


TARPON COVE COMMUNITY 2023 BUDGET

	2022 Budget	2023 Approved Budget
INCOME		
4000 · Association Fees	1,113,845	1,172,657
4031 · Misc. Income		0
4035 · Working Capital Fees	0	0
4080 · Bar Code	0	0
Total INCOME	1,113,845	1,172,657
ADMINISTRATIVE		
6005 · Legal Expense	1,000	1,000
6007 · Division Filing Fees	61	61
6009 · Auditing/Accounting Fees	26,746	27,265
6011 · Office Expense	3,000	2,500
6013 · Website Expense	2,000	2,000
6015 · Insurance	24,000	33,000
6020 · Property Management	81,396	87,996
6042 · Annual Meeting Expenses		
Total ADMINISTRATIVE	138,203	153,822
MAINTENANCE		
6201 · General Maintenance	20,000	20,000
6203 · Pool Furniture Cleaning	0	
6205 · Janitorial Contract	12,720	12,720
6209 · Pest Control	16,000	18,000
6218 · Lake Expenses	5,500	5,500
6220 · Entry Gate Maintenance	5,000	5,000
6222 · Ditch Cleaning	2,000	2,000
6220 · Fountain Maintenance	2,000	2,920
6221 · Exotic Maintenance	21,140	22,428
6232 · Entertainment	500	500
6233 · Irrigation Preventive Maint.	0	0
Total MAINTENANCE	84,860	89,068
LANDSCAPING		
6300 · Grounds Maintenance	223,284	225,084
6310 · Hardwood Trimming	29,000	32,000
6315 · Irrigation Repairs	13,000	13,000
6325 · Palm Trimming	40,000	42,000
6327 · Tree & Shrub Replacement	45,000	41,000
6328 · Mulch	40,000	40,000
6330 · Weed Control	0	0
Total LANDSCAPING	390,284	393,084
POOL EXPENSES		
6400 · Pool Maintenance Contract	11,100	13,800

TARPON COVE COMMUNITY 2023 BUDGET

	2022 Budget	2023 Approved Budget
6410 · Pool Repairs	7,000	9,000
6425 · Pool Permit	1,625	1,625
Total POOL EXPENSES	19,725	24,425
UTILITIES		
6601 · Electric	37,000	43,000
6604 · Telephone/Internet Phone	4,500	2,000
6605 · Water/Sewer	6,500	6,500
6609 · Trash Removal	50,000	54,000
6611 · Irrigation Water	27,000	32,000
6620 · Cable TV	330,000	342,263
Total UTILITIES	455,000	479,763
Total Operating Expenses	1,088,072	1,140,162
TRANSFER EXPENSES		
9005 · Reserve Transfer	25,773	32,495
Total TRANSFER EXPENSES	25,773	32,495
Net Surplus/(-Deficit)	0	-0

Signature: _____



Date: _____

12/6/22

2023 TCCA Reserves

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/22	Est. 12/31/22 Balance	Amount Yet to be Funded	2023 Adopted Funding Requirement	Quarterly Funding
25-2502-00-00 - RSV - Unallocated Interest	1	1	\$ 1,349	\$ 1,301	\$ 1,349	\$ 0	\$ 0	\$ 0
25-2515-00-00 RSV Audit	3	1	\$ -	\$ 6,000		\$ -	\$ -	
25-2535-00-00 - RSV - Roof	30	27	\$ 15,000	\$ 7,542	\$ 7,610	\$ 7,390	\$ 274	\$ 68
25-2550-00-00 - RSV - Painting	7	5	\$ 10,000	\$ 5,415	\$ 5,633	\$ 4,367	\$ 873	\$ 218
25-2557-00-00 - RSV - Equipment/Pump	10	4	\$ 21,718	\$ 13,732	\$ 14,202	\$ 7,516	\$ 1,879	\$ 470
25-2561-00-00 - RSV - Drinking Fountain	10	1	\$ 3,420	\$ 3,420	\$ 3,420	\$ (0)	\$ (0)	\$ (0)
25-2562-00-00 - RSV - Pool	15	3	\$ 35,000	\$ 25,013	\$ 25,658	\$ 9,342	\$ 3,114	\$ 779
25-3006-00-00 - RSV - Entry Gates	20	17	\$ 20,000	\$ 1,842	\$ 2,105	\$ 17,895	\$ 1,053	\$ 263
25-3008-00-00 - RSV - Fountain	10	2	\$ 25,000	\$ 10,317	\$ 10,422	\$ 14,578	\$ 7,289	\$ 1,822
25-3009-00-00 - RSV - Clubhouse Furniture (Indoor)	15	12	\$ 12,000	\$ 1,499	\$ 1,713	\$ 10,287	\$ 857	\$ 214
25-3010-00-00 - RSV - Guard Furniture/Computer	5	1	\$ 4,000	\$ 3,915	\$ 4,000	\$ (0)	\$ (0)	\$ (0)
25-3011-00-00 - RSV - Pool Heater	10	4	\$ 20,000	\$ 15,479	\$ 15,744	\$ 4,256	\$ 1,064	\$ 266
25-3014-00-00 - RSV - Poolhouse/Clubhouse Furniture	8	3	\$ 20,000	\$ 2,913	\$ 3,984	\$ 16,016	\$ 5,339	\$ 1,335
25-3019-00-00 - A/C Reserve	10	8	\$ 10,000	\$ 834	\$ 1,112	\$ 8,888	\$ 1,111	\$ 278
25-3021-00-00 - RSV - Video Camera	5	1	\$ 10,000	\$ 9,965	\$ 10,000	\$ (0)	\$ (0)	\$ (0)
25-3022-00-00 - RSV - Paving	10	5	\$ 40,000	\$ 5,001	\$ 6,668	\$ 33,332	\$ 6,666	\$ 1,667
25-3031-00-00 - RSV - Pool Fence	15	2	\$ 15,000	\$ 12,803	\$ 13,047	\$ 1,953	\$ 976	\$ 244
25-3051-00-00 - RSV - Irrigation System	10	1	\$ 12,600	\$ 12,285	\$ 12,600	\$ (0)	\$ (0)	\$ (0)
25-3053-00-00 - Concrete	5	4	\$ 10,000	\$ 1,500	\$ 2,000	\$ 8,000	\$ 2,000	\$ 500
Total			\$ 285,087	\$ 140,778	\$ 141,269	\$ 143,818	\$ 32,495	\$ 8,124

Signature: 

Date: 12/6/22

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.