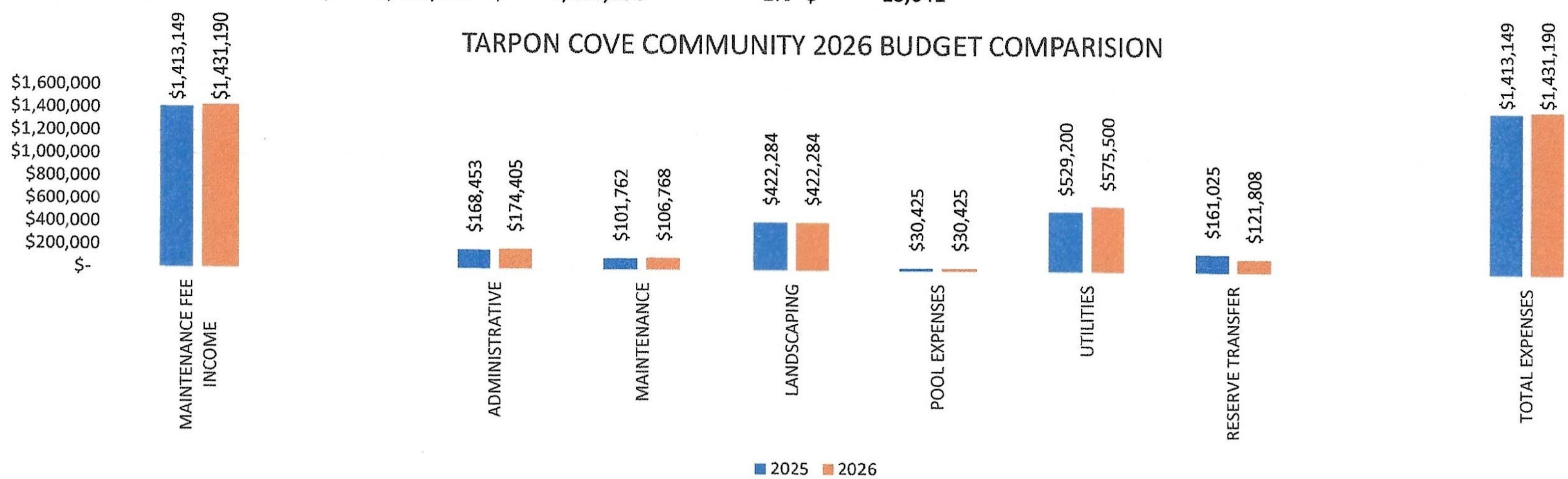
TARPON COVE COMMUNITY 2026 BUDGET COMPARISION

	2025	2026	% CHANGE 2025 TO 2026	$ CHANGE 2025 TO 2026
MAINTENANCE FEE INCOME	$ 1,413,149	$ 1,431,190	1%	$ 18,041
ADMINISTRATIVE	$ 168,453	$ 174,405	4%	$ 5,952
MAINTENANCE	$ 101,762	$ 106,768	5%	$ 5,006
LANDSCAPING	$ 422,284	$ 422,284	0%	$ -
POOL EXPENSES	$ 30,425	$ 30,425	0%	$ -
UTILITIES	$ 529,200	$ 575,500	9%	$ 46,300
RESERVE TRANSFER	$ 161,025	$ 121,808	-24%	$ (39,217)
TOTAL EXPENSES	$ 1,413,149	$ 1,431,190	1%	$ 18,041



	# of Units	Annual Reserve	Annual Operating (Less Trash)	Trash (Condos only)	Total Annual	Per Quarter
Condos	296	$ 334	$ 3,415	$ 213	$ 3,961	$ 990
Cayman	69	$ 334	$ 3,415		$ 3,748	$ 937
Total Units	365					

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TARPON COVE COMMUNITY 2026 BUDGET

updated 9/18/25

		2025 Approved Budget	2026 Proposed	Notes	2025 to 2026 % Increase
INCOME					
40-4000-00-00	Association Fees	$1,413,149	$1,431,190		1%
40-4035-00-00	Working Capital Fees	$0	$0		
40-4080-00-00	Bar Code	$0	$0		
41-4100-00-00	Special Assessment	$0	$0		
Total INCOME		$1,413,149	$1,431,190		1%
ADMINISTRATIVE					
50-5000-00-00	Property Management	$96,000	$100,800	5% increase	5.00%
50-5030-00-00	Legal Expense	$2,500	$2,500	no change - increasing need for legal services	0.00%
50-5035-00-00	Auditing/Accounting Fees	$30,515	$31,705	3.9% increase	3.90%
50-5118-00-00	Division Filing Fees	$100	$100	no change	0.00%
50-5458-00-00	Website Expense	$2,500	$2,500	no change	0.00%
50-5480-00-00	Office Expense	$2,338	$2,300		-1.63%
50-5550-00-00	Insurance	$34,500	$34,500	2025 had slight decrease - 2026 unknown	0.00%
Total ADMINISTRATIVE		$168,453	$174,405		3.53%
MAINTENANCE					
60-6201-00-00	General Maintenance	$22,675	$22,675	outstanding projects to come	0.00%
60-6205-00-00	Janitoral Contract	$16,000	$16,200	increase planned. No increase in several years	1.25%
60-6209-00-00	Pest Control	$20,000	$20,000	no change	0.00%
60-6218-00-00	Lake Expenses	$6,094	$6,993	$454*12mo= $5448 + additional services	14.75%
60-6219-00-00	Entry/Gate Maintenance	$4,000	$4,000	no change	0.00%
60-6220-00-00	Fountain Maintenance	$5,000	$4,500	$1000 increase in maintenance due to company change	-10.00%
60-6221-00-00	Exotic Maintenance	$23,452	$28,200	no large increase planned	20.25%
60-6222-00-00	Canal Cleaning	$3,541	$3,200	$265*12	-9.63%
60-6232-00-00	Entertainment	$1,000	$1,000	christmas decorations and board meetings	0.00%
Total MAINTENANCE		$101,762	$106,768		4.92%
LANDSCAPING					
63-6300-00-00	Grounds Maintenance	$223,284	$223,284	no change for 2025	0.00%
63-6310-00-00	Hardwood Trimming	$30,000	$30,000	unused due to special assessment.	0.00%
63-6315-00-00	Irrigation Repairs	$35,000	$35,000	aging system = increased issues	0.00%
63-6325-00-00	Palm Trimming	$45,000	$45,000	3rd coconut trim required in 2025	0.00%
63-6327-00-00	Tree & Shrub Replacement	$45,000	$45,000	unused due to special assessment.	0.00%
63-6328-00-00	Mulch	$44,000	$44,000		0.00%
Total LANDSCAPING		$422,284	$422,284		0.00%
POOL EXPENSES					
64-6400-00-00	Pool/Spa Maintenance Contract	$14,400	$13,800	contract price	-4.17%
64-6410-00-00	Pool Repairs	$14,400	$15,000	aging equipment = increased issues	4.17%
64-6425-00-00	Pool Permit	$1,625	$1,625	unchanged	0.00%
Total POOL EXPENSES		$30,425	$30,425		0.00%
UTILITIES					
66-6601-00-00	Electric	$52,000	$55,000	rates expected to increase across florida	5.77%
66-6604-00-00	Telephone	$2,200	$2,500	pool emergency phones	13.64%
66-6605-00-00	Water/Sewer	$10,000	$10,000	rate increase expected but not published	0.00%
66-6609-00-00	Trash Removal	$60,000	$63,000	based on current rates	5.00%
66-6611-00-00	Irrigation Water	$45,000	$55,000	9% increase from county	22.22%
66-6620-00-00	Cable TV	$360,000	$390,000	"+ 4% from projected year end	8.33%
Total UTILITIES		$529,200	$575,500		8.75%
Total Operating Expenses		$1,252,124	$1,309,382		
TRANSFER EXPENSES					
90-9005-00-00	Reserve Transfer	$161,025	$121,808	see reserve schedule	-24.35%
Total TRANSFER EXPENSES		$161,025	$121,808		
Net Surplus/(-Deficit)		0	0		

Signature: Rick Tours

Date: 11-19-25

TARPON COVE COMMUNITY 2026 BUDGET

Reserve Item		Useful Life	Life Remaining	Replace Cost	Balance as of 09/30/25	Oct 2025 Funding	Est. Expenses	Trx.	Est. 12/31/2025 Balance	Amount Yet to be Funded	2026 Proposed Funding Requirement	Quarterly Funding
25-2502-00-00	RSV - Unallocated Interest	1	1	$ -	$ 4,362	$ -			$ -	$ -	$ -	$ -
25-2515-00-00	RSV Audit	3	1	$ 6,000	$ 6,000	$ -			$ 6,000	$ -	$ -	
25-2535-00-00	RSV - Roof	30	22	$ 15,000	$ 8,378	$ 75			$ 8,453	$ 6,548	$ 298	$ 74
25-2550-00-00	RSV - Painting	7	6	$ 6,505	$ 5	$ -			$ 5	$ 6,500	$ 1,083	$ 271
25-2610-00-00	RSV - Equipment/Pump (BAR pool)	10	1	$ 20,000	$ 19,489	$ 509			$ 19,998	$ 2	$ 2	$ 1
25-2615-00-00	RSV - Equipment/Pump (BAR Spa)	10	1	$ 20,000	$ 7,500	$ 2,500			$ 10,000	$ 10,000	$ 10,000	$ 2,500
25-2620-00-00	RSV - Equipment/Pump (BIM pool)	10	3	$ 20,000	$ 3,750	$ 1,250			$ 5,000	$ 15,000	$ 5,000	$ 1,250
25-2625-00-00	RSV - Equipment/Pump (Mart pool)	10	8	$ 20,000	$ 1,668	$ 556			$ 2,224	$ 17,776	$ 2,222	$ 556
25-2700-00-00	RSV - Drinking Fountain	10	1	$ 3,420	$ 3,420	$ -			$ 3,420	$ -	$ -	$ -
25-2810-00-00	RSV - BAR Pool (resurface)	15	15	$ 35,000	$ 12,766	$ 3,135	$ 12,393		$ 3,508	$ 31,492	$ 2,099	$ 525
25-2815-00-00	RSV - BAR Spa (resurface)	15	15	$ 10,000	$ 7,500	$ 2,500			$ 10,000	$ -	$ -	$ -
25-2820-00-00	RSV - BIM Pool (resurface)	15	1	$ 40,000	$ 15,000	$ 5,000			$ 20,000	$ 20,000	$ 20,000	$ 5,000
25-2825-00-00	RSV - Mart Pool (resurface)	15	2	$ 40,000	$ 9,999	$ 3,333			$ 13,332	$ 26,668	$ 13,334	$ 3,334
25-2910-00-00	RSV - Entry Gates	15	8	$ 25,000	$ 751	$ 848			$ 1,599	$ 23,401	$ 2,925	$ 731
25-2915-00-00	RSV - Entry Gates - Keypad	15	8	$ 15,000	$ 1,251	$ 417			$ 1,668	$ 13,332	$ 1,667	$ 417
25-2920-00-00	RSV - Entry Gates - Barcode	15	3	$ 10,000	$ 1,876	$ 625			$ 2,501	$ 7,499	$ 2,500	$ 625
25-3010-00-00	RSV - Fountain - entrance	5	3	$ 10,000	$ 1,125	$ 375			$ 1,500	$ 8,500	$ 2,833	$ 708
25-3015-00-00	RSV - Fountain - CBC North	5	1	$ 10,000	$ 6,000	$ -			$ 6,000	$ 4,000	$ 4,000	$ 1,000
25-3020-00-00	RSV - Fountain - CBC South	5	2	$ 10,000	$ 3,891	$ 234			$ 4,125	$ 5,875	$ 2,938	$ 734
25-3025-00-00	RSV - Fountain - Mart 975	5	5	$ 10,000	$ 5,177	$ 825	$ 9,200		$ (3,198)	$ 13,198	$ 2,640	$ 660
25-3030-00-00	RSV - Fountain - Mart 1025	5	5	$ 10,000	$ 4,500	$ 1,500	$ 9,200		$ (3,200)	$ 13,200	$ 2,640	$ 660
25-3040-00-00	RSV - Fountain - Aerator	5	1	$ 10,000	$ 5,000	$ -			$ 5,000	$ 5,000	$ 5,000	$ 1,250
25-3100-00-00	RSV - Clubhouse Furniture (Indoor)	15	9	$ 12,000	$ 4,069	$ 215			$ 4,284	$ 7,717	$ 857	$ 214
25-3200-00-00	RSV - Guard Furniture/Computer	5	1	$ 4,000	$ 4,000	$ -			$ 4,000	$ (0)	$ (0)	$ (0)
25-3310-00-00	RSV - BAR Pool Heater (1 unit)	10	7	$ 15,000	$ 458	$ 502			$ 960	$ 14,041	$ 2,006	$ 501
25-3315-00-00	RSV - BAR Spa Heater (1 unit)	10	1	$ 15,000	$ 5,625	$ 1,875			$ 7,500	$ 7,500	$ 7,500	$ 1,875
25-3320-00-00	RSV - BIM Pool Heater (2 units)	10	10	$ 30,000	$ 11,250	$ 3,750	$ 12,500		$ 2,500	$ 27,500	$ 2,750	$ 688
25-3325-00-00	RSV - Mart Pool Heater (2 units)	10	10	$ 30,000	$ 1,232	$ 3,750			$ 4,982	$ 25,018	$ 2,502	$ 625
25-3400-00-00	RSV - POOL FURNITURE	8	4	$ 20,000	$ 4,242	$ 791			$ 5,033	$ 14,967	$ 3,742	$ 935
25-3510-00-00	A/C Reserve - Guardhouse	10	1	$ 5,000	$ 3,959	$ 208			$ 4,167	$ 833	$ 833	$ 208
25-3515-00-00	A/C Reserve - Clubhouse	10	5	$ 10,000	$ 1,251	$ 417			$ 1,668	$ 8,332	$ 1,666	$ 417
25-3600-00-00	RSV - Video Camera	5	1	$ 10,000	$ 10,000	$ -			$ 10,000	$ (0)	$ (0)	$ (0)
25-3700-00-00	RSV - Paving (sealcoating)	10	3	$ 40,000	$ 22,668	$ 1,333			$ 24,001	$ 15,999	$ 5,333	$ 1,333
25-3810-00-00	RSV - Pool Fence (Martinique)	15	1	$ 15,000	$ 11,499	$ -			$ 11,499	$ 3,501	$ 3,501	$ 875
25-3815-00-00	RSV - Pool Fence (Bimini)	15	4	$ 15,000	$ 2,250	$ 750			$ 3,000	$ 12,000	$ 3,000	$ 750
25-3820-00-00	RSV - Pool Fence (Barbados)	15	4	$ 15,000	$ 2,250	$ 750			$ 3,000	$ 12,000	$ 3,000	$ 750
25-3900-00-00	RSV - Irrigation System (pump)	15	12	$ 100,000	$ 35,412	$ 1,318			$ 36,730	$ 63,270	$ 5,272	$ 1,318
25-3990-00-00	Concrete	5	1	$ 10,000	$ 10,418	$ 917	$ -		$ 11,335	$ (1,335)	$ (1,335)	$ (334)
Total				$ 691,925	$ 259,991	$ 40,256	$ 43,293	$ -	$ 252,593	$ 439,332	$ 121,808	$ 30,452

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.

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