

Tortuga Club, Inc.

11/30/22	<u>2023 BUDGET Worksheet - final</u>			
		2022	2022 YE	2023
		<u>Approved</u>	<u>Projected</u>	<u>Proposed</u>
7100 - GROUNDS				
	7110 - Grounds Contract	18,440	19,440	21,600
	7125 - Grounds Expense	16,000	20,270	35,000
	7170 - Docks	500	-	-
	TOTAL 7100 - GROUNDS	34,940	39,710	56,600
7200 - BUILDING MAINTENANCE				
	7210 - Repairs	20,000	25,944	22,130
	7215 - Paint & Coatings (New Name)	5,000	3,833	5,000
	7220 - Pest Control	6,800	8,400	8,400
	7230 - Janitorial Services	32,742	32,742	35,360
	7235 - Building Supplies	6,000	17,601	16,000
	7240 - Laundry Service	2,000	2,000	1,500
	7260 - Window Service & Repair	1,000	960	2,000
	7265 - Plumbing Service	3,000	9,274	3,000
	7270 - Fire Services	11,000	18,000	11,000
	TOTAL 7200 - BUILDING MAINTENANCE	87,542	118,754	104,390
7300 - SWIMMING POOL				
	7310 - Pool Contract	5,640	6,000	6,000
	7320 - Pool Repairs	3,000	2,632	3,000
	7350 - Pool Heat	4,600	6,900	7,000
	TOTAL 7300 - SWIMMING POOL	13,240	15,532	16,000
7500 - UTILITIES				
	7510 - Water/Sewer	42,000	42,377	42,500
	7520 - Electric	16,000	14,600	16,000
	7530 - Cable TV	23,956	22,148	23,362
	7535 - Internet Service	25,458	24,255	25,468
	TOTAL 7500 - UTILITIES	107,414	103,380	107,330
7600 - ELEVATORS				
	7610 - Elevator Contract/Service	5,400	6,000	5,940
	7620 - Elevator Repairs & Inspection	2,500	2,000	2,500
	TOTAL 7600 - ELEVATORS	7,900	8,000	8,440
7800 - ADMINISTRATION				
	7810 - Property Insurance	160,000	196,000	250,000
	7820 - Legal/Professional	20,000	14,000	10,000
	7825 - Accounting Services	11,700	11,700	23,980
	7830 - Division Fees	308	308	308
	7835 - Fees, Dues, Licenses	1,200	1,200	1,200
	7850 - Social Committee	2,500	800	2,500
page one				

Tortuga Club, Inc.

		2022	2022 YE	2023
		<u>Budgeted</u>	<u>Projected</u>	<u>Proposed</u>
	7855 - Employee Bonus			
	7860 - Payroll	160,000	160,000	170,200
	7865 - Past Deficits Reimbursement			70,000
	7875 - Telephone	5,200	5,200	5,200
	7880 - Office Supplies, Postage, etc.	5,000	7,200	6,000
	7895 - Loan Interest	<u>16,000</u>	<u>16,644</u>	<u>11,300</u>
	TOTAL 7800 - ADMINISTRATION	381,908	396,408	550,688
33.26%	TOTAL OPERATING BUDGET	\$632,944	\$681,784	\$843,448
	ESTIMATED REVENUES			
increase/ (decrease)		<u>2022</u>	<u>projected</u>	<u>2023</u>
33.26%	5010 - Maintenance Fees	\$632,944		\$843,448
-31.82%	1020 - Reserve Fees	<u>220,000</u>		<u>150,000</u>
16.47%	SUBTOTAL	\$852,944		\$993,448
	5020 - Laundry	3,000	3,500	3,000
	5040 - Late Fees, Application Fees, etc.	2,000	2,900	2,000
	TOTAL REVENUE	857,944		998,448
		852,944	(Fees Required)	993,448
<u>BALANCE CHECK</u>	PROPOSED 2023 FEES		annual	
843,448	OPERATING	<u>%</u>	<u>per unit</u>	<u>Total</u>
	Unit Type A (9 units)	0.008	6,747.58	60,728.26
	Unit Type B (30 units)	0.011	9,277.93	278,337.84
	Unit Type C (30 units)	0.014	11,808.27	354,248.16
	Unit Type D (5 units)	0.020	16,868.96	84,344.80
	Unit Type E (3 units)	0.026	21,929.65	65,788.94
		100 %		843,448.00
150,000	RESERVES	<u>%</u>		<u>Total</u>
	Unit Type A (9 units)	0.0080	1,200.00	10,800
	Unit Type B (30 units)	0.0110	1,650.00	49,500
	Unit Type C (30 units)	0.0140	2,100.00	63,000
	Unit Type D (5 units)	0.0200	3,000.00	15,000
	Unit Type E (3 units)	0.0260	3,900.00	11,700
993,448		100 %		150,000
	Combined Unit Fees - Quarterly	<u>Operating</u>	<u>Reserves</u>	<u>Total</u>
71,528.26	Unit Type A (9 units)	1,686.90	300.00	1,986.90
327,837.84	Unit Type B (30 units)	2,319.48	412.50	2,731.98
417,248.16	Unit Type C (30 units)	2,952.07	525.00	3,477.07
99,344.80	Unit Type D (5 units)	4,217.24	750.00	4,967.24
<u>77,488.94</u>	Unit Type E (3 units)	5,482.41	975.00	6,457.41
993,448.00				
page two		Fee increase 2022/2023 = 13.67%		

Tortuga Club, Inc.

[illegible]