

BOARD OF DIRECTORS
2026 BUDGET MEETING
IN PERSON POOL 1550
AND VIA ZOOM
TUESDAY OCTOBER 28, 2025 5:30 PM

Join Zoom Meeting
<https://us02web.zoom.us/j/87360679514>
Meeting ID: 873 6067 9514

AGENDA

CALL MEETING TO ORDER
FLAG SALUTE
ROLL CALL

NEW BUSINESS:

APPROVE: AMENDED 2026 BUDGET PAGE 5 ESTIMATED RESERVES
12/31/2025

APPROVE: AMENDED 2026 BUDGET BUILDING 1701

APPROVE: 2026 PROPOSED BUDGET AS AMEDED

MEETING ADJOURNED

Marina At The Bluffs Condominium Association, Inc.

1550 Marina Isle Way, Jupiter, FL. 33477

Phone: 561-627-6497

10/27/25
Rev. seed
for Building
1701
x Page 5

October 6, 2025

Est. Reserves
12/31/25

Attention Owners:

Enclosed is the proposed 2026 draft budget reflecting common and building specific expenses. The 2026 budget meeting will be held on Tuesday, October 28, 2025, at 5:30 pm. Attendance to the budget meeting will be both in person, at Pool 1550 Marina Isle Way and via Zoom.

Topic: 2026 Proposed Budget Meeting

Time: Tuesday October 28, 2025, at 5:30 pm Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87360679514>

Meeting ID: 873 6067 9514

Included in Budget Package:

Consolidated Information:

	Page
Proposed 2026 Budget – Consolidated	1-3
Reserves Straight Line & Pooled	4
Building Specifics	5

Building Information:

Building Budget	6-8
-----------------	-----

All Owners are Invited to attend.

Sincerely,

Stephen Amante

Stephen Amante, 1st Vice President/ Acting Treasurer

For the Board Of Directors

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026

Description	Forecast Jul -Dec	Projected 2025	Consolidated	
			Budget 2025	Budget 2026
INCOME:				
Member Assessment	\$1,910,512.62	\$3,821,025.41	\$3,821,025.41	\$4,043,319.00
Insurance Assessment	\$1,196,920.56	\$2,393,842.00	\$2,393,842.00	\$2,113,972.00
Reserve Income Building	\$685,933.20	\$1,371,866.40	\$1,371,866.16	\$0.00
Reserve Income Pooled	\$309,517.50	\$619,035.00	\$619,033.73	\$520,000.00
Budget Deficit Funding	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Assessment Income	\$4,102,883.88	\$8,205,768.81	\$8,205,767.30	\$6,677,291.00
Other Income:				
Application Fees/other	\$36,577.77	\$73,155.54	\$5,000.00	\$25,000.00
S/A-Elevator Modern/RedCom FS	\$0.00	\$0.00	\$0.00	\$0.00
S/A-Milestone Building Inspection Repairs	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal Other Income	\$36,577.77	\$73,155.54	\$5,000.00	\$25,000.00
TOTAL INCOME	\$4,139,461.65	\$8,278,924.35	\$8,210,767.30	\$6,702,291.00
EXPENSES:				
Administrative Expenses				
Line of Credit Charges/Interest payment	\$0.00	\$0.00	\$11,000.00	\$5,000.00
Legal Fees	\$71,145.46	\$142,290.92	\$50,000.00	\$150,000.00
Audit	\$21,325.00	\$21,325.00	\$21,325.00	\$22,500.00
Insurance Claim Expense	\$0.00	\$0.00	\$20,000.00	\$10,000.00
Board Meeting	\$5,880.72	\$11,761.44	\$5,000.00	\$12,000.00
Office Supplies/misc. admin	\$8,840.16	\$17,680.32	\$15,000.00	\$35,000.00
Office Equip/Rental	\$2,255.69	\$4,511.38	\$3,000.00	\$8,000.00
Fees & Licenses	\$8,582.48	\$8,582.48	\$10,000.00	\$10,000.00
Bank Charges	\$93.00	\$186.00	\$100.00	\$100.00
Inspections	\$4,595.00	\$9,190.00	\$12,000.00	\$20,000.00
Printing /other misc.	\$4,118.40	\$8,236.80	\$3,000.00	\$8,000.00
Engineering	\$2,656.41	\$5,312.82	\$50,000.00	\$25,000.00
Postage	\$285.90	\$571.80	\$6,000.00	\$6,000.00
Newsletter /website	\$91.29	\$182.58	\$900.00	\$900.00
Bad Debt Expense	\$0.00	\$0.00	\$900.00	\$900.00
Total Administration Expenses	\$129,869.51	\$229,831.54	\$208,225.00	\$313,400.00
Payroll				
Office Payroll	\$26,543.75	\$53,087.50	\$55,750.00	\$60,000.00
Management Payroll	\$68,857.86	\$137,715.72	\$145,200.00	\$152,460.00
Payroll Taxes	\$9,844.51	\$19,689.02	\$35,000.00	\$35,000.00
Maintenance Payroll	\$78,515.68	\$157,031.36	\$193,000.00	\$210,000.00
Payroll Other - bonus, etc.	\$1,403.57	\$2,807.14	\$8,000.00	\$9,000.00
Total Payroll	\$185,165.37	\$370,330.74	\$436,950.00	\$466,460.00
Contracts				
Financial Management	\$25,500.00	\$51,000.00	\$57,900.00	\$60,400.00
Security	\$39,057.34	\$78,114.68	\$80,000.00	\$84,000.00
Mangrove Trimming	\$2,030.00	\$4,060.00	\$4,060.00	\$5,000.00
Farmer & Irwin	\$13,570.00	\$27,140.00	\$26,800.00	\$48,377.00
Elevator Contract	\$10,880.89	\$21,761.78	\$41,184.00	\$45,000.00
Bar 9	\$0.00	\$0.00	\$28,200.00	\$0.00
Tree Trimming	\$78,850.00	\$78,850.00	\$64,000.00	\$75,000.00
Pressure Cleaning	\$12,000.00	\$24,000.00	\$22,500.00	\$22,500.00
Generator Maintenance	\$1,070.00	\$2,140.00	\$13,310.00	\$14,000.00
Landscape Maintenance	\$82,002.00	\$164,004.00	\$170,000.00	\$175,100.00

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	Forecast Jul -Dec	Projected 2025	Consolidated	
			Budget 2025	Budget 2026
Contracts				
Pest Control/Fert	\$19,632.00	\$39,264.00	\$39,268.00	\$39,268.00
Janitorial Maint Contract	\$90,142.14	\$180,284.28	\$190,000.00	\$190,000.00
Fire Extinguisher Expense	\$0.00	\$0.00	\$1,540.00	\$1,650.00
Lake Management	\$0.00	\$0.00	\$0.00	\$3,000.00
Total Contracts	\$374,734.37	\$670,618.74	\$738,762.00	\$763,295.00
Utilities				
Electric	\$49,387.94	\$98,775.88	\$96,000.00	\$115,200.00
Water	\$214,148.92	\$428,297.84	\$499,048.00	\$525,000.00
Sewer	\$99,439.68	\$198,879.36	\$227,974.20	\$268,325.00
Cable Expense	\$315,644.19	\$631,288.38	\$630,422.55	\$642,639.00
Telephone Expense/wi-fi	\$16,846.87	\$33,693.74	\$30,963.66	\$33,000.00
Total Utilities	\$695,467.60	\$1,390,935.20	\$1,484,408.41	\$1,584,164.00
Maintenance				
Bocci Courts Maint/Repair	\$1,331.56	\$2,663.12	\$4,500.00	\$5,000.00
Tennis Courts Maint/Repair	\$0.00	\$0.00	\$4,000.00	\$5,000.00
Club Houses Maint/Repair	\$6,924.42	\$13,848.84	\$20,000.00	\$20,000.00
Building Repairs	\$139,915.27	\$279,830.54	\$35,000.00	\$250,000.00
Gas & Oil	\$1,579.52	\$3,159.04	\$4,500.00	\$4,500.00
Fire System Maint/Repair	\$45,202.00	\$90,404.00	\$60,000.00	\$70,000.00
Fire Pump Maintenance	\$0.00	\$0.00	\$11,000.00	\$5,000.00
Fire Alarm Maintenance	\$2,402.00	\$4,804.00	\$15,000.00	\$15,000.00
Pool Maintenance/Chemicals	\$24,174.71	\$48,349.42	\$58,000.00	\$58,000.00
Elevator Maintenance	\$7,360.75	\$14,721.50	\$30,000.00	\$30,000.00
Trash Removal	\$48,081.67	\$96,163.34	\$95,000.00	\$115,000.00
Misc. Maint/Supplies	\$18,132.11	\$36,264.22	\$50,000.00	\$70,000.00
Miscellaneous Expense	\$14,271.18	\$28,542.36	\$61,000.00	\$50,000.00
Hurricane Expenses	\$0.00	\$0.00	\$8,500.00	\$8,500.00
SA - Elevator Life Safety Mod	\$184,062.49	\$368,124.98	\$0.00	\$0.00
SA - Fire Panel Replacement	\$50,866.67	\$101,733.34	\$0.00	\$0.00
Milestone Inspection Repairs	\$325,405.73	\$650,811.46	\$0.00	\$0.00
Total Maintenance	\$869,710.08	\$1,739,420.16	\$456,500.00	\$706,000.00
Landscape Expenses				
Grounds Mntce (landscp mtnce)	\$16,709.50	\$33,419.00	\$45,000.00	\$142,000.00
Irrigation Supplies	\$6,869.39	\$13,738.78	\$7,000.00	\$20,000.00
Plant Replacements	\$10,992.50	\$21,985.00	\$38,000.00	\$38,000.00
Mulch	\$200.00	\$400.00	\$30,000.00	\$35,000.00
Total Landscape	\$34,771.39	\$69,542.78	\$120,000.00	\$235,000.00
Insurance				
Insurance - Property	\$822,652.94	\$1,645,305.88	\$2,393,842.00	\$1,847,024.00
Insurance - General Liability	\$69,533.07	\$139,066.14	\$189,675.60	\$124,495.00
Insurance - Health	\$31,028.16	\$62,056.32	\$60,203.66	\$75,000.00
Insurance- Crime	-\$1,585.00	-\$3,170.00	\$3,504.00	\$1,508.00
Insurance - Workers Comp	\$989.08	\$1,978.16	\$9,625.00	\$5,688.00
Insurance - Umbrella	\$4,415.61	\$8,831.22	\$24,000.00	\$15,368.00
Insurance - Finance Charges	\$22,217.49	\$44,434.98	\$150,500.40	\$36,158.00
Insurance - D&O	\$1,062.28	\$2,124.56	\$13,500.00	\$8,731.00
Total Insurance	\$950,313.63	\$1,900,627.26	\$2,844,850.66	\$2,113,972.00
Non-building insurance (A)			-\$69,828.66	\$0.00

The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026

Description	Forecast Jul -Dec	Projected 2025	Consolidated	
			Budget 2025	Budget 2026
Operating Deficit Funding	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Expenses	\$3,240,031.95	\$6,371,306.42	\$6,289,696.07	\$6,182,291.00
Reserve Funding				
SIRS RESERVES POOLED				\$520,000.00
Pool Equipment & Refurbishment	\$52,084.56	\$104,169.12	\$104,168.85	\$0.00
Pavements/Parking Lot	\$6,890.46	\$13,780.92	\$13,781.28	\$0.00
Intercoastal Erosion	\$1,499.58	\$2,999.16	\$3,000.00	\$0.00
Tennis Court	\$6,654.12	\$13,308.24	\$13,308.39	\$0.00
Pool Furniture	\$17,500.50	\$35,001.00	\$35,000.00	\$0.00
Generators	\$35,882.82	\$71,765.64	\$71,764.38	\$0.00
Fire Pumps	\$105,786.18	\$211,572.36	\$211,571.25	\$0.00
Fire Alarms	\$12,138.72	\$24,277.44	\$24,277.86	\$0.00
Roofs-Buildings	\$2,732.40	\$5,464.80	\$5,465.64	\$0.00
Roof-Clubhouse / Management Room	\$4,670.10	\$9,340.20	\$9,340.00	\$0.00
Restrooms	\$6,119.58	\$12,239.16	\$12,240.00	\$0.00
Painting- Sidewalks	\$50.16	\$100.32	\$100.00	\$0.00
Sidewalks/ Pavers	\$46,181.52	\$92,363.04	\$92,361.80	\$0.00
Electrical	\$8,000.52	\$16,001.04	\$16,000.00	\$0.00
Lighting - Tennis Courts	\$625.62	\$1,251.24	\$1,250.00	\$0.00
Lighting- Path Lighting	\$1,202.46	\$2,404.92	\$2,404.28	\$0.00
Elevator	\$78,747.36	\$157,494.72	\$157,494.42	\$0.00
Roofs	\$56,987.04	\$113,974.08	\$113,974.03	\$0.00
Painting-Buildings	\$25,000.56	\$50,001.12	\$50,000.00	\$0.00
Railings Buildings	\$98,441.10	\$196,882.20	\$196,882.81	\$0.00
Plumbing	\$1,599.84	\$3,199.68	\$3,200.00	\$0.00
Structural	\$26,023.86	\$52,047.72	\$52,048.50	\$0.00
Total SIRS Reserves	\$594,819.06	\$1,189,638.12	\$1,189,633.49	\$520,000.00
OTHER RESERVES NOT BUDGETED IN 2026				
Plant Replacement	\$1,499.58	\$2,999.16	\$3,000.00	\$0.00
Windows & Doors	\$399,133.68	\$798,267.36	\$798,266.40	\$0.00
Total Other Reserves	\$400,633.26	\$801,266.52	\$801,266.40	\$0.00
TOTAL RESERVES & EXPENSES	\$4,235,484.27	\$8,362,211.06	\$8,280,595.96	\$6,702,291.00
	-\$96,022.62	-\$83,286.71	-\$69,828.66	\$0.00

Marina at the Bluffs Condominium Association, Inc.
Reserve Funding Calculations for Proposed Budget 2026

	Estimated Life	Estimated Remaining Life	Estimated Replacement	Est. Reserves 12/31/2025	2026 Budgeted Funding	2025 Budgeted Funding
SIRS RESERVES						
Common Pooled Reserve					\$520,000	
Pool Equipment	12	6	\$29,350	\$103,629	\$0	\$104,169
Hurricane	-	-	\$0	\$1,399	\$0	\$0
Intercoastal Erosion	-	-	\$0	\$170,999	\$0	\$3,000
Plant Replacement	-	-	\$0	\$15,363	\$0	\$3,000
Pavement/Pkg lots	45	5	\$151,263	\$360,545	\$0	\$13,781
Tennis Court	5	(3)	\$23,500	\$42,024	\$0	\$13,308
Pool Furniture	15	12	\$100,000	\$25,637	\$0	\$35,000
Generators	44	4	\$190,000	\$136,599	\$0	\$71,764
Fire Pump 1650	40	39	\$80,210	\$178,783	\$0	\$211,571
Fire Pump 950	30	29	\$97,210	\$0	\$0	\$0
Fire Alarms	30	28	\$859,650	\$155,591	\$0	\$24,278
Roofs	25	20	\$114,779	\$22,718	\$0	\$5,466
Painting	-	-	\$0	\$18,101	\$0	\$100
Clubhouse / Management Room	15	4	\$46,700	\$9,340	\$0	\$9,340
Restrooms	25	(15)	\$183,600	\$12,240	\$0	\$12,240
Sidewalks/ Pavers	40	27	\$1,385,420	\$92,362	\$0	\$92,362
Electrical	15	9	\$16,000	\$16,000	\$0	\$16,000
Lighting - Tennis Courts	25	23	\$30,000	\$1,250	\$0	\$1,250
Lighting- Path Lighting	25	16	\$33,660	\$2,405	\$0	\$2,404
Common Interest				\$100,000	\$0	\$0
			\$3,672,132	\$1,464,987	\$520,000	\$619,034
Building Reserves						
Elevators	25	23	\$4,400,000	\$619,273	\$0	\$157,494
Roofs	25	20	\$3,009,186	\$730,713	\$0	\$113,974
Painting	8	(2)	\$260,243	\$962,449	\$0	\$49,999
Insurance deductible				\$19,746	\$0	\$0
Railings Buildings 501-1701	50	33	\$2,142,140	\$63,002	\$0	\$63,003
Railings Buildings 1801-2601	55	15	\$2,142,140	\$133,880	\$0	\$133,880
Plumbing	10	9	\$32,000	\$3,200	\$0	\$3,200
Windows & Doors	37	9	\$7,982,664	\$0	\$0	\$798,266
Structural	10	8	\$468,441	\$52,048	\$0	\$52,049
Interest				\$29,308	\$0	\$0
			\$20,436,814	\$2,613,619	\$0	\$1,371,865
TOTAL			\$24,108,945	\$4,078,605	\$520,000	\$1,990,899

**The Marina at the Bluffs Condominium Association Inc
Proposed Budget 2026**

	Building Expenses	Pooled Reserve	Building Reserve	Common Insurance	Totals	Building Deficit Funding	Building Totals
501	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
601	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
701	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
801	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
901	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1001	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1101	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1201	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1301	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1401	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1501	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1601	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1701	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1801	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
1901	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
2001	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
2101	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
2201	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
2301	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
2401	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
2501	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
2601	\$183,787.23	\$23,636.36	\$0.00	\$96,089.64	\$303,513.23	\$0.00	\$303,513.23
	\$4,043,319.00	\$520,000.00	\$0.00	\$2,113,972.00	\$6,677,291.00	\$0.00	\$6,677,291.00
2025	\$3,439,845.41	\$619,033.73	\$1,371,866.16	\$2,775,022.00	\$8,205,767.30	\$0.00	\$8,205,767.30
Change	\$603,473.59	-\$99,033.73	-\$1,371,866.16	-\$661,050.00	-\$1,528,476.30	\$0.00	-\$1,528,476.30

	2026 Unit Annual	2025 Unit Annual	Annual Increase	2026 Unit Dues Quarterly	2025 Unit Quarterly	Quarterly Increase
501	\$10,117.11	\$12,297.06	-\$2,179.95	\$2,529.28	\$3,074.27	-\$544.99
601	\$10,117.11	\$12,295.07	-\$2,177.96	\$2,529.28	\$3,073.77	-\$544.49
701	\$10,117.11	\$12,293.76	-\$2,176.65	\$2,529.28	\$3,073.44	-\$544.16
801	\$10,117.11	\$12,314.35	-\$2,197.24	\$2,529.28	\$3,078.59	-\$549.31
901	\$10,117.11	\$12,296.46	-\$2,179.35	\$2,529.28	\$3,074.12	-\$544.84
1001	\$10,117.11	\$12,307.12	-\$2,190.01	\$2,529.28	\$3,076.78	-\$547.50
1101	\$10,117.11	\$12,295.20	-\$2,178.09	\$2,529.28	\$3,073.80	-\$544.52
1201	\$10,117.11	\$12,294.73	-\$2,177.62	\$2,529.28	\$3,073.68	-\$544.41
1301	\$10,117.11	\$12,294.42	-\$2,177.31	\$2,529.28	\$3,073.61	-\$544.33
1401	\$10,117.11	\$12,297.03	-\$2,179.92	\$2,529.28	\$3,074.26	-\$544.98
1501	\$10,117.11	\$12,288.87	-\$2,171.76	\$2,529.28	\$3,072.22	-\$542.94
1601	\$10,117.11	\$12,295.80	-\$2,178.69	\$2,529.28	\$3,073.95	-\$544.67
1701	\$10,117.11	\$12,298.63	-\$2,181.52	\$2,529.28	\$3,074.66	-\$545.38
1801	\$10,117.11	\$12,621.27	-\$2,504.16	\$2,529.28	\$3,155.32	-\$626.04
1901	\$10,117.11	\$12,628.71	-\$2,511.60	\$2,529.28	\$3,157.18	-\$627.90
2001	\$10,117.11	\$12,624.28	-\$2,507.17	\$2,529.28	\$3,156.07	-\$626.79
2101	\$10,117.11	\$12,625.05	-\$2,507.94	\$2,529.28	\$3,156.26	-\$626.99
2201	\$10,117.11	\$12,626.29	-\$2,509.18	\$2,529.28	\$3,156.57	-\$627.30
2301	\$10,117.11	\$12,621.10	-\$2,503.99	\$2,529.28	\$3,155.28	-\$626.00
2401	\$10,117.11	\$12,624.54	-\$2,507.43	\$2,529.28	\$3,156.14	-\$626.86
2501	\$10,117.11	\$12,641.97	-\$2,524.86	\$2,529.28	\$3,160.49	-\$631.22
2601	\$10,117.11	\$12,643.86	-\$2,526.75	\$2,529.28	\$3,160.97	-\$631.69
	\$222,576.37	\$273,525.57	-\$50,949.20	\$55,644.09	\$68,381.39	-\$12,737.30

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 501	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,279.86	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,911.73	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,139.00	\$304,649.59
EXPENSES:		
Administrative Expenses		
Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45
Payroll		
Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73
Contracts		
Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,139.04	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,297.06	\$10,117.11
Quarterly Assessment	\$3,074.27	\$2,529.28
Increase		-17.73%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 601	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,220.22	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,852.09	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,079.36	\$304,649.59
EXPENSES:		
Administrative Expenses		
Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45
Payroll		
Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73
Contracts		
Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (i	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,079.40	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,295.07	\$10,117.11
Quarterly Assessment	\$3,073.77	\$2,529.28
Increase		-17.71%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 701	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,180.78	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,812.65	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,039.92	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,039.97	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.05	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,293.76	\$10,117.11
Quarterly Assessment	\$3,073.44	\$2,529.28
Increase		-17.71%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 801	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,798.71	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$369,430.58	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,657.85	\$304,649.59
EXPENSES:		
Administrative Expenses		
Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45
Payroll		
Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73
Contracts		
Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnc)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (u	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,657.88	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.03	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,314.35	\$10,117.11
Quarterly Assessment	\$3,078.59	\$2,529.28
Increase		-17.84%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 901	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,261.92	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,893.79	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,121.06	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,121.11	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.05	\$0.00
--	----------------	---------------

Assessments:	2025	2026
Annual Assessment	\$12,296.46	\$10,117.11
Quarterly Assessment	\$3,074.12	\$2,529.28
Increase		-17.72%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1001	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,581.75	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$369,213.62	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,440.89	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,440.93	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,307.12	\$10,117.11
Quarterly Assessment	\$3,076.78	\$2,529.28
Increase		-17.79%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1101	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,224.19	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,856.06	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,083.33	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,083.37	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:	2025	2026
Annual Assessment	\$12,295.20	\$10,117.11
Quarterly Assessment	\$3,073.80	\$2,529.28
Increase		-17.71%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1201	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,210.05	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,841.92	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,069.19	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,069.23	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,294.73	\$10,117.11
Quarterly Assessment	\$3,073.68	\$2,529.28
Increase		-17.71%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1301	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,200.85	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,832.72	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,059.99	\$304,649.59
EXPENSES:		
Administrative Expenses		
Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45
Payroll		
Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73
Contracts		
Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,060.03	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,294.42	\$10,117.11
Quarterly Assessment	\$3,073.61	\$2,529.28
Increase		-17.71%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1401	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,279.09	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,910.96	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,138.23	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,138.28	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.05	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,297.03	\$10,117.11
Quarterly Assessment	\$3,074.26	\$2,529.28
Increase		-17.73%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1501	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,034.36	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,666.23	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$368,893.50	\$304,649.59
EXPENSES:		
Administrative Expenses		
Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45
Payroll		
Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73
Contracts		
Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$368,893.55	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.05	\$0.00
--	----------------	---------------

Assessments:	2025	2026
Annual Assessment	\$12,288.87	\$10,117.11
Quarterly Assessment	\$3,072.22	\$2,529.28
Increase		-17.67%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1601	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,242.12	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,873.99	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,101.26	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,101.30	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,295.80	\$10,117.11
Quarterly Assessment	\$3,073.95	\$2,529.28
Increase		-17.72%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1701	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$58,326.90	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$368,958.77	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$369,186.04	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (/	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$369,186.09	\$304,649.59
---------------------------	--------------	--------------

	-\$0.05	\$0.00
--	---------	--------

Assessments:	2025	2026
Annual Assessment	\$12,298.63	\$10,117.11
Quarterly Assessment	\$3,074.66	\$2,529.28
Increase		-17.74%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1801	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,006.33	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$378,638.20	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$378,865.47	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$378,865.51	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:	2025	2026
Annual Assessment	\$12,621.27	\$10,117.11
Quarterly Assessment	\$3,155.32	\$2,529.28
Increase		-19.84%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 1901	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,229.45	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$378,861.32	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$379,088.59	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (u	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$379,088.63	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,628.71	\$10,117.11
Quarterly Assessment	\$3,157.18	\$2,529.28
Increase		-19.89%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 2001	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,096.65	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	<u>\$378,728.52</u>	<u>\$303,513.23</u>
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	<u>\$227.27</u>	<u>\$1,136.36</u>
TOTAL INCOME	<u>\$378,955.79</u>	<u>\$304,649.59</u>

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	<u>\$9,464.78</u>	<u>\$14,245.45</u>

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	<u>\$19,861.37</u>	<u>\$21,202.73</u>

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$378,955.83	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,624.28	\$10,117.11
Quarterly Assessment	\$3,156.07	\$2,529.28
Increase		-19.86%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 2101	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,119.56	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$378,751.43	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$378,978.70	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (r	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$378,978.74	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,625.05	\$10,117.11
Quarterly Assessment	\$3,156.26	\$2,529.28
Increase		-19.86%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 2201	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,156.89	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$378,788.76	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$379,016.03	\$304,649.59
EXPENSES:		
Administrative Expenses		
Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45
Payroll		
Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73
Contracts		
Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$379,016.06	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.03	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,626.29	\$10,117.11
Quarterly Assessment	\$3,156.57	\$2,529.28
Increase		-19.87%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 2301	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,001.20	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$378,633.07	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$378,860.34	\$304,649.59
EXPENSES:		
<i>Administrative Expenses</i>		
Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45
<i>Payroll</i>		
Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73
<i>Contracts</i>		
Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$378,860.38	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:	2025	2026
Annual Assessment	\$12,621.10	\$10,117.11
Quarterly Assessment	\$3,155.28	\$2,529.28
Increase		-19.84%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 2401	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,104.24	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$378,736.11	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$378,963.38	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

	<u>-\$0.03</u>	<u>\$0.00</u>
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,624.54	\$10,117.11
Quarterly Assessment	\$3,156.14	\$2,529.28
Increase		-19.86%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 2501	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,627.22	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$379,259.09	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$379,486.36	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mtnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00

Total Operating Expenses	\$282,721.27	\$281,013.23
---------------------------------	---------------------	---------------------

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
----------------------------	--	-------------

TOTAL RESERVES & EXPENSES	\$379,486.40	\$304,649.59
--------------------------------------	---------------------	---------------------

	-\$0.04	\$0.00
--	----------------	---------------

Assessments:

	2025	2026
Annual Assessment	\$12,641.97	\$10,117.11
Quarterly Assessment	\$3,160.49	\$2,529.28
Increase		-19.97%

**The Marina at the Bluffs
Condominium Association, Inc.
Proposed Budget 2026**

Description	BUILDING 2601	
	Budget 2025	Budget 2026
INCOME:		
Member Assessment	\$173,682.97	\$183,787.23
Insurance Assessment	\$108,811.00	\$96,089.64
Reserve Income Building	\$68,683.82	\$0.00
Reserve Income Common	\$28,137.90	\$23,636.36
Budget Deficit Funding	\$0.00	\$0.00
Subtotal Assessment Income	\$379,315.69	\$303,513.23
Other Income:		
Application Fees/other	\$227.27	\$1,136.36
S/A-Elevator Modern/RedCom FS		\$0.00
Subtotal Other Income	\$227.27	\$1,136.36
TOTAL INCOME	\$379,542.96	\$304,649.59

EXPENSES:

Administrative Expenses

Line of Credit Charges/Interest payment	\$500.00	\$227.27
Legal Fees	\$2,272.73	\$6,818.18
Audit	\$969.32	\$1,022.73
Insurance Claim Expense	\$909.09	\$454.55
Board Meeting	\$227.27	\$545.45
Office Supplies/misc. admin	\$681.82	\$1,590.91
Office Equip/Rental	\$136.36	\$363.64
Fees & Licenses	\$454.55	\$454.55
Bank Charges	\$4.55	\$4.55
Inspections	\$545.45	\$909.09
Printing /other misc.	\$136.36	\$363.64
Engineering	\$2,272.73	\$1,136.36
Postage	\$272.73	\$272.73
Newsletter /website	\$40.91	\$40.91
Bad Debt Expense	\$40.91	\$40.91
Total Administration Expenses	\$9,464.78	\$14,245.45

Payroll

Office Payroll	\$2,534.09	\$2,727.27
Management Payroll	\$6,600.00	\$6,930.00
Payroll Taxes	\$1,590.91	\$1,590.91
Maintenance Payroll	\$8,772.73	\$9,545.45
Payroll Other - bonus, etc.	\$363.64	\$409.09
Total Payroll	\$19,861.37	\$21,202.73

Contracts

Financial Management	\$2,631.82	\$2,745.45
Security	\$3,636.36	\$3,818.18
Mangrove Trimming	\$184.55	\$227.27
Farmer & Irwin	\$1,218.18	\$2,198.95
Elevator Contract	\$1,872.00	\$2,045.45

Bar 9	\$1,281.82	\$0.00
Tree Trimming	\$2,909.09	\$3,409.09
Pressure Cleaning	\$1,022.73	\$1,022.73
Generator Maintenance	\$605.00	\$636.36
Landscape Maintenance	\$7,727.27	\$7,959.09
Pest Control/Fert	\$1,784.91	\$1,784.91
Janitorial Maint Contract	\$8,636.36	\$8,636.36
Fire Extinguisher Expense	\$70.00	\$75.00
Lake Management	\$0.00	\$136.36
Total Contracts	\$33,580.09	\$34,695.23

Utilities

Electric	\$4,363.64	\$5,236.36
Water	\$22,684.00	\$23,863.64
Sewer	\$10,362.46	\$12,196.59
Cable Expense	\$28,655.57	\$29,210.86
Telephone Expense/wi-fi	\$1,407.44	\$1,500.00
Total Utilities	\$67,473.11	\$72,007.45

Maintenance

Bocci Courts Maint/Repair	\$204.55	\$227.27
Tennis Courts Maint/Repair	\$181.82	\$227.27
Club Houses Maint/Repair	\$909.09	\$909.09
Building Repairs	\$1,590.91	\$11,363.64
Gas & Oil	\$204.55	\$204.55
Fire System Maint/Repair	\$2,727.27	\$3,181.82
Fire Pump Maintenance	\$500.00	\$227.27
Fire Alarm Maintenance	\$681.82	\$681.82
Pool Maintenance/Chemicals	\$2,636.36	\$2,636.36
Elevator Maintenance	\$1,363.64	\$1,363.64
Trash Removal	\$4,318.18	\$5,227.27
Misc. Maint/Supplies	\$2,272.73	\$3,181.82
Miscellaneous Expense	\$2,772.73	\$2,272.73
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	\$20,750.01	\$32,090.91

Landscape Expenses

Grounds Mntce (landscp mntnce)	\$2,045.45	\$6,454.55
Irrigation Supplies	\$318.18	\$909.09
Plant Replacements	\$1,727.27	\$1,727.27
Mulch	\$1,363.64	\$1,590.91
Total Landscape	\$5,454.54	\$10,681.82

Insurance

Insurance - Property-Bldg.	\$108,811.00	\$83,955.64
Insurance - Liability and Finance	\$8,621.62	\$5,658.86
Insurance - Health - non building (A)	\$2,736.53	\$3,409.09
Ins - Fidelity Bond	\$159.27	\$68.55
Insurance - Workers Comp -non building (A)	\$437.50	\$258.55
Insurance - Umbrella	\$1,090.91	\$698.55
Insurance - Finance Charges	\$6,840.93	\$1,643.55
Insurance - D&O	\$613.64	\$396.86

Total Common Insurance	\$129,311.40	\$96,089.64
Non-building insurance (A)	-\$3,174.03	\$0.00
Total Insurance	\$126,137.37	\$96,089.64
Operating Deficit Funding	\$0.00	\$0.00
Total Operating Expenses	\$282,721.27	\$281,013.23

Reserve Funding

<i>SIRS Pooled Reserve</i>		\$23,636.36
TOTAL RESERVES & EXPENSES	\$379,543.00	\$304,649.59
	-\$0.04	\$0.00

Assessments:

	2025	2026
Annual Assessment	\$12,643.86	\$10,117.11
Quarterly Assessment	\$3,160.97	\$2,529.28
Increase		-19.98%