Tarpon Pass II Condominium Association
Budget Approved
April 1, 2026 - March 31, 2027

			Units:		33
		2026-2027	Per	Per	Per
		Budget	Mo./ALL	Unit/Qtr	Unit/Mo.
INCOME		102,960.00	8,580.00	780.00	260.00
Administrative					
	Accounting	300.00	25.00	2.27	0.76
	Management	10,963.59	913.63	83.06	27.69
	Legal	1,000.00	83.33	7.58	2.53
	Bank Lockbox Service Fee	206.25	17.19	1.56	0.52
	Office Expense	1,500.00	125.00	11.36	3.79
Insurance					
	Insurance-Blanket (PL&PD)	5,700.00	475.00	43.18	14.39
Landscape Maintenance					
	Grounds-Contract/Maint	52,225.10	4,352.09	395.64	131.88
	Grounds-Repairs & Maint	5,000.00	416.67	37.88	12.63
	Irrigation-Repairs	2,500.00	208.33	18.94	6.31
	Irrigation-Water	3,500.00	291.67	26.52	8.84
Repairs & Maintenance					
	Repairs & Maintenance	10,000.00	833.33	75.76	25.25
Utilities					
	Electric	1,297.23	108.10	9.83	3.28
Taxes & Filing Fees					
	Annual Fees & License	61.25	5.10	0.46	0.15
	Florida Condo Fee	132.00	11.00	1.00	0.33
	Contingency				
Total Operating Expense		94,385.42	7,865.45	715.04	238.35
Reserves		8,574.58	714.55	64.96	21.65
Total Expenses		102,960.00	8,580.00	780.00	260.00

Tarpon Pass II Condominium Association
Reserve Budget

RESERVE ACCOUNT	*Est. Replmnt 2025-2026 *See Note*	*Est. Replmnt 2026-2027 *See Note*	*Estimated Balance 3/31/2026*	*Estimated Balance Needed*	*Estimated Expected Life*	*Estimated Years Remaining*	*2026-2027 Contribution*	*Monthly Amount*
Paving Concrete (Pavers/Resealing)**	11,000.00	11,385.00	12,132.37	0.00	5	0	0.00	0.00
Paving Asphalt	64,440.80	66,696.23	24,867.97	41,828.26	45	9	4,647.58	387.30
Deferred Maintenance	36,599.03	37,880.00	52,538.97	0.00	1	0	3,927.00	327.25
RESERVE TOTAL	112,039.83	115,961.23	89,539.31	41,828.26			8,574.58	714.55

***Added 3.5% for inflation**
**Will use in early 2025-26. Allowing for another 5 years to use, starting early