

AGENDA

Village of Martinique Condominium Association

Budget Workshop Meeting Thursday, November 5, 2026, at 8:30AM

**Tarpon Cove Community Center
970 Tarpon Cove Drive - Naples, FL 34110
Or Via Zoom**

<https://us02web.zoom.us/j/88404202638>

1. Call to Order
 2. Proof of Notice
 3. New Business
 - A. 2027 Budget Workshop
 4. Adjournment
-

Topic: **Martinique 2027 Budget Workshop**
Time: **Nov 5, 2026 08:30 AM Eastern Time (US and Canada)**

Join Zoom Meeting
<https://us02web.zoom.us/j/88404202638>

Meeting ID: **884 0420 2638**

One tap mobile
+13052241968,,88404202638# US
+13126266799,,88404202638# US (Chicago)

Join by SIP
• **88404202638@zoomcrc.com**

Join instructions
https://us02web.zoom.us/meetings/88404202638/invitations?signature=JXz-kTP9YUSjOPD9_FStyKv-4lpHYcm48qiicdDHVjY

	2026 Approved Budget	Estimated 2026 Total				2027 Proposed Budget				Notes
		Mart 1	Mart 2	Mart 3	Estimated 2026 Total	Mart 1	Mart 2	Mart 3	2027 Proposed Budget	
# of Units		24	24	24	72	24	24	24	72	
4000 - Maintenance/Reserve Fees	381,985	125,760	125,760	130,560	382,080	158,381	143,995	143,999	446,375	
4050 - Master Association Fees	285,214	95,040	95,040	95,040	285,120	96,008	96,008	96,008	288,023	
4060 - Rental Application Fees	0	400	400	600	1,400	0	0	0	0	
4010 - Background Check	0	200	200	67	467	0	0	0	0	
4098 - Use of Surplus Funds	0	0	0	0	0	0	0	0	0	
4099 - Late Fees	0	309	629	0	937	0	0	0	0	
4109 - Returned Check Charges	0	-33	0	0	-33	0	0	0	0	
Total Income	667,199	221,675	222,029	226,267	669,971	254,388	240,003	240,006	734,398	
6005 - Legal Fees	1,000	0	0	0	0	333	333	333	1,000	
6009 - Auditing/Accounting Fees	400	178	178	178	533	2,667	2,667	2,667	8,000	
6007 - Division Filing Fees	500	128	594	128	850	225	225	225	675	
6011 - Office Expense	2,500	851	764	543	2,158	800	800	800	2,400	
6012 - Operating Shortfall	0	0	0	0	0	20,000	0	0	20,000	
6013 - Website Expense	1,200	0	0	0	0	400	400	400	1,200	
6015 - Insurance	108,093	40,211	40,211	40,211	120,633	33,333	33,333	33,333	100,000	see insurance schedule below
6017 - Flood Insurance	35,000	10,263	9,972	11,503	31,737	11,788	12,523	13,444	37,755	see insurance schedule below
Total Admin	148,693	51,630	51,719	52,562	155,912	69,546	50,282	51,202	171,030	
6201 - General Maintenance	35,400	18,800	10,151	9,775	38,725	13,300	15,480	13,120	41,900	
6202 - Fire Equipment Repairs	8,000	4,899	14,004	5,823	24,726	8,333	8,333	8,333	25,000	
6203 - Fire Alarm/Exting Service	17,781	2,030	2,030	2,030	6,090	3,333	3,333	3,333	10,000	
6205 - Janitorial - Contract	18,000	6,000	6,000	6,000	18,000	6,000	6,000	6,000	18,000	
6206 - Roof Cleaning - Contract	9,000	4,000	4,000	4,000	12,000	3,000	3,000	3,000	9,000	
6209 - Lighting	0	0	0	0	0	0	0	0	0	
Total Maintenance	88,181	35,729	36,185	27,627	99,541	33,967	36,147	33,787	103,900	
6601 - Electric	2,500	495	430	1,427	2,352	833	833	833	2,500	
6605 - Water/Sewer	58,800	18,841	18,635	18,492	55,967	19,600	19,600	19,600	58,800	
Total Utilities	61,300	19,336	19,065	19,919	58,319	20,433	20,433	20,433	61,300	
Total Expenses	298,174	106,695	106,969	100,108	313,771	123,946	106,862	105,422	336,230	
					0					
9001 - Master Association	285,214	95,071	95,071	95,071	285,213	96,008	96,008	96,008	288,023	
9005 - Transfer to Reserve	88,846	28,874	30,490	29,482	88,846	34,434	37,134	38,577	110,145	
Total Transfers	374,060	123,945	125,561	124,553	374,059	130,442	133,141	134,584	398,168	
Net Surplus/(Deficit)	(5,035)	-8,964	-10,501	1,605	-17,860	0	0	0	0	
2027 Annual Maintenance Fees						10,600	10,000	10,000		
2027 Quarterly Maintenance Fees						2,650	2,500	2,500		
2026 Annual Maintenance Fees						9,200	9,200	9,400		
2026 Quarterly Maintenance Fees						2,300	2,300	2,350		
Change from Previous Year										
Annual Maintenance Fees						1,400	800	600		
Quarterly Maintenance Fees						350	200	150		

MARTINIQUE 1 AT TARPON COVE 2027 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2026	Oct Funding	Est. Expenses	Trx.	Est. 12/31/2026 Balance	Amount Yet to be Funded	2027 Funding Requirement	
Carport Roof	20	1	34,000	26,576	1,485			28,061	5,939	5,939	1,484.84
Painting	10	10	50,000	6,097	1,863			7,960	42,040	4,204	1,051.01
Roof Reserve	20	11	250,000	59,874	3,855			63,728	186,272	16,934	4,233.45
Storage Reserve	15	5	12,000	197	17			214	11,787	2,357	589.33
Electric Panel	10	10	50,000					-	50,000	5,000	
Unallocated Interest				5,520				5,520			-
Total			396,000	98,264	7,219	-	-	105,483	296,038	34,434	8,608.62

MARTINIQUE 2 AT TARPON COVE 2027 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2026	Oct Funding	Est. Expenses	Trx.	Est. 12/31/2026 Balance	Amount Yet to be Funded	2027 Funding Requirement	
Carport Roof	20	1	34,000	26,766	1,447			28,213	5,787	5,787	1,446.76
Painting	10	10	50,000	5,847	1,779			7,627	42,374	4,237	1,059.34
Roof Reserve	20	11	250,000	62,219	3,803			66,022	183,978	16,725	4,181.32
Storage Reserve	15	5	12,000	1,020	272			1,291	10,709	2,142	535.44
Fire Equipment	7	5	5,000	967	322			1,289	3,711	742	185.55
Electric Panel	10	10	75,000	-	-			-	75,000	7,500	1,875.00
Unallocated Interest				2,880				2,880			-
Total			426,000	99,699	7,623	-	-	107,322	321,558	37,134	9,283.40

MARTINIQUE 3 AT TARPON COVE 2027 RESERVE SCHEDULE

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2026	Oct Funding	Est. Expenses	Trx.	Est. 12/31/2026 Balance	Amount Yet to be Funded	2027 Funding Requirement	
Carport Roof	20	1	34,000	28,588	1,083			29,670	4,330	4,330	1,082.50
Painting	10	10	50,000	3,634	1,885			5,518	44,482	4,448	1,112.05
Roof Reserve	20	11	250,000	51,201	4,048			55,248	194,752	17,705	4,426.18
Storage Reserve	15	5	12,000	1,366	356			1,722	10,279	2,056	513.93
Fire Equipment	5	5	10,000	(2,691)				(2,691)	12,691	2,538	634.57
Electric Panel	10	10	75,000	-	-			-	75,000	7,500	1,875.00
Unallocated Interest				1016				1016			26.04
Total			431,000	83,112	7,371	-	-	90,482	341,534	38,577	9,644.22