

Tortuga Club, Inc.
2020 Reserve Spending - Plan proposed

11/29/19				2018	2019	2020	2021	2022	2023
				<u>current</u>	<u>adjusted</u>	<u>projected</u>	<u>projected</u>	<u>projected</u>	<u>projected</u>
	projected carryover from previous year			\$ 752,193	\$ 565,960	\$ 381,863	\$ 193,863	\$ 385,363	\$ 181,363
		Total Reserve Contribution		146,960	151,000	208,000	210,000	212,000	214,000
		Special Assessment		87,454					
		Audited YE Adjustment		5,730	14,049				
<u>ASSET</u>	<u>VALUE</u>	<u>LIFETIME</u>	<u>REMAINING</u>						
POOL '08	80,000			(83,000)					
PAINT & BLDG RESTORATION	400,000			(65,000)	(10,000)	(50,000)	(7,500)	(400,000)	(2,000)
ROOFS '98	500,000			(25,000)	(70,000)	(40,000)	(3,000)	(3,000)	(3,000)
WALKWAYS '06	350,000				(9,200)				(350,000)
PAVEMENT '16	350,000			(35,000)		(25,000)			(25,000)
PLUMBING RESERVE				(33,000)	(45,000)	(20,000)	(4,000)	(5,000)	(5,000)
SOCIAL AREA '08	112,740							(8,000)	<<<carpeting
WASHERS/DRYERS	26,000				(1,000)				
GENERATOR	65,000								
IMPROVEMENTS						(50,000)			
ELEVATOR RESERVES	215,000			(20,700)	(82,800)	(45,000)	<<< Remodel Cabs		
LANAI SCREEN ENCLOSURES	326,000		down payment>>>		(66,000)	(105,000)			
ENTER PHONES	18,000								
FIRE PUMP '08	12,000			(5,000)	(4,762)				
WATER PUMPS '16	50,000			(7,000)					
DOCKS / MARINA	26,000				(494)				
TENNIS COURTS	12,000				(8,558)				
FIRE ALARM	75,000			(6,800)					
PENTHOUSE LANAIS	160,000			(8,510)					
FIRE PLACES	40,000								
EXTERIOR DOORS	195,000				(5,364)	(6000)	(4,000)		(4,000)
WINDOWS & PATIO DOORS				(137,367)	(44,000)	(50,000)			
ELECTRICAL					(1,968)	(5,000)			
		PROJECTED YE BALANCE		\$ 565,960	\$ 381,863	\$ 193,863	\$ 385,363	\$ 181,363	\$ 6,363
			Actual >>>	\$ 627,376					
	QUARTERLY UNIT RESERVE CONTRIBUTION:								
			Type A	\$ 293.92	\$ 302.00	\$ 416.00	\$ 420.00	\$ 424.00	\$ 428.00
			Type B	404.14	415.25	572.00	577.50	583.00	588.50
			Type C	514.36	528.50	728.00	735.00	742.00	749.00
			Type D	734.80	755.00	1,040.00	1,050.00	1,060.00	1,070.00
Page One			Type E	955.24	981.50	1,352.00	1,365.00	1,378.00	1,391.00

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