Tortuga Club

2018 ESTIMATED EXPENSES AND APPROVED BUDGET
ESTIMATED BUDGET FOR THE PERIOD 0
January 1, 2019 - December 31, 2019 100% Reserves 44.5% Reserves

	2018 ESTIMATED	2018 APPROVED BUDGET	2019 ESTIMATED BUDGET	2019 ESTIMATED BUDGET
REVENUES				
5010 MAINTENANCE ASSESSMENT	506,723	506,723	535,950	537,950
5020 LAUNDRY	0	3,000	3,000	3,000
5040 LATE FEE/ APP FEE	0	2,000	2,000	2,000
TOTAL REVENUE	506,723	506,723	537,950	537,950
RESERVES	147,460	147,460	389,674	151,000
TOTAL REVENUES	**$654,183**	**$654,183**	**$927,624**	**$688,950**
EXPENSES AND RESERVES				
GROUNDS				
7110 GROUNDS CONTRACT	19,620	19,620	20,220	20,220
7115 GROUNDS IMPROVEMENT	0	0	0	0
7125 GROUNDS EXPENSE	8,334	6,000	12,400	12,400
7170 DOCKS	530	500	500	500
TOTAL GROUNDS	**28,484**	**26,120**	**33,120**	**33,120**
BUILDING MAINTENANCE				
7210 REPAIRS	16,770	18,000	18,000	18,000
7215 MAINTENANCE	4,090	5,000	5,000	5,000
7220 PEST CONTROL	5,614	6,000	5,700	5,700
7230 JANITORIAL SERVICE	24,000	25,992	25,992	25,992
7235 BLDG SUPPLIES	5,419	6,000	6,000	6,000
7240 LAUNDRY SERVICE	760	800	800	800
7260 WINDOW SERVICE & REPAIR	2,061	2,300	2,300	2,300
7265 PLUMBING SERVICE	7,092	5,000	6,000	6,000
7270 FIRE SERVICES	4,000	4,000	4,000	4,000
7290 MISCELLANEOUS PROJECTS				
TOTAL BUILDING MAINT.	**69,806**	**73,092**	**73,792**	**73,792**
SWIMMING POOL				
7310 POOL CONTRACT	4,560	4,742	4,992	4,992
7320 POOL REPAIRS	2,983	2,000	2,500	2,500
7350 POOL HEAT	3,954	2,200	3,000	3,000
TOTAL POOL	**11,497**	**8,942**	**10,492**	**10,492**
UTILITIES				
7510 WATER/SEWER	36,709	32,000	34,000	34,000
7520 ELECTRIC	18,478	20,780	19,000	19,000
7530 CABLE TV	30,466	31,570	22,815	22,815
7535 INTERNET SERVICE	400	420	24,255	24,255
TOTAL UTILITIES	**86,053**	**84,770**	**100,070**	**100,070**
ELEVATORS				
7610 ELEVATOR CONTRACT/SERVICE	4,812	5,004	5,004	5,004
7620 ELEVATOR REPAIRS	1,428	1,500	1,000	1,000
TOTAL ELEVATORS	**6,240**	**6,504**	**6,004**	**6,004**
ADMINISTRATION				
7810 INSURANCE - BLDG/OTHER	113,011	120,000	122,000	122,000
ONLINE SERVICES PORTAL	0	0	600	600
7820 LEGAL/PROFESSIONAL	16,585	14,018	10,000	10,000
7825 ACCOUNTING SVC	11,290	7,200	11,290	11,290
7830 DIVISION FEES	308	308	308	308
7835 FEES, DUES, LICENSE	1,000	1,375	1,000	1,000
7850 SOCIAL COMMITTEE	2,049	2,400	2,400	2,400
7855 EMPLOYEE BONUS	0	0	4,500	4,500
7860 PAYROLL	146,894	146,894	148,974	148,974
7865 CONTINGENCIES	900	1,500	1,000	1,000
7875 TELEPHONE	7,800	7,600	7,600	7,600
7880 OFFICE SUPPLIES, POSTAGE, ETC.	4,160	6,000	4,800	4,800
TOTAL ADMINISTRATION	**303,997**	**307,295**	**314,472**	**314,472**
TOTAL OPERATING EXPENSE	**506,077**	**506,723**	**537,950**	**537,950**
RESERVES - SCHEDULE B	147,460	147,460	389,674	151,000
TOTAL EXPENSES AND RESV	**$653,537**	**$654,183**	**$927,624**	**$688,950**

ASSESSMENTS

UNIT ASSESSMENT - QUARTERLY			**2019 100% Reserve Funding**			**2019 40.63% Reserve Funding**		
#	% Of Ownership	Unit Type	Maint.	Reserves	**Total 2019**	Maint.	Reserves	**Total 2019**
9	0.0080000	A	1072.00	780.00	**1852.00**	1075.90	302.00	**1377.90**
30	0.0110000	B	1474.00	1072.00	**2546.00**	1479.36	415.25	**1894.61**
30	0.0140000	C	1876.00	1364.00	**3240.00**	1882.83	528.50	**2411.33**
5	0.0200000	D	2680.00	1949.00	**4629.00**	2689.75	755.00	**3444.75**
3	0.0260000	E	3484.00	2533.00	**6017.00**	3496.68	981.50	**4478.18**

UNIT ASSESSMENT - QUARTERLY						2018 44.5% Reserve Funding-Approved		
#	% Of Ownership	Unit Type	**2018 100% Reserve Funding**			Maint.	Reserves	Total 2018
9	0.0080000	A	1014.00	639.00	1653.00	1044.41	262.93	1307.50
30	0.0110000	B	1394.00	878.00	2272.00	1436.07	361.53	1797.50
30	0.0140000	C	1774.00	1118.00	2892.00	1827.72	460.13	2288.00
5	0.0200000	D	2534.00	1597.00	4131.00	2611.03	657.32	3268.25
3	0.0260000	E	3294.00	2076.00	5370.00	3394.34	854.52	4249.00

TOTAL UNITS 77

MAINTENANCE AND RESERVES PAID 4 TIMES PER YEAR