

Martinique at Tarpon Cove

	2019 Approved Budget	Actual Through 9/30/19				Estimated 2019 Total				2020 Budget				Inad	Specific
		Mart 1	Mart 2	Mart 3	Total Actual	Mart 1	Mart 2	Mart 3	Estimated 2019 Total	Mart 1	Mart 2	Mart 3	2020 Budget		
# of Units		24	24	24	72	24	24	24	72	24	24	24	72		
4000 - Maintenance/Reserve Fees	188354	48,799	46,073	48,377	141,242	62380	61427	65547	189354	68897	68554	72814	210065		
4050 - Master Association Fees	209119	52,280	52,280	52,280	156,839	69706	69706	69706	209118	70340	70340	70340	211020		
4075 - Rental Application Fees	0	200	100	500	800	300	200	600	1100	0	0	0	0		
4076 - Sales Application Fees		200	100	100	400	300	200	200	700	0	0	0	0		
4077 - Capital Contribution					0				0	0	0	0	0		
4099 - Late Fees		48	20	342	409	46	20	343	409	0	0	0	0		
<b>Total Income</b>	<b>397473</b>	<b>99,518</b>	<b>98,572</b>	<b>101,598</b>	<b>299,689</b>	<b>132732</b>	<b>131553</b>	<b>136396</b>	<b>400681</b>	<b>139237</b>	<b>138894</b>	<b>142854</b>	<b>421066</b>		
6005 - Legal Fees	1500	308	308	93	709	308	308	93	709	500	500	500	1500	X	
6007 - Division Filing Fees	375	116	116	116	349	116	116	116	348	125	125	125	375	X	
6009 - Auditing/Accounting Fees	300	100	100	100	300	100	100	100	300	110	110	110	330	X	
6011 - Office Expense	1550	391	311	351	1,053	500	500	500	1500	500	500	500	1500	X	
6013 - Website Expense	1000	50	50	50	150	330	330	330	990	333	333	333	1000	X	
6015 - Insurance	43000	13,860	13,860	13,860	41,581	13,860	13,860	13,860	41,581	14999	14999	14999	45000	X	
6017 - Flood Insurance	23100	739	5,151	739	6,629	7800	7800	7800	23400	8333	8333	8333	25000	X	
6019 - Contingency	0				0				0	0	0	0	0	X	
<b>Total Admin</b>	<b>70825</b>	<b>15,565</b>	<b>19,896</b>	<b>15,310</b>	<b>50,771</b>	<b>23,014</b>	<b>23,014</b>	<b>22,798</b>	<b>68,828</b>	<b>24,898</b>	<b>24,899</b>	<b>24,899</b>	<b>74,705</b>		
6201 - General Maintenance	29500	8,413	5,962	6,152	20,527	10000	10000	10000	30000	9999	9999	9999	30000	X	
6202 - Fire Alarm/Extinguisher	2100	1,909	1,909	1,909	5,727	1909	1909	1909	5727	700	700	700	2100	X	
6203 - Fire Equipment Repairs	5000	1,488	1,488	4,216	7,193	1750	1750	1750	5250	1667	1667	1667	5000	X	
6204 - Termita Warranty	1350	450	450	450	1,350	450	450	450	1350	450	450	450	1350	X	
<b>Total Maintenance</b>	<b>37950</b>	<b>12,261</b>	<b>9,809</b>	<b>12,726</b>	<b>34,796</b>	<b>14,109</b>	<b>14,109</b>	<b>14,109</b>	<b>42,327</b>	<b>12,815</b>	<b>12,815</b>	<b>12,815</b>	<b>36,450</b>		
6601 - Electric	1700	304	200	598	1,102	550	450	675	1675	600	600	600	1800	X	
6605 - Water/Sewer	67000	11,377	11,349	11,243	33,968	17000	17000	17000	51000	18332	18332	18332	55000	X	
<b>Total Utilities</b>	<b>58700</b>	<b>11,681</b>	<b>11,549</b>	<b>11,841</b>	<b>35,070</b>	<b>17,550</b>	<b>17,450</b>	<b>17,675</b>	<b>52,675</b>	<b>18,931</b>	<b>18,931</b>	<b>18,931</b>	<b>56,800</b>		
<b>Total Expenses</b>	<b>187475</b>	<b>39,506</b>	<b>41,254</b>	<b>39,877</b>	<b>120,637</b>	<b>54,673</b>	<b>54,573</b>	<b>54,583</b>	<b>163,830</b>	<b>56,846</b>	<b>56,846</b>	<b>56,846</b>	<b>169,955</b>		
									0						
9001 - Master Association	209119	52,280	52,280	52,279	156,840	69706	69706	69706	209118	70340	70340	70340	211020	X	
9005 - Transfer to Reserve	20898	4,921	4,206	6,545	15,672	6561	5608	5608	17777	12251	11908	15968	40127	X	
<b>Total Transfers</b>	<b>230015</b>	<b>57,201</b>	<b>56,486</b>	<b>58,825</b>	<b>172,512</b>	<b>76267</b>	<b>75314</b>	<b>75314</b>	<b>226895</b>	<b>82,591</b>	<b>82,248</b>	<b>86,308</b>	<b>251,148</b>		
<b>Net Surplus/(Deficit)</b>	<b>-17</b>	<b>2811</b>	<b>832</b>	<b>2897</b>	<b>6538</b>	<b>1,792</b>	<b>1,668</b>	<b>6,499</b>	<b>8,958</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-17</b>		
<b>2020 Annual Maintenance Fees</b>										<b>5802</b>	<b>5787</b>	<b>5956</b>			
<b>2020 Quarterly Maintenance Fees</b>										<b>1450</b>	<b>1447</b>	<b>1489</b>			
<b>2019 Annual Maintenance Fees</b>										<b>5504</b>	<b>5464</b>	<b>5592</b>			
<b>2019 Quarterly Maintenance Fees</b>										<b>1376</b>	<b>1366</b>	<b>1398</b>			
<b>Change from 2019 to 2020</b>															
<b>Annual Maintenance Fees</b>										<b>298</b>	<b>323</b>	<b>364</b>			
<b>Quarterly Maintenance Fees</b>										<b>74</b>	<b>81</b>	<b>91</b>			

### MARTINIQUE 1 AT TARPON COVE 2020 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2019	Oct 2019 Funding	Est. Expenses	Trx.	Est. 12/31/19 Balance	Amount Yet to be Funded	2020 Funding Requirement
Carport Roof	30	1	24,000	23,526	128			23,654	346	346
Painting	10	4	24,000	6,101	667			6,767	17,233	4,308
Roof Reserve	50	49	385,982	12,592	1,156	-		13,748	372,234	7,597
Storage Reserve	15	1	12,280	12,000	280			12,280	-	-
Unallocated Interest				263				263		
<b>Total</b>			446,262	54,482	2,231	-	-	56,712	389,813	12,251

### MARTINIQUE 2 AT TARPON COVE 2020 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2019	Oct 2019 Funding	Est. Expenses	Trx.	Est. 12/31/19 Balance	Amount Yet to be Funded	2020 Funding Requirement
Carport Roof	30	1	24,506	24,270	236			24,506	0	0
Painting	10	4	24,000	6,101	667			6,767	17,233	4,308
Roof Reserve	50	49	385,982	12,410	1,186	-		13,596	372,386	7,600
Storage Reserve	15	1	12,181	11,999	182			12,181	-	-
Unallocated Interest				274				274		
<b>Total</b>			446,669	55,053	2,271	-	-	57,324	389,619	11,908

### MARTINIQUE 3 AT TARPON COVE 2020 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2019	Oct 2019 Funding	Est. Expenses	Trx.	Est. 12/31/19 Balance	Amount Yet to be Funded	2020 Funding Requirement
Carport Roof	30	1	24,000	22,893	277			23,169	831	831
Painting	10	4	24,000	6,102	667			6,768	17,232	4,308
Roof Reserve	50	49	385,982	47	1,305	-		1,352	384,630	7,850
Storage Reserve	15	9	12,000	3,182	-			3,182	8,818	980
Fire Equipment	5	2	10,000	5,500	500			6,000	4,000	2,000
Unallocated Interest				45						
<b>Total</b>			<b>455,982</b>	<b>37,768</b>	<b>2,748</b>	<b>-</b>	<b>-</b>	<b>40,471</b>	<b>415,511</b>	<b>15,968</b>