

**TARPON HIGHLANDS AT LAKE TARPON SAIL & TENNIS CLUB 1**

46 UNITS

**JANUARY 1, 2025- DECEMBER 31, 2025 APPROVED BUDGET**

ACCT	REVENUE	2024 PROPOSED ANNUAL	2025 PROPOSED ANNUAL	PROPOSED MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$312,906	\$354,469	\$29,539
	Spectrum	\$0	\$11,500	\$958
	<b>TOTAL REVENUE</b>	<b>\$312,906</b>	<b>\$365,969</b>	<b>\$30,497</b>
	<b>OPERATING EXPENSES</b>			
5010	Office Expense	\$3,500	\$3,850	\$321
5900	Legal	\$2,000	\$1,750	\$146
5800	Management Fee	\$9,900	\$10,200	\$850
5600	Tax Preparation	\$450	\$450	\$38
5615	Bureau of Condominium Fees	\$200	\$200	\$17
5610	Fees/Permits/License	\$500	\$500	\$42
5620	State Corporation Fees	\$100	\$100	\$8
5025	Bank Charges	\$400	\$400	\$33
6100	Building Maintenance/Repairs	\$10,000	\$14,000	\$1,167
6160	Fire Safety/Protection	\$3,000	\$4,000	\$333
5500	Janitorial Services	\$2,400	\$2,400	\$200
5200	Termite Control	\$1,500	\$2,000	\$167
5400	Grounds Maintenance	\$22,500	\$29,000	\$2,417
5420	Sprinkler Repairs/Maintenance	\$1,200	\$1,400	\$117
5410	Tree Trimming	\$4,000	\$5,000	\$417
5430	Landscaping/Fert/Pest		\$0	\$0
6200	Pool Maintenance	\$7,500	\$9,000	\$750
5630	Rec Facility Pro-Rated Share	\$23,000	\$28,616	\$2,385
7000	Electricity	\$9,500	\$8,000	\$667
7001	Water, Sewer, Trash	\$68,500	\$70,500	\$5,875
	Spectrum		\$34,123	\$2,844
5300	Insurance	\$101,255	\$97,000	\$8,083
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$271,405</b>	<b>\$322,489</b>	<b>\$26,874</b>

**RESERVES**

	Reserves - Pooled	\$41,501	\$43,480	\$3,623
	<b>TOTAL RESERVES</b>	<b>\$41,501</b>	<b>\$43,480</b>	<b>\$3,623</b>

	<b>TOTAL EXPENSES</b>	<b>\$312,906</b>	<b>\$365,969</b>	<b>\$30,497</b>
			\$0	

Approved 12/5/24

maintenance 580  
spectrum 62

**YOUR 2025 FEES WILL BE: \$ 642**

**RESERVE ANALYSIS  
TARPON HIGHLANDS AT LAKE TARPON SAIL & TENNIS CLUB 1  
JANUARY 1, 2025 - DECEMBER 31, 2025**

<b>RESERVES</b>	<b>Current Replacement cost</b>	<b>Current Reserves 1/1/2025</b>	<b>Expected Life Yrs.</b>	<b>Remaining Life Yrs</b>	<b>Unreserved Amounts</b>	<b>2025 Fully Funded Annual Reserves</b>	<b>2025 Actual Budgeted Amount</b>
Reserves Roofing	\$575,000	\$15,000	20	18	\$285,000	\$15,833	\$15,833
Reserves Paving	\$50,000	\$26,820	20	2	\$4,732	\$2,366	\$2,366
Reserves Painting	\$100,602	\$12,575	8	4	\$88,027	\$22,007	\$22,007
Reserves Building and grounds	\$15,000	\$9,195	20	20	\$3,940	\$197	\$197
Pool	\$40,000	\$2,857	15	13	\$40,000	\$3,077	\$3,077
Reserves - Deferred Maintenance		\$0			\$0	\$0	\$0
Reserves - Pooled		<b>\$152,522</b>			\$0	\$43,480	\$43,480
<b><u>TOTALS</u></b>	<b><u>\$780,602</u></b>	<b><u>\$218,969</u></b>			<b><u>\$421,699</u></b>	<b><u>\$43,480</u></b>	<b><u>\$43,480</u></b>