

**TAMPA PALMS NORTH OWNERS ASSOCIATION, INC.**  
**OPERATING BUDGET**  
**APPROVED**  
**FOR JANUARY 1, 2016 TO DECEMBER 31, 2016**

	2015 Approved Budget	2016 Proposed Budget
<b>REVENUE</b>		
4010-00 Maintenance Fee Income(less club)	\$ 692,707	\$ 692,683
4015-06 Club Income-Maint fees	735,117	809,679
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		
<b>TOTAL REVENUE</b>	<b>1,427,824</b>	<b>1,502,362</b>
 <b>ADMIN. EXP- COMMON AREA</b>		
5105-00 Accounting - CPA/Tax Prep	7,500	7,100
5115-00 Bad Debt Expense	15,000	15,000
5135-01 Real Estate Taxes	6,000	6,000
5140-00 Legal & Professional Fees	36,000	25,000
5145-00 Licenses, Permits & Fees	300	300
6040-71 Insurance	30,770	27,710
5437-00 Holiday Decorations	2,500	2,500
5152-00 Newsletter	300	-
5205-01 Web Page/Internet	1,500	1,500
5155-00 Office & Administrative	22,000	22,000
5163-00 Postage	2,500	2,000
5170-00 Storage Rental (offsite)	1,740	1,100
5175-00 Property Management Contract	66,772	69,443
<b>TOTAL ADMIN.- Common Area</b>	<b>192,882</b>	<b>179,653</b>
 <b>CLUB EXPENSES:</b>		
5055-00 Salary Expenses	174,646	162,403
5064-00 Security	15,000	15,000
5065-00 Uniforms	1,500	1,500
5120-00 Debt Service/Interest Expense	173,700	230,348
5132-00 Entertainment	20,000	20,000
5145-04 Taxes/Licenses- Other	2,000	1,290
5155-01 Office Supplies	5,100	5,100
5159-01 Office Equipment	3,600	3,600
5175-02 Management Fees	28,616	29,761
5205-00 Cable	8,000	8,070
5210-07 Electricity-Clubhouse	62,000	63,000
5225-00 Gas	18,500	20,000
5230-00 Telephone	750	725
5251-00 Water & Sewer	10,100	12,500
5270-00 Trash/Waste Removal	7,500	7,867
5305-00 Air Conditioning Maintenance	2,500	2,500
5308-00 Amenities (Coffee, Water and Supplies)	5,600	5,600
5320-00 Auto Expenses	500	500
5330-00 Building & Exterior (Building Exterior)	7,400	7,400
5345-05 Clubhouse Repairs (Building Interior)	9,500	9,500
5385-00 Equip Repairs & Maint (Kitchen Equip)	2,000	2,000
5395-04 Gym Supplies	3,000	2,300
5395-05 Gym Equipment/Maintenance	15,000	15,000
5437-01 Holiday Decorations	3,500	3,500
5445-01 Janitorial Expense	26,080	24,575
5445-03 Janitorial Supplies (Paper Products)	4,500	5,800
5483-00 Music Services	600	600
5500-02 Bldg Pest Control	1,200	1,200
5502-02 Pond Maintenance	1,400	1,350

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5530-05 Pool Maintenance	31,800	31,800
5531-02 Pool & Spa Repair	10,000	10,000
5700-00 Irrigation (Maintenance)	3,000	3,000
5731-00 Landscape Replacement	13,000	6,200
5720-09 Grounds Annual Rotation	-	6,300
5720-18 Grounds - Arborist (Palm Tree Injections)	-	2,475
5720-71 Grounds Maintenance	24,800	14,000
5760-00 Grounds -- Palm Tree Trimming	-	1,220
5761-00 Grounds -- Mulch	-	3,800
6040-00 Insurance	11,800	13,895
<b>TOTAL CLUB OPERATING EXPENSES</b>	<u>708,192</u>	<u>755,679</u>
<b>COMMON AREA EXPENSES</b>		
5210-00 Electricity	16,000	17,770
5460-00 Lighting Repairs	9,750	3,000
5471-00 Maintenance Exp (General)	10,000	13,000
5500-07 Rodent Control (Hog trapping)	600	600
5502-00 Pond Maintenance	20,100	29,580
5565-00 Pump House (Maintenance)	4,500	3,000
5700-01 Irrigation Maint & Repairs	8,000	8,000
5720-09 Grounds Annual Rotation	45,000	44,000
5720-11 Grounds - Common Area (Maintenance)	220,100	220,100
5720-18 Grounds - Arborist (Palm Tree Injections)	2,275	4,180
5731-00 Landscape replacement	62,000	62,000
5760-00 Grounds -- Palm Tree Trimming	24,400	24,400
5761-00 Grounds -- Mulch	40,800	40,800
<b>TOTAL COMMON AREA</b>	<u>463,525</u>	<u>470,430</u>
<b>TOTAL COMMON AREA OPERATING (includes administrative)</b>	<u>656,407</u>	<u>650,083</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>1,364,599</u>	<u>1,405,762</u>
<b>RESERVES</b>		
7556-04 Common Area-Def.Maint	36,300	42,600
7556-06 Club TPN- Def. Maint.	45,000	54,000
<b>TOTAL RESERVES</b>	<u>81,300</u>	<u>96,600</u>
<b>TOTAL OPERATING &amp; RESERVE EXPENSES</b>	<u>\$ 1,445,899</u>	<u>\$ 1,502,362</u>
TPNOA Only Units	\$150	<b>\$150</b>
Total Club and TPNOA	\$350	<b>\$365</b>

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.

