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,645.95	\$12,527.91
Quarterly Assessment	\$1,911.49	\$3,131.98
Increase		61.03%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024		
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding		
BUILDING	1601									
Building Reserves										
Elevators		25	24	200,000	29,994	7,084	7,084	3,751		
Roofs		25	21	136,781	26,666	5,244	5,244	5,022		
Painting		10	0	28,000	28,000		2,273	1,050		
Insurance deductible					6,578		0	8,949		
Railings							8,949			
Plumbing							145			
Windows & Doors							36,285			
Structural							2,366			
Interest					1,103					
				364,781	92,341	12,327	62,345	18,772		

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1701	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,429.77
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,922.10
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,149.37

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,159.59
Roofs	\$5,020.85	\$5,251.34
Painting	\$1,215.35	\$2,273.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,429.77

Total Reserve Funding	\$13,928.29	\$90,567.67
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,149.37
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,674.08	\$12,530.74
Quarterly Assessment	\$1,918.52	\$3,132.68
Increase		61.24%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024		
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding		
BUILDING	1701									
Building Reserves										
Elevators		25	24	200,000	28,170	7,160	7,160	3,903		
Roofs		25	21	136,781	26,503	5,251	5,251	5,032		
Painting		10	0	27,300	27,299	1	2,274	1,732		
Railings							8,949			
Plumbing							145			
Windows & Doors							36,285			
Structural							2,366			
Interest					1,292					
				364,081	83,265	12,412	62,430	10,667		

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 1801	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,079.96
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,572.28
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$375,799.55

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$6,959.17
Roofs	\$5,020.85	\$5,101.94
Painting	\$1,215.35	\$2,273.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,079.96

Total Reserve Funding	\$13,928.29	\$90,217.85
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$375,799.55
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,656.09	\$12,519.08
Quarterly Assessment	\$1,914.02	\$3,129.77
Increase		61.16%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	1801							
Building Reserves								
Elevators		25	24	200,000	32,980	6,959	6,959	3,501
Roofs		25	21	136,781	29,641	5,102	5,102	5,824
Painting		10	0	27,300	27,301	1	2,274	802
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					2,099			
				364,081	92,021	12,062	62,080	10,127

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025

	BUILDING 1901	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,303.08
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,795.40
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,022.68

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,196.79
Roofs	\$5,020.85	\$5,088.44
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,303.08

Total Reserve Funding	\$13,928.29	\$90,440.98
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,022.68
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,680.96	\$12,526.51
Quarterly Assessment	\$1,920.24	\$3,131.63
Increase		61.32%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	1901							
Building Reserves								
	Elevators	25	24	200,000	27,277	7,197	7,197	3,977
	Roofs	25	21	136,781	29,924	5,088	5,088	5,749
	Painting	10	0	30,000	30,000		2,273	1,148
	Railings						8,949	
	Plumbing						145	
	Windows & Doors						36,285	
	Structural						2,366	
	Interest				1,490			
				366,781	88,691	12,285	62,303	10,874

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 2001	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,170.27
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,662.60
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$375,889.87

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,080.66
Roofs	\$5,020.85	\$5,071.77
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,170.27

Total Reserve Funding	\$13,928.29	\$90,308.17
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$375,889.87
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,674.23	\$12,522.09
Quarterly Assessment	\$1,918.56	\$3,130.52
Increase		61.29%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
BUILDING	2001	Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
Building Reserves								
	Elevators	25	24	200,000	30,064	7,081	7,081	3,745
	Roofs	25	21	136,781	30,274	5,072	5,072	5,787
	Painting	10	0	30,000	30,000		2,273	1,140
	Railings						8,949	
	Plumbing						145	
	Windows & Doors						36,285	
	Structural						2,366	
	Interest				1,428			
				366,781	91,766	12,152	62,170	10,672

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 2101	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,193.19
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,685.52
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$375,912.79

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,105.44
Roofs	\$5,020.85	\$5,069.90
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,193.19

Total Reserve Funding	\$13,928.29	\$90,331.09
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$375,912.79
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,677.10	\$12,522.85
Quarterly Assessment	\$1,919.28	\$3,130.71
Increase		61.30%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	2101							
Building Reserves								
Elevators		25	24	200,000	29,469	7,105	7,105	3,794
Roofs		25	21	136,781	30,314	5,070	5,070	5,785
Painting		10	0	30,000	30,000		2,273	1,179
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,312			
				366,781	91,095	12,175	62,193	10,758

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 2201	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,230.52
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,722.84
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$375,950.11

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,068.51
Roofs	\$5,020.85	\$5,144.15
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,230.52

Total Reserve Funding	\$13,928.29	\$90,368.41
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$375,950.11
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,673.29	\$12,524.09
Quarterly Assessment	\$1,918.32	\$3,131.02
Increase		61.27%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	2201							
Building Reserves								
	Elevators	25	24	200,000	30,356	7,069	7,069	3,720
	Roofs	25	21	136,781	28,754	5,144	5,144	5,876
	Painting	10	0	30,000	30,000		2,273	1,047
	Railings						8,949	
	Plumbing						145	
	Windows & Doors						36,285	
	Structural						2,366	
	Interest				1,443			
				366,781	90,553	12,213	62,231	10,643

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 2301	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,074.83
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,567.15
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$375,794.42

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
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Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$6,994.80
Roofs	\$5,020.85	\$5,062.18
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,074.83

Total Reserve Funding	\$13,928.29	\$90,212.73
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$375,794.42
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,665.03	\$12,518.91
Quarterly Assessment	\$1,916.26	\$3,129.73
Increase		61.23%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	2301							
Building Reserves								
Elevators		25	24	200,000	32,125	6,995	6,995	3,573
Roofs		25	21	136,781	30,476	5,062	5,062	5,775
Painting		10	0	30,000	30,000		2,273	1,048
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,686			
				366,781	94,287	12,057	62,075	10,396

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 2401	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,177.87
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$375,670.19
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$375,897.46

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,062.96
Roofs	\$5,020.85	\$5,097.05
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,177.87

Total Reserve Funding	\$13,928.29	\$90,315.76
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$375,897.46
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,671.38	\$12,522.34
Quarterly Assessment	\$1,917.85	\$3,130.58
Increase		61.26%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	2401							
Building Reserves								
Elevators		25	24	200,000	30,489	7,063	7,063	3,709
Roofs		25	21	136,781	29,743	5,097	5,097	5,818
Painting		10	0	30,000	30,000		2,273	1,059
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,289			
				366,781	91,522	12,160	62,178	10,586

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 2501	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,700.85
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$376,193.18
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,420.45

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

Financial Management	\$1,363.64	\$2,631.82
Security	\$3,206.09	\$3,636.36
Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

Maintenance

Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,590.89
Roofs	\$5,020.85	\$5,091.11
Painting	\$1,215.35	\$2,273.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,700.85

Total Reserve Funding	\$13,928.29	\$90,838.75
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,420.45
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	-\$0.02	\$0.00
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Assessments:	2024	2025
Annual Assessment	\$7,706.02	\$12,539.77
Quarterly Assessment	\$1,926.51	\$3,134.94
Increase		61.45%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	2501							
Building Reserves								
Elevators		25	24	200,000	17,819	7,591	7,591	4,765
Roofs		25	21	136,781	29,868	5,091	5,091	5,811
Painting		10	0	30,000	29,999	1	2,274	1,049
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,032			
				366,781	78,718	12,683	62,701	11,625

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2025**

	BUILDING 2601	
Description	Budget 2024	Budget 2025
INCOME:		
Member Assessment	\$158,682.32	\$176,543.43
Additional Assessment		
Bldg. Wind Insur Assessment		
Bldg. Prop Insur Assessment	\$57,007.59	\$108,811.00
Reserve Income Building	\$10,062.99	\$62,757.45
Reserve Income Common	\$3,865.30	\$28,137.90
Subtotal Assessment Income	\$229,618.20	\$376,249.77
Other Income:		
Application Fees/other	\$954.55	\$227.27
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$954.55	\$227.27
TOTAL INCOME	\$230,572.75	\$376,477.05

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$500.00
Legal Fees	\$2,272.73	\$2,272.73
Audit	\$969.32	\$969.32
Insurance Claim Expense	\$909.09	\$909.09
Board Meeting	\$90.91	\$227.27
Office Supplies/misc. admin	\$727.27	\$681.82
Office Equip/Rental	\$118.18	\$136.36
Fees & Licenses	\$681.82	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$545.45
Printing /other misc.	\$136.36	\$136.36
Engineering	\$2,272.73	\$2,272.73
Postage	\$404.55	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$113.64	\$40.91
Total Administration Expenses	\$9,787.51	\$9,464.77

Payroll

Office Payroll	\$2,023.64	\$2,534.09
Management Payroll	\$6,600.00	\$6,600.00
Payroll Taxes	\$1,363.64	\$1,590.91
Maintenance Payroll	\$7,590.00	\$8,772.73
Payroll Other - bonus, etc.	\$327.27	\$363.64
Total Payroll	\$17,904.55	\$19,861.36

Contracts

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Mangrove Trimming	\$152.73	\$184.55
Farmer & Irwin	\$1,218.18	\$1,218.18
Elevator Contract	\$1,800.00	\$1,872.00
Bar 9	\$1,281.82	\$1,281.82
Tree Trimming	\$2,429.55	\$2,909.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$605.00
Landscape Maintenance	\$6,136.36	\$7,727.27
Pest Control/Fert	\$1,896.58	\$1,784.91
Janitorial Maint Contract	\$7,781.82	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$70.00
Total Contracts	\$28,964.50	\$33,580.09

Utilities

Electric	\$4,047.27	\$4,363.64
Water	\$21,200.00	\$22,684.00
Sewer	\$9,684.55	\$10,362.46
Cable Expense	\$29,454.23	\$31,516.02
Telephone Expense/wi-fi	\$1,315.36	\$1,407.44
Total Utilities	\$65,701.41	\$70,333.56

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Bocci Courts Maint/Repair	\$90.91	\$204.55
Tennis Courts Maint/Repair	\$136.36	\$181.82
Club Houses Maint/Repair	\$454.55	\$909.09
Building Repairs	\$1,136.36	\$1,590.91
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$681.82	\$2,727.27
Fire Pump Maintenance	\$500.00	\$500.00
Fire Alarm Maintenance	\$1,363.64	\$681.82
Pool Maintenance/Chemicals	\$2,500.00	\$2,636.36
Elevator Maintenance	\$454.55	\$1,363.64
Trash Removal	\$3,641.45	\$4,318.18
Misc. Maint/Supplies	\$1,590.91	\$2,272.73
Miscellaneous Expense	\$2,772.73	\$2,772.73
Hurricane Expenses	\$386.36	\$386.36
SA - Elevator Life Safety Mod	\$0.00	\$0.00
SA - Fire Panel Replacement	\$0.00	\$0.00
Milestone Inspection Repairs	\$0.00	\$0.00
Total Maintenance	\$15,914.19	\$20,750.00

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$1,818.18	\$2,045.45
Irrigation Supplies	\$295.45	\$318.18
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$909.09	\$1,363.64
Total Landscape	\$4,749.99	\$5,454.55

Building Insurance

Insurance - Wind-Bldg.		
Insurance-Flood-Bldg.		
Insurance - Property-Bldg.	\$57,007.59	\$108,811.00
	\$57,007.59	\$108,811.00

Common Insurance

Insurance - Liability and Finance	\$7,184.66	\$8,621.62
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Insurance - Health - non building (A)	\$1,738.64	\$2,736.53
Ins - Fidelity Bond	\$132.73	\$159.27
Insurance - Workers Comp -non building (	\$437.50	\$437.50
Insurance - Umbrella	\$909.09	\$1,090.91
Insurance - Finance Charges	\$5,700.76	\$6,840.93
Insurance - D&O	\$511.36	\$613.64
Common Insurance-Flood	\$0.00	\$0.00
Common Insurance-Wind	\$0.00	\$0.00
Common Insurance-Property	\$0.00	\$0.00
Total Common Insurance	\$16,614.74	\$17,326.36
Non-building insurance (A)		\$3,174.03
Total Insurance	\$73,622.33	\$126,137.36
Total Operating Expenses	\$216,644.48	\$285,581.70

Reserve Funding

Common Reserves

Pool Equipment & Refurbishment	\$881.83	\$4,734.95
Pavements/Parking Lot	\$264.38	\$626.42
Plant Replacement	\$136.36	\$136.36
Intercoastal Erosion	\$136.36	\$136.36
Tennis Court	\$189.39	\$604.93
Pool Furniture	\$1,217.36	\$1,590.91
Generators	\$367.98	\$3,262.02
Fire Pumps	\$35.16	\$9,616.88
Fire Alarms	\$414.99	\$1,103.54
Roofs	\$176.77	\$248.44
Clubhouse / Management Room		\$424.55
Restrooms		\$556.36
Painting	\$44.72	\$4.55
Sidewalks/ Pavers		\$4,198.26
Electrical		\$727.27
Lighting - Tennis Courts		\$56.82
Lighting- Path Lighting		\$109.29
Total Common Reserves	\$3,865.30	\$28,137.90

Building Reserves

Elevator	\$3,826.79	\$7,710.90
Roofs	\$5,020.85	\$5,028.70
Painting	\$1,215.35	\$2,272.50
Railings		\$8,949.22
Plumbing		\$145.45
Windows & Doors		\$36,284.84
Structural		\$2,365.84
Total Building Reserves	\$10,062.99	\$62,757.45

Total Reserve Funding	\$13,928.29	\$90,895.35
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TOTAL RESERVES & EXPENSES	\$230,572.77	\$376,477.05
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	-\$0.02	\$0.00
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Assessments:

	2024	2025
Annual Assessment	\$7,723.45	\$12,541.66
Quarterly Assessment	\$1,930.86	\$3,135.41
Increase		61.58%

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2025

		Estimated		Estimated Replacement	Est. Reserves 12/31/2024	2025	2025	2024
		Estimated Life	Remaining Life			Required Funding	Budgeted Funding	Budgeted Funding
BUILDING	2601							
Building Reserves								
Elevators		25	24	200,000	14,938	7,711	7,711	5,021
Roofs		25	21	136,781	31,179	5,029	5,029	5,734
Painting		10	0	30,000	30,000		2,273	1,408
Insurance deductible					6,858		0	
Railings							8,949	
Plumbing							145	
Windows & Doors							36,285	
Structural							2,366	
Interest					1,361			
				366,781	84,337	12,740	62,757	12,163