

Tamarind Gulf & Bay Condominium Association, Inc.
Approved Budget
January 1, 2022 - December 31, 2022

	2021 Approved Budget	2021 Projected Totals	2022 Approved Budget
INCOME			
500.00 · Maintenance Fees	1,018,293	1,018,293	1,018,293
510.10 · Replacement Fees	286,707	286,707	315,707
500.20 · Reserve Funding Loan Income	432,000	805,741	723,275
502.00 · Interest Income	0	22	0
505.00 · Maintenance Late Fees	0	1,050	0
506.00 · Application Fees	0	2,550	0
508.00 · Apartment Rental	14,400	16,000	15,600
510.00 · Laundry Income	1,500	5,625	4,500
TOTAL INCOME	1,752,900	2,135,989	2,077,375

EXPENSE			
705.00 · Accounting	5,500	2,089	1,500
707.00 · Sunstate Employees	67,000	62,927	68,658
724.00 · Cable T.V.	77,900	79,714	85,992
734.00 · Electric	13,000	13,528	18,013
741.00 · Insurance - General	31,306	17,467	19,814
742.00 · Insurance - Flood	74,968	67,101	71,065
743.00 · Insurance - Windstorm	409,371	375,502	388,283
746.00 · Interest Expense	18,940	6,788	7,500
747.00 · Laundry Room Expense	2,500	9,485	500
749.00 · Legal	4,000	5,904	4,000
750.00 · Licenses, Permits & Dues	3,000	3,340	3,000
751.00 · Sunstate Management Fees	33,456	33,492	34,497
753.00 · Office Expense	6,100	4,701	4,700
759.00 · Pest Control	16,700	17,897	16,716
761.00 · Reserve Provision	718,707	1,092,448	1,042,982
762.00 · Special Projects	16,050	16,050	20,000
765.02 · Building Maintenance	31,181	36,626	38,015
765.03 · Elevator	14,000	14,337	14,000
765.04 · Grounds - Contract	59,456	47,123	38,908
765.05 · Grounds - Supplies/Irrigation	13,000	8,190	13,000
765.06 · Pool - Repairs & Maintenance	13,000	17,933	12,508
769.00 · State Condo Fee	580	580	580
780.00 · Telephone	6,000	5,949	6,300
783.00 · Water & Sewer	117,185	124,743	131,022

NEW - Retained Earnings / Loan			
Principal Reduction	0	72,075	35,822
TOTAL EXPENSES	1,752,900	2,063,913	2,077,375
Total Operating Expenses	1,034,193	971,465	1,034,393
Quarterly Operating Contribution	\$ 1,755.68		\$ 1,755.68
Quarterly Reserve Contribution	\$ 494.32		\$ 544.32

QUARTERLY ASSESSMENT	2021	2022
	\$ 2,250.00	\$ 2,300.00

Total Units 145
Times Paid Per Year 4

Figures per the 2020 Reserve Study

Reserve Replacement Costs	
Description	Current Cost
Roofs (Including Carport Roofs)	2,249,984
Painting / Waterproofing	473,872
Paving	386,878
Swimming Pool	87,969
Buildings & Elevators	1,928,590
Docks/Seawall/Beach Walks	717,300
Water/Sewer	12,000
Grand Total	5,856,593
Estimated 2021 Reserve Balance	100,000