AGENDA

TARPON COVE COMMUNITY ASSOCIATION, INC

2026 Budget Adoption Meeting
Wednesday, November 19, 2025, at 9:00AM

Tarpon Cove Community Center
970 Tarpon Cove Drive - Naples, FL 34110
Or Via Zoom
https://us02web.zoom.us/j/84422801543

1. Call to Order
2. Proof of Notice
3. New Business
   A. 2026 TCCA Budget Adoption (BOD Vote)
4. Adjournment

Time: Nov 19, 2025 09:00 AM Eastern Time (US and Canada)
Join Zoom Meeting
https://us02web.zoom.us/j/84422801543

Meeting ID: 844 2280 1543

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One tap mobile
+13052241968,,84422801543# US
+13126266799,,84422801543# US (Chicago)

Join instructions
https://us02web.zoom.us/meetings/84422801543/invitations?signature=dQSWNBq_VcMSOomt7BiEF1rCC2KqxxLXF7xxIrToGXc

Minutes

Tarpon Cove Community Association

2026 Budget Workshop
Wednesday, October 29, 2025, at 9:00AM

Tarpon Cove Community Center
970 Tarpon Cove Drive - Naples, FL 34110

Present:	Rick Forrester	President
	Don Binder	Treasurer
	Donna Scuteri	Secretary
	Tim Wry	Director
Also Present:	David Blouir and 8 residents.	

Call to Order: The meeting was called to order at 9:00am.

Proof of Notice: The meeting was posted in accordance with Florida state statutes.

New Business

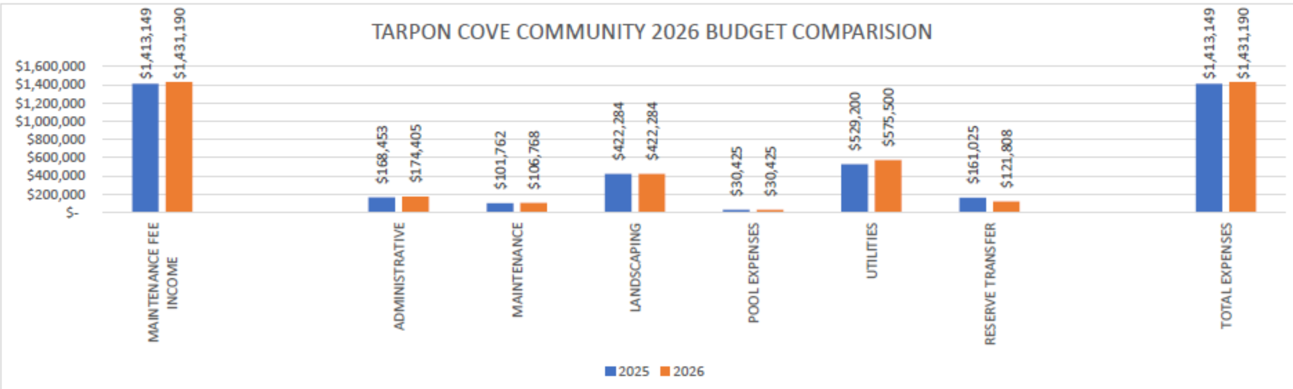
2026 Budget Workshop – Led by Treasurer Don Binder, the board conducted a line by line review of the 2026 Operation and Reserve budgets. While an increase was necessary, last year's complete renovation of the reserves has allowed us to keep the increase to a minimum.

The budget will be approved at a BOD meeting to be held on Wednesday, November 19, 2025, at 9am.

Adjournment: With no further business to discuss, the meeting was adjourned at 11:01am.

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

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.

TARPON COVE COMMUNITY 2026 BUDGET

		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**		