

Martinique at Tarpon Cove
Budget Worksheet

updated 10/17/21		Actual Through 9/30/21				Estimated 2021 Total				2022 Adopted budget				
	2021 Approved Budget	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	Notes
# of Units		24	24	24	72	24	24	24	72	24	24	24	72	
4000 · Maintenance/Reserve Fees	192535	47,349	47,277	49,725	144,351	63132	63036	66300	192468	68287	68299	69654	206241	
4050 · Master Association Fees	218124	54,531	54,531	54,531	163,593	72708	72708	72708	218124	74006	74006	74006	222017	
4075 · Rental Application Fees	0	1,050	100	100	1,250	1,050	100	100	1250	0	0	0	0	
4076 · Sales Application Fees	0	300	200	300	800	300	200	300	800	0	0	0	0	
4098 · Use of Surplus Funds	0				0				0	5000	5000	5000	15000	
4099 · Late Fees	0	92	166	0	258	92	166		258	0	0	0	0	
Total Income	410659	103,322	102,274	104,656	310,252	137282	136210	139408	412900	147293	147305	148660	443257	
6005 · Legal Fees	1000	0	0	0	0	0	0	0	0	333	333	333	1000	
6007 · Division Filing Fees	348	0	0	0	0	96	96	96	288	116	116	116	348	
6009 · Auditing/Accounting Fees	350	0	0	0	0	117	117	116	350	117	117	117	350	
6011 · Office Expense	1000	202	88	136	425	67	29	45	141.65	333	333	333	1000	
6013 · Website Expense	1000	50	50	50	150	333	333	334	1000	367	367	367	1100	
6015 · Insurance	45435	17,854	17,854	17,854	53,561	17,854	17,854	17,854	53,562	19970	19970	19970	59917	15% increase assumption
6017 · Flood Insurance	23097	2,134	4,680	2,297	9,111	7200	7200	7200	21600	7919	7919	7919	23760	10% increase assumption
Total Admin	72230	20,239	22,671	20,336	63,247	25,667	25,629	25,645	76,941	29,155	29,155	29,155	87,475	
6201 · General Maintenance	30000	10,318	8,458	8,683	27,458	13757	11277	11577	36611	11999	11999	11999	36000	
6202 · Fire Alarm/Extinguisher	2500	360	360	360	1,080	480	480	480	1440	667	667	667	2000	
6203 · Fire Equipment Repairs	5000	706	1,093	863	2,663	942	1458	1151	3551	1667	1667	1667	5000	
6204 · Termite Warranty	1350	450	450	450	1,350	450	450	450	1350	450	450	450	1350	
Total Maintenance	38850	11,834	10,361	10,356	32,551	15,628	13,665	13,658	42,951	14,782	14,782	14,782	44,350	
6601 · Electric	1500	287	186	634	1,107	606	393	704	1704	600	600	600	1800	
6605 · Water/Sewer	39996	9,308	9,306	8,839	27,453	10342	10340	9821	30503	11666	11666	11666	35000	
Total Utilities	41496	9,595	9,493	9,472	28,560	10,948	10,734	10,525	32,207	12,265	12,265	12,265	36,800	
Total Expenses	152576	41,668	42,525	40,164	124,358	52,244	50,027	49,828	152,099	56,203	56,203	56,203	168,625	
									0					
9001 · Master Association	218124	54,531	54,531	54,531	163,593	72708	72708	72708	218124	74006	74006	74006	222017	
9005 · Transfer to Reserve	39959	9,218	9,139	11,612	29,969	12291	12185	15482	39958	17085	17097	18451	52633	
Total Transfers	258083	63,749	63,670	66,143	193,562	84999	84893	88190	258082	91,090	91,102	92,457	274,649	
Net Surplus/(Deficit)	0	-2095	-3921	-1651	-7667	39	1,290	1,390	2,719	0	0	0	-17	
2022 Annual Maintenance Fees										5,929	5,929	5,986		
2022 Quarterly Maintenance Fees										1,482	1,482	1,496		
2021 Annual Maintenance Fees										5,660	5,656	5,792		
2021 Quarterly Maintenance Fees										1,415	1,414	1,448		
Change from 2021 to 2022														
Annual Maintenance Fees										269	273	194		
Quarterly Maintenance Fees										67	68	48		

MARTINIQUE 1 AT TARPON COVE 2022 RESERVE SCHEDULE

updated 10/17/21

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2021	Oct Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Carport Roof	30	7	24,346	24,346	-	6,000		18,346	6,000	857
Painting	10	2	32,000	14,306	1,077			15,383	16,617	8,308
Roof Reserve	50	46	385,982	19,780	1,926	-		21,706	364,276	7,919
Storage Reserve	15	1	12,280	12,210	70			12,280	(0)	(0)
Unallocated Interest				589				589		
Total			454,608	71,231	3,073	6,000	-	68,304	386,894	17,085

MARTINIQUE 2 AT TARPON COVE 2022 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2021	Oct Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Carport Roof	30	7	24,783	24,783	-	6,000		18,783	6,000	857
Painting	10	2	32,000	14,306	1,077			15,383	16,617	8,308
Roof Reserve	50	46	385,982	19,147	1,924	-		21,071	364,912	7,933
Storage Reserve	15	1	12,181	12,137	46			12,183	(2)	(2)
Unallocated Interest				598				598		
Total			454,946	70,970	3,047	6,000	-	68,017	387,526	17,097

MARTINIQUE 3 AT TARPON COVE 2022 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2021	Oct Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Carport Roof	30	7	24,000	23,931	69	6,000		18,000	6,000	857
Painting	10	2	32,000	14,308	1,077			15,385	16,615	8,308
Roof Reserve	50	46	385,982	7,805	1,987	-		9,792	376,190	8,178
Storage Reserve	15	6	12,000	5,111	238			5,349	6,651	1,109
Fire Equipment	5	1	10,000	9,500	500			10,000	-	-
Unallocated Interest				172				172		
Total			463,982	60,827	3,870	6,000	-	58,697	405,457	18,451