Tortuga Club, Inc.

2019 Reserve Spending Plan B

	A	B	C	D	E	F	G	H	I	J	K
1	10-25-18				2017	2018	**2019**	2020	2021	2022	2023
2					actual	current	**proposed**	projected	projected	projected	projected
3				actual/projected carryover from previous year	$ 644,556	$ 752,193	**$ 613,327**	$ 555,027	$ 694,527	$ 835,027	$ 557,027
4				Total Reserve Contribution	131,477	146,960	**151,000**	155,000	159,000	163,000	167,000
5				Special Assessment	87,454	87,454					
6				Audited YE 2016 Adjustment	92,699	**5,730**	**<<<paver refund**				
7	ASSET	VALUE	LIFETIME	REMAINING							
8	POOL '08	80,000		**Pool Deck & Landscape>>>**		**(83,000)**					
9	PAINT & BLDG RESTORATION	400,000			(85,000)	**(65,000)**	**(28,000)**	(7,500)	(7,500)	**(400,000)**	(2,000)
10	ROOFS '98	500,000			(5,780)	**(25,000)**	**(8,000)**	(3,000)	(3,000)	(3,000)	(3,000)
11	WALKWAYS '06	350,000					**(20,000)**	**<<<Dune Walkovers**			**(350,000)**
12	PAVEMENT '16	350,000		Expand Turn Arounds & Seal >>>		**(35,000)**				(25,000)	
13	PLUMBING RESERVE				(110,000)	**(33,000)**	**(20,000)**	(5,000)	(4,000)	(5,000)	(5,000)
14	SOCIAL AREA '08	112,740								**(8,000)**	<<<carpeting
15	WASHERS/DRYERS	26,000					**(4,000)**				
16	GENERATOR	65,000			(16,000)						
17	ELEVATOR PISTONS	120,000			(14,700)	**(20,700)**	**(83,300)**	**<<<Outer Elevator Doors**			
18	ELEVATOR RESERVES	215,000			(45,000)		**(42,000)**	**<<< Remodel Cabs**			
19	LANAI SCREEN ENCLOSURES	326,000									
20	ENTER PHONES	18,000			(14,000)						
21	FIRE PUMP '08	12,000				(5,000)					
22	WATER PUMPS '16	50,000				(7,000)					
23	DOCKS / MARINA	26,000									
24	TENNIS COURTS	12,000			(1,000)						
25	FIRE ALARM	75,000			Exit Cameras>>>	(6,800)					
26	PENTHOUSE LANAIS	160,000			(4,000)	(8,510)					
27	FIRE PLACES	40,000									
28	EXTERIOR DOORS	**195,000**			(2,751)		**(4,000)**		(4,000)		(4,000)
29	WINDOWS & PATIO DOORS			**Rec Center & Penthouse Windows & Doors>>>**		**(137,367)**					
29.1	(WINDOWS RECEIVABLE)					**47,367**					
30	ELECTRICAL										
31				PROJECTED YE BALANCE	$ 644,955	$ 613,327	**$ 555,027**	$ 694,527	$ 835,027	$ 557,027	$ 360,027
32				Actual >>>	$ 752,193						
33			QUARTERLY UNIT RESERVE CONTIBUTION:								
34				Type A	$ 262.95	$ 293.92	**$ 302.00**	$ 310.00	$ 318.00	$ 326.00	$ 334.00
35				Type B	361.56	404.14	**415.25**	426.25	437.25	448.25	459.25
36				Type C	460.17	514.36	**528.50**	542.50	556.50	570.50	584.50
37				Type D	657.39	734.80	**755.00**	775.00	795.00	815.00	835.00
38	Page One			Type E	854.60	955.24	**981.50**	1,007.50	1,033.50	1,059.50	1,085.50

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	L	M	N	O	P	Q	R	S	T	U
1		2024	2025	2026	2027	2028	2029	2030	2031	2032
2		projected	projected	projected	projected	projected	projected	projected	projected	projected
3	Carryover	360,027	503,027	487,027	597,027	272,027	432,027	614,027	782,027	971,027
4	Total Reserve Contribution	171,000	175,000	179,000	183,000	187,000	191,000	195,000	199,000	203,000
5										
6										
7										
8	POOL		**(50,000)**	<<< resurface						
9	PAINT & BLDG RESTORATION	(2,000)	(3,000)	(3,000)	(3,000)	(4,000)	(4,000)	(4,000)	(5,000)	(5,000)
10	ROOFS	(3,000)	(3,000)	(3,000)	**(500,000)**	<<< new roofs				
11	WALKWAYS									
12	PAVING	(18,000)		(18,000)		(18,000)		(18,000)		(18,000)
13	PLUMBING RESERVE	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
14	SOCIAL AREA									
15	WASHERS/DRYERS									
16	GENERATOR									
17	ELEVATOR PISTONS									
18	ELEVATOR RESERVES									
19	LANAI SCREEN ENCLOSURES									
20	ENTER PHONES									
21	FIRE PUMP									
22	WATER PUMPS									
23	DOCKS / MARINA									
24	TENNIS COURTS									
25	FIRE ALARM									
26	PENTHOUSE LANAIS		(130,000)							
27	FIRE PLACES			(40,000)						
28	EXTERIOR DOORS									
29	WINDOWS & PATIO DOORS									
30	ELECTRICAL									
31	YE BALANCE	$ 503,027	$ 487,027	$ 597,027	$ 272,027	$ 432,027	$ 614,027	$ 782,027	$ 971,027	$ 1,146,027
32										
33										
34	Type A	$ 342	$ 350	$ 358	$ 366	$ 374	$ 382	$ 390	$ 398	$ 406
35	Type B	470	481	492	503	514	525	536	547	558
36	Type C	599	613	627	641	655	669	683	697	711
37	Type D	855	875	895	915	935	955	975	995	1,015
38	Type E	1,112	1,138	1,164	1,190	1,216	1,242	1,268	1,294	1,320