

Tarpon Bay Homeowners Association Inc			
Proposed Operating Budget			
For the Period 1/1/2026-12/31/2026			
349 Units			
Estimated Operating Budget	Association Monthly	Association Annually 2026	Association Annually 2025
<b>Operating Expenses</b>			
Administration of the Association	\$1,175.00	\$14,664.00	\$14,100.00
Insurance 13	\$2,466.67	\$32,500.00	\$29,600.00
Fees Payable to Division 14	\$83.33	\$500.00	\$1,000.00
Payment Processing Fees	\$0.00	\$500.00	\$0.00
Management Fees	\$1,175.00	\$14,664.00	\$14,100.00
Legal	\$500.00	\$9,000.00	\$6,000.00
Bank Charges	\$0.00	\$1,000.00	\$0.00
Bad Debt	\$500.00	\$6,000.00	\$6,000.00
Association Software	\$0.00	\$2,500.00	\$0.00
Armband Software Internet access	\$0.00	\$500.00	\$0.00
Association Website	\$250.00	\$3,500.00	\$3,000.00
<b>Total Operating Expenses</b>	<b>\$6,150.00</b>	<b>\$85,328.00</b>	<b>\$73,800.00</b>
<b>Maintenance</b>			
Lawn Maintenance 4	\$9,600.00	\$110,000.00	\$115,200.00
Landscape Replacement 5	\$752.67	\$10,200.00	\$9,032.00
Irrigation-Repairs & Maintenance	\$500.00	\$1,500.00	\$6,000.00
Cleaning	\$625.00	\$7,800.00	\$7,500.00
Pond Maintenance	\$0.00	\$7,500.00	\$0.00
Pool and Amenity Maintenance	\$3,000.00	\$42,300.00	\$36,000.00
Pool Access & Security	\$833.33	\$6,400.00	\$10,000.00
Pest Control 11	\$1,100.00	\$16,000.00	\$13,200.00
Repairs & Maintenance	\$0.00	\$6,000.00	\$0.00
Window Washing	\$0.00		\$0.00
Pressure Washing	\$700.00	\$8,750.00	\$8,400.00
Fire Alarm 10	\$ -	\$ -	\$0.00
<b>Total Maintenance Expenses</b>	<b>\$17,111.00</b>	<b>\$216,450.00</b>	<b>\$205,332.00</b>
<b>Utility</b>			
Electricity 8	\$6,000.00	\$63,710.00	\$72,000.00
Water & Sewer 6	\$2,150.00	\$15,000.00	\$25,800.00
<b>Total Utility Expenses</b>	<b>\$8,150.00</b>	<b>\$78,710.00</b>	<b>\$97,800.00</b>
<b>Reserves 15</b>			
Roofing	\$ -	\$ -	\$ -
Building Painting	\$ -	\$ -	\$ -
Railings	\$ -	\$ -	\$ -
Lighting	\$ -	\$ -	\$ -
Pavement	\$ -	\$ -	\$ -
<b>Total Reserves</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Miscellaneous Expenses</b>			
Rent for Recreational and Other Community Facilities	\$ -	\$ -	\$ -
Taxes Upon Association Property	\$ -	\$ -	\$ -
Taxes Upon leased areas	\$ -	\$ -	\$ -
Operating Capital	\$ -	\$ -	\$ -
Security Provisions	\$ -	\$ -	\$ -
Other Expenses	\$ -	\$ -	\$ -
<b>Total Miscellaneous Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Assessments</b>	<b>\$31,411.00</b>	<b>\$380,488.00</b>	<b>\$376,932.00</b>
<b>Total Assessments Less Reserves if</b>	<b>\$31,411.00</b>	<b>\$380,488.00</b>	<b>\$376,932.00</b>
<b>Units in Association</b>	<b>228</b>	<b>228</b>	<b>222</b>
	<b>Unit Monthly</b>	<b>Unit Annually</b>	<b>Unit Annually</b>
	<b>\$139.07</b>	<b>\$1,668.81</b>	<b>1,697.89</b>