

| 2021 BUDGET | BIMINI 1 | BIMINI 2 | BIMINI 3 | BIMINI 4 | BIMINI 5 |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| | 2021 | 2021 | 2021 | 2021 | 2021 |
| Account Name | Budget | Budget | Budget | Budget | Budget |
| Operating Income | | | | | |
| Association Fee | 68,007.44 | 68,007.92 | 85,009.41 | 68,007.83 | 68,007.54 |
| Master Association Fees | 48,472.38 | 48,472.38 | 60,590.48 | 48,472.38 | 48,472.38 |
| Rental Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Operation Interest | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Late Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Reserve Income | 13,703.61 | 13,491.89 | 17,748.13 | 13,727.41 | 13,514.72 |
| Sub-total Income | 130,183.43 | 129,972.19 | 163,348.02 | 130,207.62 | 129,994.64 |
| Reserve Funding | (13,703.61) | (13,491.89) | (17,748.13) | (13,703.61) | (13,514.72) |
| Total Operating Income | 116,479.82 | 116,480.30 | 145,599.89 | 116,479.82 | 116,479.93 |
| Operating Expenses | | | | | |
| Administrative Expense | | | | | |
| Legal | 200.00 | 200.00 | 250.00 | 200.00 | 200.00 |
| Division Filing Fees | 100.00 | 100.00 | 120.00 | 100.00 | 100.00 |
| Auditing & Accounting | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 |
| Office Expense | 200.00 | 200.00 | 200.00 | 200.00 | 200.00 |
| Web Site Expense | 95.00 | 95.00 | 119.00 | 95.00 | 95.00 |
| Insurance | 18,000.00 | 18,000.00 | 22,500.00 | 18,000.00 | 18,000.00 |
| Flood Insurance | 9,000.00 | 9,000.00 | 10,700.00 | 9,000.00 | 10,200.00 |
| Total Administrative | 27,695.00 | 27,695.00 | 33,989.00 | 27,695.00 | 28,895.00 |
| Maintenance | | | | | |
| General Maintenance | 7,707.50 | 6,519.30 | 9,233.20 | 5,958.80 | 6,046.60 |
| Fire and Extinguisher | 400.00 | 400.00 | 500.00 | 400.00 | 400.00 |
| Termite Warranty | 600.00 | 600.00 | 750.00 | 600.00 | 600.00 |
| Janitorial - Contract | 2,051.43 | 2,051.43 | 2,564.29 | 2,051.43 | 2,051.43 |
| Roof-Cleaning Contract | 1,900.00 | 1,900.00 | 2,375.00 | 1,900.00 | 1,900.00 |
| Total Maintenance | 12,658.83 | 11,471.02 | 15,422.29 | 10,910.43 | 10,997.83 |
| Utilities | | | | | |
| Electric | 450.00 | 450.00 | 450.00 | 450.00 | 600.00 |
| Water/Sewer | 13,500.00 | 14,000.00 | 17,400.00 | 14,025.00 | 14,000.00 |
| Total Utilities | 13,950.00 | 14,450.00 | 17,850.00 | 14,475.00 | 14,600.00 |
| Total Operating Expenses | 54,303.83 | 54,516.03 | 67,261.29 | 54,280.43 | 54,492.83 |
| Net Income/(Loss) | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Per Unit Calculation | | | | | |
| | 7,280.00 | 7,180.00 | 7,280.00 | 7,280.00 | 8,180.00 |
| | 1,820.00 | 1,820.00 | 1,820.00 | 1,820.00 | 1,820.00 |

2021 Reserves

| | element | life years | remain yrs | Bimini 1 | Bimini 2 | Bimini 3 | Bimini 4 | Bimini 5 |
|-----------------------------|------------------------------------|------------|-----------------------------|------------|------------|------------|------------|------------|
| 2019 cost | roof & gutter | 30 | 29 | 374,860.00 | 374,860.00 | 468,575.00 | 374,860.00 | 374,860.00 |
| 2019 cost | paint | 7 | 6 | 20,571.43 | 20,571.43 | 25,714.29 | 20,571.43 | 20,571.43 |
| 2021 cost Dec 31 2020 | adjust for inflation | | | 382,357.20 | 382,357.20 | 477,946.50 | 382,357.20 | 382,357.20 |
| | amount in reserves | | | 60,511.00 | 66,651.00 | 57,699.00 | 59,821.00 | 65,989.00 |
| | Reserve for paint | | | 2,509.00 | 2,509.00 | 3,136.25 | 2,509.00 | 2,509.00 |
| | Reserves for roof and gutters | | | 58,002.00 | 64,142.00 | 54,562.75 | 57,312.00 | 63,480.00 |
| | Roof and gutter shortage | | | 324,355.20 | 318,215.20 | 423,383.75 | 325,045.20 | 318,877.20 |
| | 2021 roof and gutter reserves dues | | | 11,184.66 | 10,972.93 | 14,599.44 | 11,208.46 | 10,995.77 |
| | paint shortage | | | 17,632.65 | 17,632.65 | 22,040.82 | 17,632.65 | 17,632.65 |
| | paint reserves dues | | | 2,518.95 | 2,518.95 | 3,148.69 | 2,518.95 | 2,518.95 |
| | total 2021 reserves needs | | | 13,703.61 | 13,491.89 | 17,748.13 | 13,727.41 | 13,514.72 |
| | per unit quarterly amount | | | 214.11 | 210.81 | 221.85 | 214.49 | 211.17 |
| roofing cost | inflation | 2.00% | this will adjust results | | | | | |