

**TAMPA PALMS NORTH OWNERS ASSOCIATION, INC.**  
**REVISED - OPERATING BUDGET**  
**APPROVED**  
**FOR JANUARY 1, 2019 TO DECEMBER 31, 2019**

		2018	2019
		Approved	Approved
		Budget	Budget
<b>REVENUE</b>			
4010-00	Maintenance Fee Income(less club)	\$ 744,119	\$ 746,225
4015-06	Club Income-Maint fees	813,459	809,680
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	<u>1,557,578</u>	<u>1,555,905</u>
<b>ADMIN. EXP- COMMON AREA</b>			
5105-00	Accounting - CPA/Tax Prep	7,200	7,200
5115-00	Bad Debt Expense	10,000	10,000
5135-01	Real Estate Taxes	-	-
5140-00	Legal & Professional Fees	15,000	15,000
5145-00	Licenses, Permits & Fees	912	912
6040-71	Insurance	26,911	26,911
5437-00	Holiday Decorations	3,500	3,400
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	71,526	73,672
	TOTAL ADMIN.- Common Area	<u>161,799</u>	<u>163,845</u>
<b>CLUB EXPENSES:</b>			
5055-00	Salary Expenses	168,688	168,375
5064-00	Security	16,500	15,500
5065-00	Uniforms	1,500	1,100
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	5,000	4,000
5159-01	Office Equipment	2,600	2,600
5175-02	Management Fees	30,653	31,573
5205-00	Cable	7,600	7,600
5210-07	Electricity-Clubhouse	57,000	52,000
5225-00	Gas	12,000	12,000
5230-00	Telephone	750	750
5251-00	Water & Sewer	19,500	23,400
5270-00	Trash/Waste Removal	10,062	13,000
5305-00	Air Conditioning Maintenance	2,000	2,000
5308-00	Amenities (Coffee, Water and Supplies)	5,600	6,800
5320-00	Auto Expenses	1,200	1,200
5330-00	Building & Exterior (Building Exterior)	9,700	9,700
5345-05	Clubhouse Repairs (Building Interior)	6,200	6,200
5385-00	Equip Repairs & Maint (Kitchen Equip)	2,000	2,000
5395-04	Gym Supplies	2,100	1,500
5395-05	Gym Equipment/Maintenance	12,000	11,000
5437-01	Holiday Decorations	2,100	2,070
5445-01	Janitorial Expense	29,280	29,280

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5445-03	Janitorial Supplies (Paper Products)	4,000	4,000
5483-00	Music Services	659	-
5500-02	Bldg Pest Control	1,735	1,400
5502-02	Pond Maintenance	960	960
5530-05	Pool Maintenance	34,200	34,200
5531-02	Pool & Spa Repair	6,000	5,000
5700-00	Irrigation (Maintenance)	1,500	1,500
5731-00	Landscape Replacement	6,200	6,200
5720-09	Grounds Annual Rotation	6,000	3,600
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	3,000
6040-00	Insurance	14,162	14,162
	<b>TOTAL CLUB OPERATING EXPENSES</b>	<u>756,459</u>	<u>751,180</u>
<b>COMMON AREA EXPENSES</b>			
5210-00	Electricity	24,600	25,000
5460-00	Lighting Repairs	5,000	5,000
5471-00	Maintenance Exp (General)	22,000	22,000
5500-07	Rodent Control (Hog trapping)	1,500	1,500
5502-00	Pond Maintenance	23,600	26,000
5565-00	Pump House (Maintenance)	5,000	10,000
5700-01	Irrigation Maint & Repairs	20,000	20,000
5720-09	Grounds Annual Rotation	40,000	40,000
5720-11	Grounds - Common Area (Maintenance)	264,000	264,000
5720-18	Grounds - Arborist (Palm Tree Injections)	4,620	4,680
5731-00	Landscape Replacement	75,000	66,000
5760-00	Grounds -- Palm Tree Trimming	19,000	22,000
5761-00	Grounds -- Mulch	33,000	30,000
	<b>TOTAL COMMON AREA</b>	<u>537,320</u>	<u>536,180</u>
	<b>TOTAL COMMON AREA OPERATING</b>	<u>699,119</u>	<u>700,025</u>
	(includes administrative)		
	<b>TOTAL OPERATING EXPENSES</b>	<u>1,455,578</u>	<u>1,451,205</u>
<b>RESERVES</b>			
7556-04	Common Area-Def.Maint	45,000	46,200
7556-06	Club TPN- Def. Maint.	57,000	58,500
	<b>TOTAL RESERVES</b>	<u>102,000</u>	<u>104,700</u>
	<b>TOTAL OPERATING &amp; RESERVE EXPENSES</b>	<u>\$ 1,557,578</u>	<u>\$ 1,555,905</u>
	TPNOA Only Units	\$159	<b>\$160</b>
	Total Club and TPNOA	\$375	<b>\$375</b>