Tortuga Club

2017 ESTIMATED EXPENSES AND APPROVED BUDGET
ESTIMATED BUDGET FOR THE PERIOD
January 1, 2018 - December 31, 2018

	2017 ESTIMATED	2017 APPROVED BUDGET	2018 ESTIMATED BUDGET (100% Reserves)	2018 ESTIMATED BUDGET (44.5% Reserves)
REVENUES				
5010 MAINTENANCE ASSESSMENT	522,206	522,206	504,723	506,723
5020 LAUNDRY	0	3,000	3,000	0
5040 LATE FEE/ APP FEE	0	2,000	2,000	0
TOTAL REVENUE	522,206	506,723	506,723	506,723
RESERVES	131,463	131,463	385,487	146,960
TOTAL REVENUES	**$653,669**	**$638,186**	**$892,210**	**$653,683**
EXPENSES AND RESERVES				
GROUNDS				
7110 GROUNDS CONTRACT	19,620	19,620	19,620	19,620
7115 GROUNDS IMPROVEMENT	0	0	0	0
7125 GROUNDS EXPENSE	7,400	7,000	6,000	6,000
7170 DOCKS	530	1,000	500	500
TOTAL GROUNDS	**27,550**	**27,620**	**26,120**	**26,120**
BUILDING MAINTENANCE				
7210 REPAIRS	16,770	20,000	18,000	18,000
7215 MAINTENANCE	4,090	6,000	5,000	5,000
7220 PEST CONTROL	5,780	5,780	6,000	6,000
7230 JANITORIAL SERVICE	24,000	25,080	25,992	25,992
7235 BLDG SUPPLIES	8,180	5,000	6,000	6,000
7240 LAUNDRY SERVICE	760	1,000	800	800
7260 WINDOW SERVICE & REPAIR	2,300	3,000	2,300	2,300
7265 PLUMBING SERVICE	6,973	2,000	5,000	5,000
7270 FIRE SERVICES	4,000	4,000	4,000	4,000
7290 MISCELLANEOUS PROJECTS				
TOTAL BUILDING MAINT.	**72,853**	**71,860**	**73,092**	**73,092**
SWIMMING POOL				
7310 POOL CONTRACT	4,560	4,560	4,742	4,742
7320 POOL REPAIRS	2,355	2,000	2,000	2,000
7350 POOL HEAT	1,560	4,200	2,200	2,200
TOTAL POOL	**8,475**	**10,760**	**8,942**	**8,942**
UTILITIES				
7510 WATER/SEWER	31,356	27,000	32,000	32,000
7520 ELECTRIC	20,780	19,000	20,780	20,780
7530 CABLE TV	30,466	30,356	31,570	31,570
7535 INTERNET SERVICE	400	1,200	420	420
TOTAL UTILITIES	**83,002**	**77,556**	**84,770**	**84,770**
ELEVATORS				
7610 ELEVATOR CONTRACT/SERVICE	**4,812**	4,808	5,004	5,004
7620 ELEVATOR REPAIRS	**1,428**	1,500	1,500	1,500
TOTAL ELEVATORS	**6,240**	**6,308**	**6,504**	**6,504**
ADMINISTRATION				
7810 INSURANCE - BLDG/OTHER	128,000	143,000	120,000	120,000
7820 LEGAL/PROFESSIONAL	16,585	12,000	14,018	14,018
7825 ACCOUNTING SVC	7,200	7,200	7,200	7,200
7830 DIVISION FEES	308	308	308	308
7835 FEES, DUES, LICENSE	1,375	1,200	1,375	1,375
7850 SOCIAL COMMITTEE	2,000	2,000	2,400	2,400
7860 PAYROLL	143,566	146,894	146,894	146,894
7875 TELEPHONE	7,376	8,500	7,600	7,600
7880 OFFICE SUPPLIES, POSTAGE, ETC.	5,530	6,000	6,000	6,000
7895 CONTINGENCIES	1,490	1,000	1,500	1,500
TOTAL ADMINISTRATION	**313,430**	**328,102**	**307,295**	**307,295**
TOTAL OPERATING EXPENSE	**511,550**	**522,206**	**506,723**	**506,723**
RESERVES - SCHEDULE B	131,463	131,463	385,487	146,960
TOTAL EXPENSES AND RESV	**$643,013**	**$653,669**	**$892,210**	**$653,683**

ASSESSMENTS

UNIT ASSESSMENT - QUARTERLY			2018 100% Reserve Funding			2018 40.63% Reserve Funding		
#	% Of Ownership	Unit Type	Maint.	Reserves	Total 2018	Maint.	Reserves	Total 2018
9	0.0080000	A	1010.00	771.00	**1781.00**	1013.45	293.92	**1307.37**
30	0.0110000	B	1388.00	1061.00	**2449.00**	1393.49	404.14	**1797.63**
30	0.0140000	C	1767.00	1350.00	**3117.00**	1773.53	514.36	**2287.89**
5	0.0200000	D	2524.00	1928.00	**4452.00**	2533.62	734.80	**3268.42**
3	0.0260000	E	3281.00	2506.00	**5787.00**	3293.70	955.24	**4248.94**

UNIT ASSESSMENT - QUARTERLY						2017 44.5% Reserve Funding-Approved		
#	% Of Ownership	Unit Type	**2017 100% Reserve Funding**			Maint.	Reserves	Total 2017
9	0.0080000	A	1045.00	639.00	1684.00	1044.41	262.93	1307.50
30	0.0110000	B	1437.00	878.00	2315.00	1436.07	361.53	1797.50
30	0.0140000	C	1828.00	1118.00	2946.00	1827.72	460.13	2288.00
5	0.0200000	D	2612.00	1597.00	4209.00	2611.03	657.32	3268.25
3	0.0260000	E	3395.00	2076.00	5471.00	3394.34	854.52	4249.00

TOTAL UNITS 77

MAINTENANCE AND RESERVES PAID 4 TIMES PER YEAR