

Tamarind Gulf & Bay Condominium Association, Inc.
Approved Budget
January 1, 2026 - December 31, 2026

	2025 Approved Budget	2026 Approved Budget
INCOME		
5010 - Maintenance Fees	1,783,353	1,721,420
5011 - Replacement Fees - SIRS	283,374	205,522
5014 - Replacement Fees - Non-SIRS	267,773	262,560
5015 - Laundry Income	5,000	5,000
5040 - Maintenance Late Fees	0	0
5050 - Interest Income	6,000	3,000
5060 - Application Fees	0	0
5065 - Apartment Rental	12,000	16,667
TOTAL INCOME	2,357,500	2,214,169
EXPENSE		
7110 - Accounting	8,400	8,820
7115 - Sunstate Employees	79,399	80,000
7125 - Insurance - General	200,845	196,176
7130 - Insurance - Flood	80,000	102,000
7135 - Insurance - Windstorm	563,518	525,827
7140 - Insurance Interest Expense	5,000	10,000
7145 - Legal	10,000	25,000
7150 - Sunstate Management Fees	39,168	40,344
7155 - Office Expense	3,000	4,000
7160 - State Condo Fee	580	580
7165 - Licenses, Permits & Dues	1,500	2,000
7170 - Provision for Taxes	0	3,285
7175 - Loan Interest Expense	63,548	58,733
7180 - Loan Principal Expense	126,124	130,936
7185 - Seawall Loan Interest Expense	0	16,000
7186 - Seawall Loan Principal Expense	0	0
7210 - Grounds - Contract	45,042	45,508
7215 - Grounds/Irrigation - Supplies	33,800	31,500
7220 - Pest Control	20,570	20,570
7225 - Pool - Repairs & Maintenance	9,450	11,000
7230 - Building Maintenance	46,000	60,000
7235 - Laundry Room Expense	1,000	1,000
7240 - Elevator	17,850	18,743
7245 - Roof Inspection	10,000	0
7290 - Storm Cleanup & Repair	0	0
7291 - Milton - Storm Cleanup & Repair	0	0
7292 - Helene - Storm Cleanup & Repair	60,500	0
7293 - Debby - Storm Cleanup & Repair	35,500	0
7310 - Cable T.V. & Internet	156,913	162,665
7315 - Electric	23,387	24,264
7320 - Telephone	857	900
7325 - Water & Sewer	147,558	154,936
9010 - Reserve Provision - SIRS	283,374	205,522
9012 - Reserve Provision - Non-SIRS	267,773	262,560
9015 - Loan Principal Reduction/Retained Earnin	5,044	5,000
9020 - Special Projects	10,000	4,500
9025 - Reserve & Engineering Study	1,800	1,800
TOTAL EXPENSES	2,357,500	2,214,169
Quarterly Operating Contribution	\$ 3,074.75	\$ 2,967.97
Quarterly Reserve Contribution	\$ 950.25	\$ 807.04

QUARTERLY ASSESSMENT	2025	2026
	\$ 4,025.00	\$ 3,775.00

Total Units 145
Times Paid Per Year 4

Figures per the 2026 Reserve Study

Reserve Replacement Costs Description	SIRS Current Cost
Roofs	2,475,151
Structure	770,000
Plumbing	31,425
Electrical	25,000
Waterproofing & Exterior Painting	452,972
SIRS Total	3,754,548

Reserve Replacement Costs Description	Non-SIRS Current Cost
Paving	510,263
Misc Site Improvements	956,992
Carports	523,546
Misc Building Components	751,278
Swimming Pool	113,474
Non- SIRS Total	2,855,553

Grand Total	6,610,101
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Estimated 2025 Year End Reserve Balances	
SIRS	100,000
Non-SIRS	340,572
Total	440,572