

Martinique at Tarpon Cove
Budget Worksheet

	2020 Approved Budget	Actual Through 9/30/20				Estimated 2020 Total				2021 Proposed Budget				Notes
		Mart 1	Mart 2	Mart 3	Total Actual	Mart 1	Mart 2	Mart 3	Estimated 2020 Total	Mart 1	Mart 2	Mart 3	2021 Budget	
# of Units		24	24	24	72	24	24	24	72	24	24	24	72	
4000 • Maintenance/Reserve Fees	210082	51,645	51,429	54,453	157,527	68860	68572	72604	210036	63148	63043	66339	192530	
4050 • Master Association Fees	211020	52,755	52,755	52,755	158,265	70340	70340	70340	211020	72708	72708	72708	218125	
4075 • Rental Application Fees	0	400	100	300	800	400	100	300	800	0	0	0	0	
4076 • Sales Application Fees		300	300	100	700	300	300	100	700	0	0	0	0	
4077 • Capital Contribution			47	142	189		47	142	189	0	0	0	0	
4099 - Late Fees					0				0	0	0	0	0	
Total Income	421102	105,100	104,631	107,750	317,481	139900	139359	143486	422745	135856	135751	139047	410655	
6005 • Legal Fees	1500				0	0	0	0	0	333	333	333	1000	
6007 • Division Filing Fees	375	20	20	20	61	116	116	116	348	116	116	116	348	
6009 • Auditing/Accounting Fees	330	87	87	87	260	87	87	87	261	117	117	117	350	
6011 • Office Expense	1500	183	228	163	574	225	300	205	730	333	333	333	1000	
6013 - Website Expense	1000	50	50	50	150	335	335	335	1005	333	333	333	1000	
6015 • Insurance	45000	13,404	13,404	13,404	40,213	13,404	13,404	13,404	40,212	15145	15145	15145	45440	assume 13% increase
6017 • Flood Insurance	25000		4,594	2,255	6,849	7000	7000	7000	21000	7699	7699	7699	23100	assume 10% increase
Total Admin	74705	13,745	18,383	15,980	48,108	21,167	21,242	21,147	63,556	24,077	24,077	24,077	72,238	
6201 • General Maintenance	30000	10,173	8,330	8,337	26,840	11000	10000	10000	31000	9999	9999	9999	30000	
6202 • Fire Alarm/Extinguisher	2100	846	846	846	2,539	846	846	846	2538	833	833	833	2500	
6203 • Fire Equipment Repairs	5000	1,649	1,437	2,548	5,634	1700	1500	2600	5800	1667	1667	1667	5000	
6204 • Termite Warranty	1350	450	450	450	1,350	450	450	450	1350	450	450	450	1350	
Total Maintenance	38450	13,119	11,063	12,181	36,362	13,996	12,796	13,896	40,688	12,949	12,949	12,949	38,850	
6601 • Electric	1800	315	180	600	1,096	350	200	667	1217	500	500	500	1500	
6605 • Water/Sewer	55000	10,890	10,865	10,727	32,482	12100	12073	11919	36092	13332	13332	13332	40000	
Total Utilities	56800	11,205	11,046	11,327	33,578	12,450	12,273	12,586	37,309	13,832	13,832	13,832	41,500	
Total Expenses	169955	38,068	40,492	39,488	118,048	47,613	46,311	47,629	141,553	50,857	50,857	50,857	152,588	
									0					
9001 • Master Association	211020	52,755	52,755	52,755	158,265	70340	70340	70340	211020	72708	72708	72708	218125	
9005 • Transfer to Reserve	40127	9,188	8,931	11,976	30,095	12251	11908	15968	40127	12291	12185	15482	39958	
Total Transfers	251147	61,943	61,686	64,731	188,360	82591	82248	86308	251147	84,999	84,894	88,190	258,082	
Net Surplus/(Deficit)	0	6088	2453	3531	11072	9,696	10,800	9,549	30,045	0	0	0	-15	
2021 Annual Maintenance Fees										5661	5656	5794		
2021 Quarterly Maintenance Fees										1415	1414	1448		
2020 Annual Maintenance Fees										5800	5788	5956		
2020 Quarterly Maintenance Fees										1450	1447	1489		
Change from 2020 to 2021														
Annual Maintenance Fees										-139	-132	-162		
Quarterly Maintenance Fees										-35	-33	-41		

MARTINIQUE 1 AT TARPON COVE 2021 RESERVE SCHEDULE

updated 10/24/20

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2020	Oct Funding	Est. Expenses	Trx.	Est. 12/31/20 Balance	Amount Yet to be Funded	2021 Funding Requirement
Carport Roof	30	1	24,346	24,259	87			24,346	0	0
Painting	10	3	24,000	9,998	1,077			11,075	12,925	4,308
Roof Reserve	50	48	385,982	14,393	1,899	-		16,293	369,690	7,702
Storage Reserve	15	1	12,280	12,000	-			12,000	280	280
Unallocated Interest				493	36			529		
Total			446,608	61,144	3,099	-	-	64,242	382,895	12,291

MARTINIQUE 2 AT TARPON COVE 2021 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2020	Oct Funding	Est. Expenses	Trx.	Est. 12/31/20 Balance	Amount Yet to be Funded	2021 Funding Requirement
Carport Roof	30	1	24,783	24,783	-			24,783	-	-
Painting	10	3	24,000	9,998	1,077			11,075	12,925	4,308
Roof Reserve	50	48	385,982	14,714	1,900	-		16,614	369,369	7,695
Storage Reserve	15	1	12,181	11,999	-			11,999	182	182
Unallocated Interest				500	35			535		
Total			446,946	61,994	3,012	-	-	65,006	382,475	12,185

MARTINIQUE 3 AT TARPON COVE 2021 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2020	Oct Funding	Est. Expenses	Trx.	Est. 12/31/20 Balance	Amount Yet to be Funded	2021 Funding Requirement
Carport Roof	30	1	24,000	23,516	208			23,724	276	276
Painting	10	3	24,000	10,000	1,077			11,077	12,923	4,308
Roof Reserve	50	48	385,982	2,554	1,963	-		4,517	381,466	7,947
Storage Reserve	15	8	12,000	4,154	245			4,399	7,601	950
Fire Equipment	5	1	10,000	7,500	500			8,000	2,000	2,000
Unallocated Interest				96	6			102		
Total			455,982	47,820	3,998	-	-	51,818	404,267	15,482