

TARPON COVE COMMUNITY ASSOCIATION, INC
2027 Budget Adoption Meeting Notice
Monday, November 16, 2026, 10:00AM
Tarpon Cove Community Center
970 Tarpon Cove Drive – Naples, FL 34110
Or Via Zoom: <https://us02web.zoom.us/j/81700696558>

 AGENDA

Call to Order
Proof of Notice
New Business:
A. 2027 Budget Adoption (BOD Vote)
Adjournment

Join Zoom Meeting
<https://us02web.zoom.us/j/81700696558>

Meeting ID: **817 0069 6558**

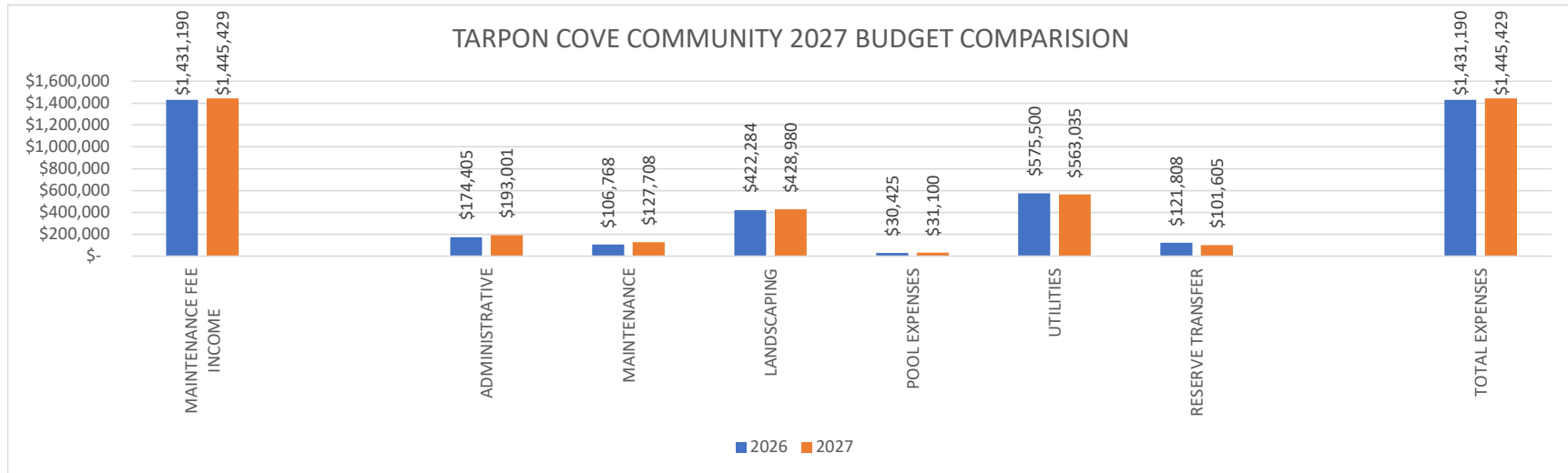
One tap mobile
+13052241968,,81700696558# US
+13126266799,,81700696558# US (Chicago)

Join by SIP
• 81700696558@zoomcrc.com

Join instructions
<https://us02web.zoom.us/join/81700696558/invitations?signature=p1nRcl-Wdsvfs0v43LrazOR2sb7ytPa0ZTawGz8AwHg>

TARPON COVE COMMUNITY 2027 BUDGET COMPARISON

		2026	2027	% CHANGE 2026 TO 2027	\$ CHANGE 2026 TO 2027
MAINTENANCE FEE INCOME	\$	1,431,190	\$ 1,445,429	1%	\$ 14,239
ADMINISTRATIVE	\$	174,405	\$ 193,001	11%	\$ 18,596
MAINTENANCE	\$	106,768	\$ 127,708	20%	\$ 20,940
LANDSCAPING	\$	422,284	\$ 428,980	2%	\$ 6,696
POOL EXPENSES	\$	30,425	\$ 31,100	2%	\$ 675
UTILITIES	\$	575,500	\$ 563,035	-2%	\$ (12,465)
RESERVE TRANSFER	\$	121,808	\$ 101,605	-17%	\$ (20,203)
TOTAL EXPENSES	\$	1,431,190	\$ 1,445,429	1%	\$ 14,239



	# of Units	Annual Reserve	Annual Operating (Less Trash)	Trash (Condos only)	Total Annual	Per Quarter
Condos	296	\$ 278	\$ 3,509	\$ 213	\$ 4,000	\$ 1,000
Cayman	69	\$ 278	\$ 3,509		\$ 3,787	\$ 947
Total Units	365					

TARPON COVE COMMUNITY 2027 BUDGET

updated 10/27/26

		2026 Approved Budget	2027 Proposed	Notes	2026 to 2027 % Increase
INCOME					
40-4000-00-00	Association Fees	1,431,190	1,445,429		1%
40-4035-00-00	Working Capital Fees	-	-		
40-4080-00-00	Bar Code	-	-		
41-4100-00-00	Special Assessment	-	-		
Total INCOME		1,431,190	1,445,429		1%
ADMINISTRATIVE					
50-5000-00-00	Property Management	100,800	105,200		4.37%
50-5030-00-00	Legal Expense	2,500	2,500	no change	0.00%
50-5035-00-00	Auditing/Accounting Fees	31,705	33,401	slight increase from kpg	5.35%
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	2,300	4,300	increase based on ytd actual	86.96%
50-5550-00-00	Insurance	34,500	45,000	increase due to GL policy	30.43%
Total ADMINISTRATIVE		174,405	193,001		10.66%
MAINTENANCE					
60-6201-00-00	General Maintenance	22,675	35,815	increase based on usage	57.95%
60-6205-00-00	Janitorial Contract	16,200	18,600	Base contract \$15,840/yr + extra as needed	14.81%
60-6209-00-00	Pest Control	20,000	20,000	no change from 2026	0.00%
60-6218-00-00	Lake Expenses	6,993	6,993	no change from 2026	0.00%
60-6219-00-00	Entry/Gate Maintenance	4,000	5,000	slight increase due to ytd actual	25.00%
60-6220-00-00	Fountain Maintenance	4,500	4,500	no change from 2026	0.00%
60-6221-00-00	Exotic Maintenance	28,200	32,600	\$28,200 base contract + required work for compliance	15.60%
60-6222-00-00	Canal Cleaning	3,200	3,200	no change from 2026	0.00%
60-6232-00-00	Entertainment	1,000	1,000	christmas decorations - no change	0.00%
Total MAINTENANCE		106,768	127,708		19.61%
LANDSCAPING					
63-6300-00-00	Grounds Maintenance	223,284	229,980	new contractd price	3.00%
63-6310-00-00	Hardwood Trimming	30,000	30,000	unchanged	0.00%
63-6315-00-00	Irrigation Repairs	35,000	35,000	unchanged	0.00%
63-6325-00-00	Palm Trimming	45,000	45,000	unchanged	0.00%
63-6327-00-00	Tree & Shrub Replacement	45,000	45,000	unchanged	0.00%
63-6328-00-00	Mulch	44,000	44,000	unchanged	0.00%
Total LANDSCAPING		422,284	428,980		1.59%
POOL EXPENSES					
64-6400-00-00	Pool/Spa Maintenance Contract	13,800	14,400	no change	4.35%
64-6410-00-00	Pool Repairs	15,000	15,000	no change	0.00%
64-6425-00-00	Pool Permit	1,625	1,700	no change	4.62%
Total POOL EXPENSES		30,425	31,100		2.22%
UTILITIES					
66-6601-00-00	Electric	55,000	57,535	5% increase projected	4.61%
66-6604-00-00	Telephone	2,500	2,500	no change	0.00%
66-6605-00-00	Water/Sewer	10,000	10,000	no change	0.00%
66-6609-00-00	Trash Removal	63,000	63,000	no change	0.00%
66-6611-00-00	Irrigation Water	55,000	70,000	10% increase from county added to projected usage	27.27%
66-6620-00-00	Cable TV	390,000	360,000	new contract price for 2027. will increase annually 4%	-7.69%
Total UTILITIES		575,500	563,035		-2.17%
Total Operating Expenses		1,309,382	1,343,824		
TRANSFER EXPENSES					
90-9005-00-00	Reserve Transfer	121,808	101,605	see reserve schedule	-16.59%
Total TRANSFER EXPENSES		121,808	101,605		
Net Surplus/(-Deficit)		-	-		

TARPON COVE COMMUNITY 2027 BUDGET

Reserve Item	Useful Life	Life Remaining	Replace Cost	Balance as of 9/30/2026	Oct 2026 Funding	Est. Expenses	Trx.	Est. 12/31/2026 Balance	Amount Yet to be Funded	2027 Proposed Funding Requirement	Quarterly Funding
25-2502-00-00 RSV - Unallocated Interest	1	1	\$ -	\$ 5,960	\$ -			\$ -	\$ -	\$ -	\$ -
25-2515-00-00 RSV Audit	3	1	\$ 10,000	\$ 6,000	\$ -			\$ 6,000	\$ 4,000	\$ 4,000	\$ 1,000
25-2535-00-00 RSV - Roof	30	21	\$ 15,000	\$ 8,675	\$ 75			\$ 8,750	\$ 6,251	\$ 298	\$ 74
25-2550-00-00 RSV - Painting	7	5	\$ 6,505	\$ 818	\$ 271			\$ 1,089	\$ 5,416	\$ 1,083	\$ 271
25-2610-00-00 RSV - Equipment/Pump (BAR pool)	10	1	\$ 20,000	\$ 19,999	\$ -			\$ 19,999	\$ 1	\$ 1	\$ 0
25-2615-00-00 RSV - Equipment/Pump (BAR Spa)	10	1	\$ 20,000	\$ 17,500	\$ 2,500			\$ 20,000	\$ -	\$ -	\$ -
25-2620-00-00 RSV - Equipment/Pump (BIM pool)	10	2	\$ 20,000	\$ 5,750	\$ 1,250			\$ 7,000	\$ 13,000	\$ 6,500	\$ 1,625
25-2625-00-00 RSV - Equipment/Pump (Mart pool)	10	7	\$ 20,000	\$ 6,667	\$ 556			\$ 7,223	\$ 12,777	\$ 1,825	\$ 456
25-2700-00-00 RSV - Drinking Fountain	10	1	\$ 3,420	\$ 2,044	\$ -			\$ 2,044	\$ 1,376	\$ 1,376	\$ 344
25-2810-00-00 RSV - BAR Pool (resurface)	15	14	\$ 35,000	\$ 5,082	\$ 525	\$ 10,871		\$ (5,264)	\$ 40,264	\$ 2,876	\$ 719
25-2815-00-00 RSV - BAR Spa (resurface)	15	14	\$ 10,000	\$ (360)	\$ -			\$ (360)	\$ 10,360	\$ 740	\$ 185
25-2820-00-00 RSV - BIM Pool (resurface)	15	1	\$ 40,000	\$ 35,000	\$ 5,000			\$ 40,000	\$ -	\$ -	\$ -
25-2825-00-00 RSV - Mart Pool (resurface)	15	1	\$ 40,000	\$ 23,333	\$ 3,333			\$ 26,666	\$ 13,334	\$ 13,334	\$ 3,334
25-2910-00-00 RSV - Entry Gates	15	7	\$ 25,000	\$ (4,150)	\$ 731			\$ (3,419)	\$ 28,419	\$ 4,060	\$ 1,015
25-2915-00-00 RSV - Entry Gates - Keypad	15	7	\$ 15,000	\$ 2,918	\$ 417			\$ 3,335	\$ 11,665	\$ 1,666	\$ 417
25-2920-00-00 RSV - Entry Gates - Barcode	15	2	\$ 10,000	\$ 4,376	\$ 625			\$ 5,001	\$ 4,999	\$ 2,499	\$ 625
25-3010-00-00 RSV - Fountain - entrance	5	2	\$ 10,000	\$ 3,625	\$ 708			\$ 4,333	\$ 5,667	\$ 2,834	\$ 708
25-3015-00-00 RSV - Fountain - CBC North	5	1	\$ 10,000	\$ 9,000	\$ 1,000			\$ 10,000	\$ -	\$ -	\$ -
25-3020-00-00 RSV - Fountain - CBC South	5	1	\$ 10,000	\$ 5,274	\$ 734			\$ 6,008	\$ 3,992	\$ 3,992	\$ 998
25-3025-00-00 RSV - Fountain - Mart 975	5	4	\$ 10,000	\$ (6,402)	\$ 660			\$ (5,742)	\$ 15,742	\$ 3,936	\$ 984
25-3030-00-00 RSV - Fountain - Mart 1025	5	4	\$ 10,000	\$ (1,756)	\$ 660			\$ (1,096)	\$ 11,096	\$ 2,774	\$ 694
25-3040-00-00 RSV - Fountain - Aerator	5	1	\$ 20,000	\$ 8,750	\$ 1,250			\$ 10,000	\$ 10,000	\$ 10,000	\$ 2,500
25-3100-00-00 RSV - Clubhouse Furniture (Indoor)	15	8	\$ 12,000	\$ 4,926	\$ 215			\$ 5,141	\$ 6,860	\$ 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	6	\$ 15,000	\$ 2,464	\$ 502			\$ 2,966	\$ 12,035	\$ 2,006	\$ 501
25-3315-00-00 RSV - BAR Spa Heater (1 unit)	10	1	\$ 15,000	\$ 13,125	\$ 1,875			\$ 15,000	\$ -	\$ -	\$ -
25-3320-00-00 RSV - BIM Pool Heater (2 units)	10	9	\$ 30,000	\$ 4,471	\$ 688			\$ 5,159	\$ 24,841	\$ 2,760	\$ 690
25-3325-00-00 RSV - Mart Pool Heater (2 units)	10	9	\$ 30,000	\$ 6,858	\$ 625			\$ 7,483	\$ 22,517	\$ 2,502	\$ 625
25-3400-00-00 RSV - POOL FURNITURE	8	3	\$ 20,000	\$ 7,839	\$ 935			\$ 8,774	\$ 11,226	\$ 3,742	\$ 936
25-3510-00-00 A/C Reserve - Guardhouse	10	1	\$ 5,000	\$ 4,792	\$ 208			\$ 5,000	\$ 0	\$ 0	\$ 0
25-3515-00-00 A/C Reserve - Clubhouse	10	4	\$ 10,000	\$ 2,918	\$ 417			\$ 3,335	\$ 6,665	\$ 1,666	\$ 417
25-3600-00-00 RSV - Video Camera	5	1	\$ 10,000	\$ 4,828	\$ -			\$ 4,828	\$ 5,172	\$ 5,172	\$ 1,293
25-3700-00-00 RSV - Paving (sealcoating)	10	2	\$ 45,000	\$ 28,001	\$ 1,333			\$ 29,334	\$ 15,666	\$ 7,833	\$ 1,958
25-3810-00-00 RSV - Pool Fence (Martinique)	15	1	\$ 15,000	\$ 14,125	\$ 875			\$ 15,000	\$ -	\$ -	\$ -
25-3815-00-00 RSV - Pool Fence (Bimini)	15	3	\$ 15,000	\$ 5,250	\$ 750			\$ 6,000	\$ 9,000	\$ 3,000	\$ 750
25-3820-00-00 RSV - Pool Fence (Barbados)	15	3	\$ 15,000	\$ 5,250	\$ 750			\$ 6,000	\$ 9,000	\$ 3,000	\$ 750
25-3900-00-00 RSV - Irrigation System (pump)	15	11	\$ 100,000	\$ 40,684	\$ 1,318			\$ 42,002	\$ 57,998	\$ 5,273	\$ 1,318
25-3990-00-00 Concrete	5	1	\$ 10,000	\$ 10,334	\$ (334)			\$ 10,000	\$ -	\$ -	\$ -
Front Entrance Landscape Renovation	10	5	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Common Area Landscape Renovation	10	5	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -
Total			\$ 710,925	\$ 317,968	\$ 30,451	\$ 10,871	\$ -	\$ 331,588	\$ 379,337	\$ 101,605	\$ 25,401

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.