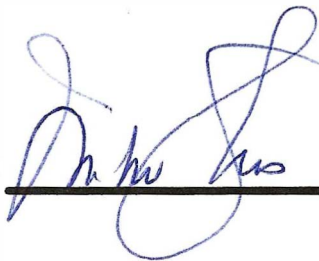


Martinique at Tarpon Cove  
Budget Worksheet

updated 10-5-22	2022 Approved Budget	2023 Approved Budget				Notes
		Mart 1	Mart 2	Mart 3	2023 Budget	
# of Units		24	24	24	72	
4000 · Maintenance/Reserve Fees	206243	76493	76729	79324	232546	
4050 · Master Association Fees	222018	77934	77934	77934	233802	
4075 · Rental Application Fees	0	0	0	0	0	
4076 · Sales Application Fees	0	0	0	0	0	
4098 · Use of Surplus Funds	15000	0	0	0	0	
4099 · Late Fees	0	0	0	0	0	
<b>Total Income</b>	<b>443261</b>	<b>154427</b>	<b>154663</b>	<b>157258</b>	<b>466348</b>	
6005 · Legal Fees	1000	333	333	333	1000	Unchanged for 2023.
6007 · Division Filing Fees	348	116	116	116	348	Set by State of FL. Unchanged.
6009 · Auditing/Accounting Fees	350	117	117	117	350	Unchanged for 2023.
6011 · Office Expense	1000	333	333	333	1000	Unchanged for 2023.
6013 · Website Expense	1100	367	367	367	1100	Unchanged for 2023.
6015 · Insurance	59917	26664	26664	26664	80000	Largest line item increase.
6017 · Flood Insurance	23760	6801	6801	6801	20404	12% increase for 2023
<b>Total Admin</b>	<b>87475</b>	<b>34,731</b>	<b>34,731</b>	<b>34,731</b>	<b>104,202</b>	
6201 · General Maintenance	36000	7499	7499	7499	22500	reduced to reflect usage.
6202 · Fire Alarm/Extinguisher	2000	1000	1000	3000	5000	mart 3 \$2200 additional for fire monitoring. \$764/assoc. Inspections.
6203 · Fire Equipment Repairs	5000	1000	1000	1000	3000	reallocated to 6202
6204 · Termite Warranty	1350	450	450	450	1350	unchanged for 2023.
6205 · Janitorial - Contract	0	4800	4800	4800	14400	unchanged for 2023.
6206 · Roof Cleaning - Contract	0	1500	1500	1500	4500	Done every other year for approx. \$9k
<b>Total Maintenance</b>	<b>44350</b>	<b>16,248</b>	<b>16,248</b>	<b>18,248</b>	<b>50,750</b>	
6601 · Electric	1800	600	600	600	1800	Unchanged for 2023.
6605 · Water/Sewer	35000	11666	11666	11666	35000	Unchanged for 2023.
<b>Total Utilities</b>	<b>36800</b>	<b>12,265</b>	<b>12,265</b>	<b>12,265</b>	<b>36,800</b>	
<b>Total Expenses</b>	<b>168625</b>	<b>63,244</b>	<b>63,244</b>	<b>65,244</b>	<b>191,752</b>	
9001 · Master Association	222018	77934	77934	77934	233802	5% increase from TCCA Master
9005 · Transfer to Reserve	52635	13248	13485	14080	40813	
<b>Total Transfers</b>	<b>274653</b>	<b>91,182</b>	<b>91,419</b>	<b>92,013</b>	<b>274,614</b>	
<b>Net Surplus/(Deficit)</b>	<b>-17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-19</b>	
<b>2023 Annual Maintenance Fees</b>		<b>6,434</b>	<b>6,444</b>	<b>6,552</b>		
<b>2023 Quarterly Maintenance Fees</b>		<b>1,609</b>	<b>1,611</b>	<b>1,638</b>		
<b>2022 Annual Maintenance Fees</b>		<b>5,928</b>	<b>5,928</b>	<b>5,984</b>		
<b>2022 Quarterly Maintenance Fees</b>		<b>1,482</b>	<b>1,482</b>	<b>1,496</b>		
<b>Change from Previous Year</b>						
<b>Annual Maintenance Fees</b>		<b>506</b>	<b>516</b>	<b>568</b>		
<b>Quarterly Maintenance Fees</b>		<b>127</b>	<b>129</b>	<b>142</b>		

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

12-13-22

## MARTINIQUE 1 AT TARPON COVE 2023 RESERVE SCHEDULE

updated 10-5-22

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2022	Oct Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Carport Roof	30	6	25,202	24,988	214			25,202	0	0
Painting	10	2	40,000	21,614	2,077			23,691	16,309	8,154
Roof Reserve	50	45	233,333	27,865	1,980			29,845	203,488	4,522
Storage Reserve	15	10	12,000	6,280	-			6,280	5,720	572
Unallocated Interest				702	30			732		
<b>Total</b>			310,535	81,448	4,301	-	-	85,749	225,517	13,248

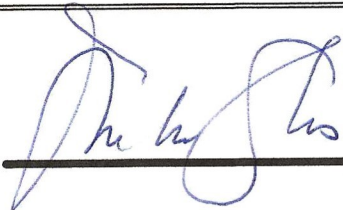
## MARTINIQUE 2 AT TARPON COVE 2023 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2022	Oct Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Carport Roof	30	6	25,639	25,425	214			25,639	1	0
Painting	10	2	40,000	21,614	2,077			23,691	16,309	8,154
Roof Reserve	50	45	233,333	27,135	1,984			29,119	204,214	4,538
Storage Reserve	15	10	12,000	4,080	-			4,080	7,920	792
Unallocated Interest				710	30			740		
<b>Total</b>			310,972	78,963	4,305	-	-	83,268	228,444	13,485

## MARTINIQUE 3 AT TARPON COVE 2023 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2022	Oct Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Funding Requirement
Carport Roof	30	6	24,856	24,642	214			24,856	0	0
Painting	10	2	40,000	21,616	2,077			23,693	16,307	8,154
Roof Reserve	50	45	233,333	16,571	2,045			18,616	214,717	4,771
Storage Reserve	15	10	12,000	180	277			457	11,543	1,154
Fire Equipment	5	1	10,000	10,000	-			10,000	-	-
Unallocated Interest				272	28			300		
<b>Total</b>			320,189	73,280	4,641	-	-	77,921	242,568	14,080

Signature: \_\_\_\_\_



Date: 12-13-22