Tortuga Club

2021 ESTIMATED EXPENSES AND APPROVED BUDGET — Approved by the Board of Directors 11/10/2021

ESTIMATED BUDGET FOR THE PERIOD — Ron Ditch, Manager

January 1, 2022 - December 31, 2022 — 100% Reserves — 29.98%

	2021		2022	2022
REVENUES	ESTIMATED	APPROVED BUDGET	ESTIMATED BUDGET	ESTIMATED BUDGET
5010 MAINTENANCE ASSESSMENT	566,342	566,342	633,944	633,944
5020 LAUNDRY	0	0	3,000	3,000
5040 LATE FEE/ APP FEE	0	0	2,000	2,000
TOTAL REVENUE	566,342	566,342	633,944	633,944
RESERVES	220,009	220,009	240,000	240,000
TOTAL REVENUES	**$786,351**	**$786,351**	**$873,944**	**$873,944**
EXPENSES AND RESERVES				
GROUNDS				
7110 GROUNDS CONTRACT		18,840	18,440	18,440
7115 GROUNDS IMPROVEMENT		0	0	0
7125 GROUNDS EXPENSE		12,000	16,000	16,000
7170 DOCKS		500	500	500
TOTAL GROUNDS	**0**	**31,340**	**34,940**	**34,940**
BUILDING MAINTENANCE				
7210 REPAIRS		18,000	20,000	20,000
7215 MAINTENANCE		5,000	5,000	5,000
7220 PEST CONTROL		6,800	6,800	6,800
7230 JANITORIAL SERVICE		30,600	32,742	32,742
7235 BLDG SUPPLIES		6,000	6,000	6,000
7240 LAUNDRY SERVICE		800	2,000	2,000
7260 WINDOW SERVICE & REPAIR		1,800	1,000	1,000
7265 PLUMBING SERVICE		5,000	3,000	3,000
7270 FIRE SERVICES		5,000	11,000	11,000
7290 MISCELLANEOUS PROJECTS			-	0
TOTAL BUILDING MAINT.	**0**	**79,000**	**87,542**	**87,542**
SWIMMING POOL				
7310 POOL CONTRACT		4,800	5,640	5,640
7320 POOL REPAIRS		2,500	3,000	3,000
7350 POOL HEAT		4,000	4,600	4,600
TOTAL POOL	**0**	**11,300**	**13,240**	**13,240**
UTILITIES				
7510 WATER/SEWER		39,500	42,000	42,000
7520 ELECTRIC		16,000	16,000	16,000
7530 CABLE TV		23,956	23,956	23,956
7535 INTERNET SERVICE		25,458	25,458	25,458
TOTAL UTILITIES	**0**	**104,914**	**107,414**	**107,414**
ELEVATORS				
7610 ELEVATOR CONTRACT/SERVICE		6,880	5,400	5,400
7620 ELEVATOR REPAIRS		1,000	2,500	2,500
TOTAL ELEVATORS	**0**	**7,880**	**7,900**	**7,900**
ADMINISTRATION				
7810 INSURANCE - BLDG/OTHER		136,000	160,000	160,000
ONLINE SERVICES PORTAL		0	0	0
7820 LEGAL/PROFESSIONAL		14,000	20,000	20,000
7825 ACCOUNTING SVC		11,700	11,700	11,700
7830 DIVISION FEES		308	308	308
7835 FEES, DUES, LICENSE		1,000	1,200	1,200
7850 SOCIAL COMMITTEE		1,400	2,500	2,500
7855 EMPLOYEE BONUS		0	0	0
7860 PAYROLL		154,000	160,000	160,000
7865 CONTINGENCIES		1,000	1,000	1,000
7875 TELEPHONE		7,000	5,200	5,200
7880 OFFICE SUPPLIES, POSTAGE, ETC.		5,500	5,000	5,000
7895 LOAN INTEREST			16,000	16,000
TOTAL ADMINISTRATION	**0**	**331,908**	**382,908**	**382,908**
TOTAL OPERATING EXPENSE	**0**	**566,342**	**633,944**	**633,944**
RESERVES - SCHEDULE B	220,009	220,009	240,000	240,000
TOTAL EXPENSES AND RESV	**$220,009**	**$786,351**	**$873,944**	**$873,944**

ASSESSMENTS

UNIT ASSESSMENT - QUARTERLY			2022 100% Reserve Funding			2022 29.98% Reserve Funding		
#	% Of Ownership	Unit Type	Maint.	Reserves	Total 2022	Maint.	Reserves	Total 2022
9	0.0080000	A	1268.00	1539.00	**2807.00**	1267.89	480.00	**1748.00**
30	0.0110000	B	1744.00	2115.00	**3859.00**	1743.35	660.00	**2403.00**
30	0.0140000	C	2219.00	2692.00	**4911.00**	2218.80	840.00	**3059.00**
5	0.0200000	D	3170.00	3846.00	**7016.00**	3169.72	1200.00	**4370.00**
3	0.0260000	E	4121.00	4999.00	**9120.00**	4120.64	1560.00	**5681.00**

UNIT ASSESSMENT - QUARTERLY						2021 27.48% Reserve Funding-Approved		
#	% Of Ownership	Unit Type	2021 100% Reserve Funding			Maint.	Reserves	Total 2021
9	0.0080000	A	1133.00	1310.00	2443.00	1132.68	480.00	1612.68
30	0.0110000	B	1558.00	1801.00	3359.00	1557.44	660.00	2217.44
30	0.0140000	C	1983.00	2292.00	4275.00	1982.20	840.00	2822.20
5	0.0200000	D	2832.00	3275.00	6107.00	2831.71	1200.00	4031.71
3	0.0260000	E	3682.00	4257.00	7939.00	3681.22	1560.00	5241.22

TOTAL UNITS 77

MAINTENANCE AND RESERVES PAID 4 TIMES PER YEAR