

TAMPA PALMS NORTH OWNERS ASSOCIATION, INC.
OPERATING BUDGET
APPROVED
FOR JANUARY 1, 2018 TO DECEMBER 31, 2018

	2017 Approved Budget	2018 Approved Budget
REVENUE		
4010-00 Maintenance Fee Income(less club)	\$ 692,683	\$ 744,119
4015-06 Club Income-Maint fees	809,679	813,459
4020-00 Operating Interest Income		
4030-00 Late Fee Income		
4045-01 Club Income-Rentals		
4045-02 Club Income-Vending		
4045-03 Club Income-Guest Fees		
4045-04 Club Income-Non Member Fees		
4047-00 Fines		
4080-00 Miscellaneous Income		
TOTAL REVENUE	1,502,362	1,557,578
ADMIN. EXP- COMMON AREA		
5105-00 Accounting - CPA/Tax Prep	7,145	7,200
5115-00 Bad Debt Expense	10,000	10,000
5135-01 Real Estate Taxes	-	-
5140-00 Legal & Professional Fees	22,386	15,000
5145-00 Licenses, Permits & Fees	912	912
6040-71 Insurance	26,016	26,911
5437-00 Holiday Decorations	2,500	3,500
5152-00 Newsletter	-	-
5205-01 Web Page/Internet	1,500	1,500
5155-00 Office & Administrative	22,000	22,000
5163-00 Postage	2,000	2,000
5170-00 Storage Rental (offsite)	1,250	1,250
5175-00 Property Management Contract	69,443	71,526
TOTAL ADMIN.- Common Area	165,152	161,799
CLUB EXPENSES:		
5055-00 Salary Expenses	162,957	168,688
5064-00 Security	15,000	16,500
5065-00 Uniforms	1,500	1,500
5120-00 Debt Service/Interest Expense	230,347	230,347
5132-00 Entertainment	15,000	15,000
5145-04 Taxes/Licenses- Other	1,800	1,800
5155-01 Office Supplies	5,800	5,000
5159-01 Office Equipment	3,600	2,600
5175-02 Management Fees	29,761	30,653
5205-00 Cable	9,540	7,600
5210-07 Electricity-Clubhouse	63,000	57,000
5225-00 Gas	14,000	12,000
5230-00 Telephone	750	750
5251-00 Water & Sewer	18,800	19,500
5270-00 Trash/Waste Removal	8,000	10,062
5305-00 Air Conditioning Maintenance	2,500	2,000
5308-00 Amenities (Coffee, Water and Supplies)	5,600	5,600
5320-00 Auto Expenses	500	1,200
5330-00 Building & Exterior (Building Exterior)	7,400	9,700
5345-05 Clubhouse Repairs (Building Interior)	8,500	6,200
5385-00 Equip Repairs & Maint (Kitchen Equip)	2,500	2,000
5395-04 Gym Supplies	2,300	2,100
5395-05 Gym Equipment/Maintenance	12,000	12,000
5437-01 Holiday Decorations	2,500	2,100
5445-01 Janitorial Expense	25,500	29,280
5445-03 Janitorial Supplies (Paper Products)	5,500	4,000
5483-00 Music Services	645	659
5500-02 Bldg Pest Control	1,735	1,735
5502-02 Pond Maintenance	960	960

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5530-05 Pool Maintenance	34,200	34,200
5531-02 Pool & Spa Repair	6,000	6,000
5700-00 Irrigation (Maintenance)	1,500	1,500
5731-00 Landscape Replacement	6,200	6,200
5720-09 Grounds Annual Rotation	6,000	6,000
5720-18 Grounds - Arborist (Palm Tree Injections)	1,263	1,263
5720-71 Grounds Maintenance	24,000	24,000
5760-00 Grounds -- Palm Tree Trimming	1,100	1,100
5761-00 Grounds -- Mulch	3,500	3,500
6040-00 Insurance	14,332	14,162
TOTAL CLUB OPERATING EXPENSES	756,090	756,459
COMMON AREA EXPENSES		
5210-00 Electricity	19,800	24,600
5460-00 Lighting Repairs	5,000	5,000
5471-00 Maintenance Exp (General)	13,700	22,000
5500-07 Rodent Control (Hog trapping)	1,500	1,500
5502-00 Pond Maintenance	23,600	23,600
5565-00 Pump House (Maintenance)	4,000	5,000
5700-01 Irrigation Maint & Repairs	18,000	20,000
5720-09 Grounds Annual Rotation	40,000	40,000
5720-11 Grounds - Common Area (Maintenance)	228,000	264,000
5720-18 Grounds - Arborist (Palm Tree Injections)	4,620	4,620
5731-00 Landscape Replacement	72,000	75,000
5760-00 Grounds -- Palm Tree Trimming	18,000	19,000
5761-00 Grounds -- Mulch	44,000	33,000
TOTAL COMMON AREA	470,430	537,320
TOTAL COMMON AREA OPERATING (includes administrative)	650,083	699,119
TOTAL OPERATING EXPENSES	1,405,762	1,455,578
RESERVES		
7556-04 Common Area-Def.Maint	42,600	45,000
7556-06 Club TPN- Def. Maint.	54,000	57,000
TOTAL RESERVES	96,600	102,000
TOTAL OPERATING & RESERVE EXPENSES	\$ 1,502,362	\$ 1,557,578
TPNOA Only Units	\$150	\$159
Total Club and TPNOA	\$365	\$375

The budget of the Association provides for limited voluntary deferred expenditure accounts, including capital expenditures and deferred maintenance, subject to limits on funding contained in our governing documents. Because the owners have not elected to provide for reserve accounts pursuant to section 720.303(6), Florida Statutes, these funds are not subject to the restrictions on use of such funds set forth in that statute, nor are reserves calculated in accordance with that statute.