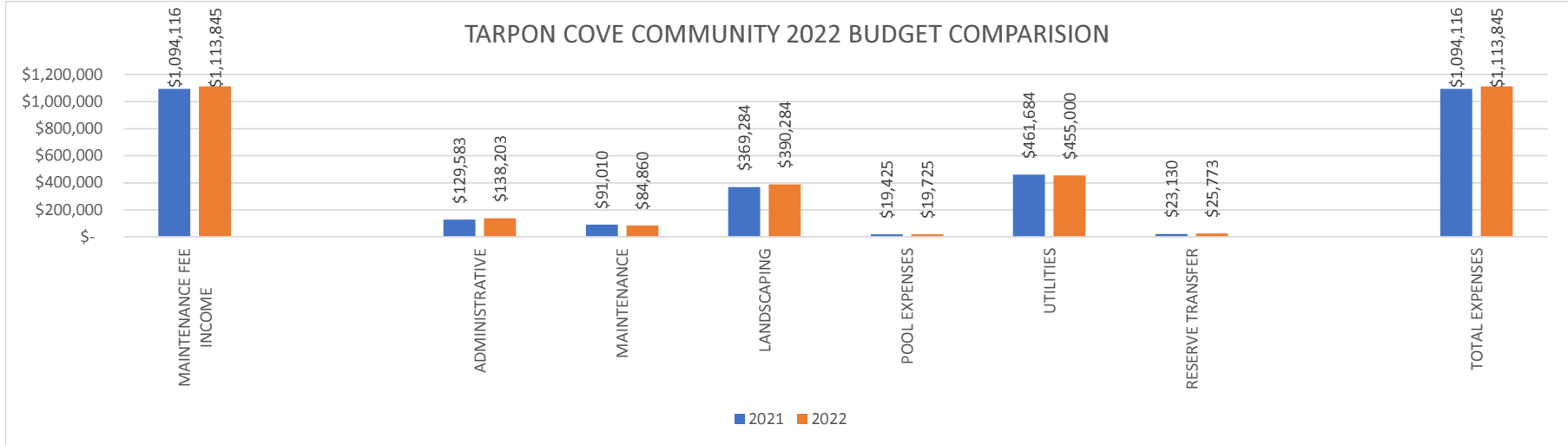


## TARPON COVE COMMUNITY 2022 BUDGET COMPARISON

	2021	2022	% CHANGE 2021 TO 2022	\$ CHANGE 2021 TO 2022
MAINTENANCE FEE INCOME	\$ 1,094,116	\$ 1,113,845	2%	\$ 19,729
ADMINISTRATIVE	\$ 129,583	\$ 138,203	7%	\$ 8,620
MAINTENANCE	\$ 91,010	\$ 84,860	-7%	\$ (6,150)
LANDSCAPING	\$ 369,284	\$ 390,284	6%	\$ 21,000
POOL EXPENSES	\$ 19,425	\$ 19,725	2%	\$ 300
UTILITIES	\$ 461,684	\$ 455,000	-1%	\$ (6,684)
RESERVE TRANSFER	\$ 23,130	\$ 25,773	11%	\$ 2,643
<b>TOTAL EXPENSES</b>	<b>\$ 1,094,116</b>	<b>\$ 1,113,845</b>	<b>2%</b>	<b>\$ 19,729</b>



	# of Units	Annual Reserve	Annual Operating (Less Trash)	Trash (Condos only)	Total Annual	Per Quarter
Condos	296	\$ 71	\$ 2,844	\$ 169	\$ 3,084	\$ 771
Cayman	69	\$ 71	\$ 2,844		\$ 2,915	\$ 729
<b>Total Units</b>	<b>365</b>					

# TARPON COVE COMMUNITY 2022 BUDGET

	2021						2022
	Approved Budget	Jan - Sep 21 Actual	Oct 2021 Estimated	Nov 2021 Estimated	Dec 2021 Estimated	Total 2021 Estimated	Adopted
<b>INCOME</b>							
4000 · Association Fees	1,094,116	820,587	273,529	0	0	1,094,116	1,113,845
4035 · Working Capital Fees	0	4,727		0	0	4,727	0
4080 · Bar Code	0	1,690		0	0	1,690	0
<b>Total INCOME</b>	<b>1,094,116</b>	<b>827,004</b>	<b>273,529</b>	<b>0</b>	<b>0</b>	<b>1,100,533</b>	<b>1,113,845</b>
<b>ADMINISTRATIVE</b>							
6005 · Legal Expense	2,000	1,096	122	122	122	1,461	1,000
6007 · Division Filing Fees	61		0	0	0	0	61
6009 · Auditing/Accounting Fees	25,967	19,476	2,164	2,164	2,164	25,968	26,746
6011 · Office Expense	3,000	1,513	168	168	168	2,017	3,000
6013 · Website Expense	1,450	1,875	0	0	0	1,875	2,000
6015 · Insurance	15,709	6,762	5,800	0		12,562	24,000
6020 · Property Management	81,396	61,047	6,783	6,783	6,783	81,396	81,396
<b>Total ADMINISTRATIVE</b>	<b>129,583</b>	<b>91,769</b>	<b>15,037</b>	<b>9,237</b>	<b>9,237</b>	<b>125,280</b>	<b>138,203</b>
<b>MAINTENANCE</b>							
6201 · General Maintenance	20,000	7,874	875	875	875	10,499	20,000
6205 · Janitorial Contract	12,720	9,540		0	0	9,540	12,720
6209 · Pest Control	19,500	9,810	1,090	1,090	1,090	13,080	16,000
6218 · Lake Expenses	5,150	4,219	469	469	469	5,625	5,500
6220 · Entry Gate Maintenance	0	3,838	426	426	426	5,117	5,000
6222 · Ditch Cleaning	3,500	925	103	103	103	1,233	2,000
6220 · Fountain Maintenance	2,000	749	83	83	83	999	2,000
6221 · Exotic Maintenance	21,140	15,855	5,285	0	0	21,140	21,140
6232 · Entertainment	2,000	0	0	0	0	0	500
6233 · Irrigation Preventive Maint.	0	1,110	0	0	0	1,110	0
<b>Total MAINTENANCE</b>	<b>91,010</b>	<b>53,920</b>	<b>8,331</b>	<b>3,046</b>	<b>3,046</b>	<b>68,343</b>	<b>84,860</b>
<b>LANDSCAPING</b>							
6300 · Grounds Maintenance	223,284	167,463	18,607	18,607	18,607	223,284	223,284
6310 · Hardwood Trimming	18,000	18,020	0	0	0	18,020	29,000
6315 · Irrigation Repairs	13,000	10,529	1,170	1,170	1,170	14,039	13,000
6325 · Palm Trimming	35,000	32,895	0	0	0	32,895	40,000
6327 · Tree & Shrub Replacement	40,000	37,448	0	0	0	37,448	45,000
6328 · Mulch	40,000	42,399	0	0	0	42,399	40,000
<b>Total LANDSCAPING</b>	<b>369,284</b>	<b>308,754</b>	<b>19,777</b>	<b>19,777</b>	<b>19,777</b>	<b>368,085</b>	<b>390,284</b>
<b>POOL EXPENSES</b>							
6400 · Pool Maintenance Contract	10,800	7,250	1,850	925	925	10,950	11,100
6410 · Pool Repairs	7,000	3,678	409	409	409	4,904	7,000
6425 · Pool Permit	1,625	0	0	0	0	0	1,625
<b>Total POOL EXPENSES</b>	<b>19,425</b>	<b>10,928</b>	<b>2,259</b>	<b>1,334</b>	<b>1,334</b>	<b>15,854</b>	<b>19,725</b>

## TARPON COVE COMMUNITY 2022 BUDGET

	2021						2022
	Approved Budget	Jan - Sep 21 Actual	Oct 2021 Estimated	Nov 2021 Estimated	Dec 2021 Estimated	Total 2021 Estimated	2022 Adopted
<b>UTILITIES</b>							
6601 - Electric	37,000	28,573	3,175	3,175	3,175	38,097	37,000
6604 - Telephone/Internet Phone	4,500	2,192	244	244	244	2,923	4,500
6605 - Water/Sewer	6,500	4,237	471	471	471	5,649	6,500
6609 - Trash Removal	50,000	37,311	4,146	4,146	4,146	49,748	50,000
6611 - Irrigation Water	27,000	24,764	2,752	2,752	2,752	33,019	27,000
6620 - Cable TV	336,684	241,261	26,807	26,807	26,807	321,681	330,000
<b>Total UTILITIES</b>	<b>461,684</b>	<b>338,338</b>	<b>37,593</b>	<b>37,593</b>	<b>37,593</b>	<b>451,117</b>	<b>455,000</b>
<b>Total Operating Expenses</b>	<b>1,070,986</b>	<b>803,709</b>	<b>82,997</b>	<b>70,987</b>	<b>70,987</b>	<b>1,028,679</b>	<b>1,088,072</b>
<b>TRANSFER EXPENSES</b>							
9005 - Reserve Transfer	23,130	17,348	5,873	0	0	23,221	25,773
<b>Total TRANSFER EXPENSES</b>	<b>23,130</b>	<b>17,348</b>	<b>5,873</b>	<b>0</b>	<b>0</b>	<b>23,221</b>	<b>25,773</b>
<b>Net Surplus/(-Deficit)</b>	<b>-0</b>	<b>5,947</b>	<b>184,660</b>	<b>-70,987</b>	<b>-70,987</b>	<b>48,633</b>	<b>-0</b>

## TARPON COVE COMMUNITY 2022 BUDGET

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/21	Oct 2021 Funding	Est. Expenses	Trx.	Est. 12/31/21 Balance	Amount Yet to be Funded	2022 Adopted Funding Requirement
3005 · Drinking Fountain Reserve	10	1	3420	3385	35			3420	0	0
3006 · Entry Gates Reserve	20	18	20000	790	264			1054	18946	1053
3007 · Equipment/Pump Reserve	10	5	21718	12322	0			12322	9396	1879
3008 · Fountain Reserve	10	3	25000	23639	105			23744	1256	419
3009 · Clubhouse Furniture (Indoor)	15	13	12000	643	214			857	11143	857
3010 · Guard Furniture/Computer	5	1	4000	3660	0			3660	340	340
3011 · Irrigation System Reserve	10	1	12600	10969	371			11340	1260	1260
3012 · Painting Reserve	7	6	10000	4772	0			4772	5228	871
3012.1 · Concrete	5	5	10000	0	0			0	10000	2000
3013 · Paving Reserve	10	6	40000	3000	1000	4000		0	40000	6667
3014 · Pool/Spa Reserve	15	4	35000	24304	373			24677	10323	2581
3015 · Pool Fence Reserve	15	3	15000	11827	244			12071	2929	976
3016 · Pool Furniture Reserve	8	4	20000	1861	1004			2865	17135	4284
3017 · Pool Heater Reserve	10	5	20000	12570	2115			14684	5316	1063
3018 · Roof Reserve	30	28	15000	7270	69			7338	7662	274
3019 · Clubhouse A/C	10	9	10000	0	0			0	10000	1111
3021 · Video Camera Reserve	5	1	10000	9860	0			9860	140	140
3022 · Unallocated Interest	1	1	1111.47	1111	0		0	1111	0	0
<b>Total</b>			290849	137984	5794	4000	0	139778	151072	25773

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.