

## TARPON COVE COMMUNITY 2021 BUDGET

	2020					2021	
	Approved Budget	Jan - Sep 20 Actual	Oct 2020 Estimated	Nov 2020 Estimated	Dec 2020 Estimated	Total 2020 Estimated	Proposed Budget
<b>INCOME</b>							
4000 • Association Fees	1,058,800	794,086	264,695	0	0	1,058,781	1,094,116
4035 • Working Capital Fees	0	13,049	250	250	250	13,799	0
4080 • Bar Code	0	740	70	70	70	950	0
<b>Total INCOME</b>	<b>1,058,800</b>	<b>807,875</b>	<b>265,015</b>	<b>320</b>	<b>320</b>	<b>1,073,530</b>	<b>1,094,116</b>
<b>ADMINISTRATIVE</b>							
6005 • Legal Expense	1,000	4,759	529	529	529	6,345	2,000
6007 • Division Filing Fees	61	61	0	0	0	61	61
6009 • Auditing/Accounting Fees	25,621	19,475	2,164	2,164	2,164	25,967	25,967
6011 • Office Expense	4,000	2,497	277	277	277	3,329	3,000
6013 • Website Expense	1,500	1,450	0	0	0	1,450	1,450
6015 • Insurance	13,500	0		13,500		13,500	15,709
6020 • Property Management	81,396	61,370	6,819	6,819	6,819	81,827	81,396
<b>Total ADMINISTRATIVE</b>	<b>127,078</b>	<b>89,612</b>	<b>9,789</b>	<b>23,289</b>	<b>9,789</b>	<b>132,479</b>	<b>129,583</b>
<b>MAINTENANCE</b>							
6201 • General Maintenance	21,000	25,298	2,811	2,811	2,811	33,731	25,000
6205 • Janitorial Contract	12,732	8,480	1,060	1,060	1,060	11,660	12,720
6209 • Pest Control	19,500	14,815	1,646	1,646	1,646	19,753	19,500
6218 • Lake Expenses	5,150	5,953	661	661	661	7,937	5,150
Ditch Cleaning							3,500
6220 • Fountain Maintenance	2,000	1,243	138	138	138	1,657	2,000
6221 • Exotic Maintenance	21,140	15,855	5,285	0	0	21,140	21,140
6232 • Entertainment	0	3,188	0	0	0	3,188	2,000
<b>Total MAINTENANCE</b>	<b>81,522</b>	<b>74,832</b>	<b>11,602</b>	<b>6,317</b>	<b>6,317</b>	<b>99,067</b>	<b>91,010</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	16,533	0	0	0	16,533	18,000
6315 • Irrigation Repairs	12,000	11,419	250	250	250	12,169	13,000
6325 • Palm Trimming	35,000	28,373	0	0	0	28,373	35,000
6327 • Tree & Shrub Replacement	40,000	38,165	0	0	0	38,165	40,000
6328 • Mulch	40,000	39,324	0	0	0	39,324	40,000
<b>Total LANDSCAPING</b>	<b>368,284</b>	<b>301,277</b>	<b>18,857</b>	<b>18,857</b>	<b>18,857</b>	<b>357,848</b>	<b>369,284</b>

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<b>POOL EXPENSES</b>							
6400 · Pool Maintenance Contract	10,800	8,100	900	900	900	10,800	10,800
6410 · Pool Repairs	7,000	5,499	611	611	611	7,332	7,000
6425 · Pool Permit	1,625	1,625	0	0	0	1,625	1,625
<b>Total POOL EXPENSES</b>	<b>19,425</b>	<b>15,224</b>	<b>1,511</b>	<b>1,511</b>	<b>1,511</b>	<b>19,757</b>	<b>19,425</b>
<b>UTILITIES</b>							
6601 · Electric	40,000	27,222	3,025	3,025	3,025	36,296	37,000
6604 · Telephone/Internet Phone	4,500	2,932	326	326	326	3,909	4,500
6605 · Water/Sewer	7,700	4,535	504	504	504	6,047	6,500
6609 · Trash Removal	47,000	37,271	4,141	4,141	4,141	49,695	50,000
6611 · Irrigation Water	24,000	21,953	2,439	2,439	2,439	29,271	27,000
6620 · Cable TV	321,990	240,234	26,693	26,693	26,693	320,312	336,684
<b>Total UTILITIES</b>	<b>445,190</b>	<b>334,147</b>	<b>37,127</b>	<b>37,127</b>	<b>37,127</b>	<b>445,529</b>	<b>461,684</b>
<b>Total Operating Expenses</b>	<b>1,041,499</b>	<b>815,092</b>	<b>78,886</b>	<b>87,101</b>	<b>73,601</b>	<b>1,054,680</b>	<b>1,070,986</b>
<b>TRANSFER EXPENSES</b>							
9005 · Reserve Transfer	17,301	12,976	4,325	0	0	17,301	23,130
<b>Total TRANSFER EXPENSES</b>	<b>17,301</b>	<b>12,976</b>	<b>4,325</b>	<b>0</b>	<b>0</b>	<b>17,301</b>	<b>23,130</b>
<b>Net Surplus/(-Deficit)</b>	<b>0</b>	<b>-20,193</b>	<b>181,804</b>	<b>-86,781</b>	<b>-73,281</b>	<b>1,549</b>	<b>-0</b>

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updated 10/5/20

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/20	Oct 2020 Funding	Est. Expenses	Trx.	Est. 12/31/20 Balance	Amount Yet to be Funded	2021 Proposed Funding Requirement
3001 · Audit Reserve	3	2	6000	6000				6000	0	0
3005 · Drinking Fountain Reserve	10	1	3420	3280				3280	140	140
3006 · Entry Gates Reserve	20	19	20000	-487	106		380	0	20000	1053
3007 · Equipment/Pump Reserve	10	1	21718	21591	126			21718	0	0
3008 · Fountain Reserve	10	4	25000	23076	249			23325	1675	419
3009 · Clubhouse Furniture (Indoor)	15	14	12000	-249	249			0	12000	857
3010 · Guard Furniture/Computer	5	1	4000	4000				4000	0	0
3011 · Irrigation System Reserve	10	1	12600	10695	420			11115	1485	1485
3012 · Painting Reserve	7	7	7000	7305				7305	-305	-44
3013 · Paving Reserve	10	10	40000	-1623	1126		497	0	40000	4000
3014 · Pool/Spa Reserve	15	5	35000	27153	373			27526	7474	1495
3015 · Pool Fence Reserve	15	4	15000	10851	244			11095	3905	976
3016 · Pool Furniture Reserve	8	4	20000	3680	250			3930	16070	4017
3017 · Pool Heater Reserve	10	1	20000	10652	890			11542	8458	8458
3018 · Roof Reserve	30	29	15000	7062	2			7064	7936	274
3021 · Video Camera Reserve	5	1	10000	9710	290			10000	0	0
3022 · Unallocated Interest	1		0	2988	0		-1186	1802		
<b>Total</b>			<b>266738</b>	<b>145378</b>	<b>4325</b>	<b>0</b>	<b>0</b>	<b>149703</b>	<b>118837</b>	<b>23130</b>

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.