Tamarind Gulf & Bay Condominum Association, Inc.
Approved Budget
January 1, 2025 - December 31, 2025

	2024 Approved Budget	2025 Approved Budget
INCOME		
5010 · Maintenance Fees	1,540,385	1,783,353
5011 · SIRS - Replacement Fees	402,615	283,374
NEW - Non-SIRS Replacement Fees	0	267,773
5050 · Interest Income	6,000	6,000
5040 · Maintenance Late Fees	0	0
5060 · Application Fees	0	0
5065 · Apartment Rental	12,000	12,000
5075 - Special Assessment Income	0	0
5015 · Laundry Income	5,000	5,000
TOTAL INCOME	**1,966,000**	**2,357,500**
EXPENSE		
7110 · Accounting	7,980	8,400
7115 · Sunstate Employees	78,782	79,399
7310 · Cable T.V. & Internet	150,815	156,913
7315 · Electric	21,621	23,388
7125 · Insurance - General	179,293	200,845
7130 · Insurance - Flood	85,000	80,000
7135 · Insurance - Windstorm	451,310	563,518
7140 ·Insurance Interest Expense	25,240	5,000
7175 - Loan Interest Expense	68,180	63,548
7180 - Loan Principal Expense	121,489	126,124
7235 · Laundry Room Expense	500	1,000
7145 · Legal	10,000	10,000
7165 · Licenses, Permits & Dues	3,246	1,500
7150 - Sunstate Management Fees	38,033	39,168
7155 · Office Expense	2,900	3,000
7220 · Pest Control	18,540	20,570
9010 · SIRS - Reserve Provision	402,615	283,374
NEW - Non-SIRS Reserve Provision	0	267,773
9020 · Special Projects	15,625	10,000
9025 - Reserve & Engineering Study	6,300	1,800
7230 · Building Maintenance	42,000	46,000
7240 · Elevator	17,000	17,850
7210 · Grounds - Contract	42,897	45,042
7215 - Grounds/Irrigation - Supplies	18,000	33,800
7225 · Pool - Repairs & Maintenance	9,000	9,450
7160 · State Condo Fee	580	580
7245 - Roof Inspection	0	10,000
7290 - Storm Cleanup & Repair (Ian)	0	0
7293 - Debby - Storm Cleanup & Repair		35,500
7292 - Helene - Storm Cleanup & Repair		60,500
7291 - Milton - Storm Cleanup & Repair		0
7320 · Telephone	1,014	857
7325 · Water & Sewer	140,531	147,558
9015 Retained Earnings / Loan Principal Reduction	7,509	5,044
TOTAL EXPENSES	**1,966,000**	**2,357,500**
Quarterly Operating Contribution	$ 2,655.84	**$ 3,074.75**
Quarterly Reserve Contribution	$ 694.16	**$ 488.58**

QUARTERLY ASSESSMENT	2024	2025
	$ 3,350.00	**$ 4,025.00**

Total Units	145
Times Paid Per Year	4

Figures per the 2025 Reserve Study

Reserve Replacement Costs Description	SIRS Current Cost
Roofs	2,376,940
Structure	749,000
Plumbing	31,000
Electrical	25,000
Waterproofing & Exterior Painting	443,220
SIRS Total	**3,625,160**

Reserve Replacement Costs Description	Non-SIRS Current Cost
Paving	502,038
Misc Site Improvements	935,454
Carports	502,875
Misc Building Components	734,996
Swimming Pool	111,389
Non- SIRS Total	**2,786,752**

Grand Total	**6,411,912**

Estimated 2024 Year End Reserve Balances	
SIRS	195,628
Non-SIRS	48,907
Total	**244,535**