

Martinique at Tarpon Cove
Budget Worksheet

updated 11/19/25		2026 Proposed Budget				
	2025 Approved Budget	Mart 1	Mart 2	Mart 3	2026 Budget	Notes
# of Units		24	24	24	72	
4000 · Maintenance/Reserve Fees	385,654	125,728	125,728	130,528	381,985	
4050 · Master Association Fees	281,517	95,071	95,071	95,071	285,214	
4075 · Rental Application Fees	0	0	0	0	0	
4076 · Sales Application Fees	0	0	0	0	0	
4098 · Use of Surplus Funds	0	0	0	0	0	
4099 · Late Fees	0	0	0	0	0	
Total Income	667,171	220,800	220,800	225,599	667,198	
6005 · Legal Fees	1,500	333	333	333	1,000	
6009 · Auditing/Accounting Fees	350	133	133	133	400	
6007 · Division Filing Fees	750	167	167	167	500	\$71/assc. + \$4/unit
6011 · Office Expense	3,000	833	833	833	2,500	
6013 · Website Expense	1,200	400	400	400	1,200	
6015 · Insurance	138,000	36,031	36,031	36,031	108,093	see insurance schedule below
6017 · Flood Insurance	27,500	9,813	9,506	10,646	35,000	see insurance schedule below
Total Admin	172,300	47,711	47,404	48,544	148,693	
6201 · General Maintenance	48,948	10,200	10,200	15,000	35,400	includes \$500/mo handyman service
6202 · Fire Alarm/Extinguisher	5,000	2,667	2,667	2,667	8,000	2025 increased due to 5yr inspection.
6203 · Fire Equipment Repairs	10,000	6,844	5,535	5,402	17,781	2025 increased due to 5yr inspection.
6205 · Janitorial - Contract	14,400	6,000	6,000	6,000	18,000	\$500/assc. x 12mo
6206 · Roof Cleaning - Contract	9,000	3,000	3,000	3,000	9,000	due in 2026
Total Maintenance	87,348	28,711	27,402	32,069	88,181	
6601 · Electric	2,500	833	833	833	2,500	projected ye + 5%
6605 · Water/Sewer	55,000	19,600	19,600	19,600	58,800	projected ye + 10%
Total Utilities	57,500	20,433	20,433	20,433	61,300	
Total Expenses	317,148	96,854	95,239	101,046	298,174	
9001 · Master Association	281,517	95,071	95,071	95,071	285,214	
9005 · Transfer to Reserve	66,934	28,874	30,490	29,482	88,846	
Total Transfers	348,451	123,945	125,561	124,554	374,060	
Net Surplus/(Deficit)	1,572	0	0	0	(5,035)	
2026 Annual Maintenance Fees		9,200	9,200	9,400		
2026 Quarterly Maintenance Fees		2,300	2,300	2,350		
2025 Annual Maintenance Fees		9,200	9,200	9,400		
2025 Quarterly Maintenance Fees		2,300	2,300	2,350		
Change from Previous Year						
Annual Maintenance Fees		(0)	(0)	(0)		
Quarterly Maintenance Fees		(0)	(0)	(0)		

Signature: _____

Date: _____

10 Dec 25

MARTINIQUE 1 AT TARPON COVE 2026 RESERVE SCHEDULE

updated 07/25/25

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2025	Oct Funding	Est. Expenses	Trx.	Est. 12/31/2025 Balance	Amount Yet to be Funded	2026 Funding Requirement
Carport Roof	20	2	34,000	21,132	990			22,122	11,878	5,939
Painting	8	8	55,000	(12,904)	510		7,797	(4,597)	59,597	7,450
Roof Reserve	20	12	233,333	44,790	3,519			48,309	185,024	15,419
Storage Reserve	15	60	12,000	7,867	148			8,014	3,986	66
Unallocated Interest				7,797		7,797		0		
Total			334,333	68,682	5,167	7,797	7,797	73,849	260,485	28,874

1,484.80
1,862.40
3,854.66
16.61
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-
7,218.46

MARTINIQUE 2 AT TARPON COVE 2026 RESERVE SCHEDULE

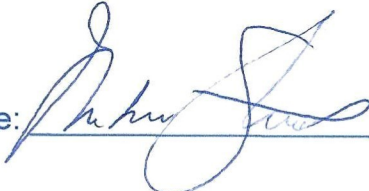
Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2025	Oct Funding	Est. Expenses	Trx.	Est. 12/31/2025 Balance	Amount Yet to be Funded	2026 Funding Requirement
Carport Roof	20	2	34,000	21,462	964			22,426	11,574	5,787
Painting	8	8	55,000	(10,505)	510		8,067	(1,929)	56,929	7,116
Roof Reserve	20	12	233,333	47,280	3,532			50,812	182,521	15,210
Storage Reserve	15	6	12,000	5,273	204			5,477	6,523	1,087
Fire Equipment	7	6	5,000	(2,736)				(2,736)	7,736	1,289
Unallocated Interest				8,067		8,067		(0)		
Total			339,333	68,841	5,210	8,067	8,067	74,050	265,282	30,490

1,446.75
1,779.03
3,802.52
271.77
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-
7,622.41

MARTINIQUE 3 AT TARPON COVE 2026 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2025	Oct Funding	Est. Expenses	Trx.	Est. 12/31/2025 Balance	Amount Yet to be Funded	2026 Funding Requirement
Carport Roof	20	2	34,000	23,549	1,791			25,340	8,660	4,330
Painting	8	8	55,000	(12,104)	510		6,286	(5,309)	60,309	7,539
Roof Reserve	20	12	233,333	35,299	3,759			39,058	194,275	16,190
Storage Reserve	15	6	12,000	3,158	298			3,455	8,545	1,424
Fire Equipment	5	1	10,000	10,000				10,000	-	-
Unallocated Interest				6286		6286		0		
Total			344,333	66,187	6,358	6,286	6,286	72,544	271,789	29,482

1,082.50
1,884.66
4,047.40
356.04
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-
7,370.59

Signature:  Date: 10 Dec 25