TAMPA PALMS NORTH OWNERS ASSOCIATION

BOARD OF DIRECTORS
BUDGET APPROVAL MEETING NOTICE

To All Members:

The Board of Directors Budget Approval Meeting of the **TAMPA PALMS NORTH OWNERS ASSOCIATION** will be held at the following DATE, TIME and LOCATION:

- **DATE / TIME: Tuesday, October 14, 2025 at 06:00 PM**
- **LOCATION: THE CLUBHOUSE, 16402 Tampa Palms Boulevard West, Tampa, Florida 33647**

The purpose of the Budget Approval Meeting is to adopt the annual budget and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. An identification of agenda items is as follows:

1. Call to order by the president
2. Proof of notice of the meeting
3. Determination of a quorum
4. Open the meeting
5. Disposal of unapproved past meeting minutes
6. President's or Treasurer's Report
7. Unfinished business
8. New business
    - Call for Motion to Adopt the 2026 Budget
    - Allocation of reserve interest
9. Adjournment

Mailed on or before: September 30, 2025 BY ORDER OF THE BOARD OF DIRECTORS

Tampa Palms North Owners Association, Inc. Proposed Budget for the period of January 1, 2026 thru December 31, 2026

	Account	Description	2025 Budget	2026 ProposedBudget
Income Accounts				
REVENUE				
	40-4010-00-00	Maintenance Fee Income	$867,868.00	**$925,444.00**
	40-4015-00-00	Club Income - Maint Fees	$836,940.00	**$810,550.00**
Income Accounts Total			**$1,704,808.00**	**$1,735,994.00**
Expense Accounts				
50 - ADMIN EXP - COMMON AREA				
	50-5055-00-00	Salary Expenses - Common	$0.00	**$107,124.00**
	50-5105-00-00	Accounting - CPA/Tax Prep	$7,200.00	**$7,200.00**
	50-5140-00-00	Legal & Professional Fees	$8,000.00	**$8,000.00**
	50-5145-00-00	Licenses, Permits & Fees	$1,350.00	**$1,350.00**
	50-5155-00-00	Office & Administrative	$39,153.00	**$35,000.00**
	50-5163-00-00	Postage	$2,000.00	**$2,000.00**
	50-5170-00-00	Storage Rental	$2,710.00	**$2,710.00**
	50-5175-00-00	Property Mgmt Contract	$83,400.00	**$27,736.00**
	50-5205-00-00	Web Page/Internet	$1,500.00	**$1,000.00**
	50-5437-00-00	Holiday Dec - Common	$5,900.00	**$5,900.00**
	50-6040-00-00	Insurance - Common	$72,000.00	**$77,116.00**
55 - CLUB EXPENSES				
	55-5055-00-00	Salary Expenses - Club	$186,472.00	**$183,471.00**
	55-5064-00-00	Security	$5,028.00	**$4,321.00**
	55-5120-00-00	Debt Svc/Int Exp (Club Mtg)	$218,380.00	**$218,380.00**
	55-5132-00-00	Entertainment	$20,000.00	**$20,000.00**
	55-5146-00-00	Taxes & Licenses, Other	$1,265.00	**$1,265.00**
	55-5155-00-00	Office Supplies - Club	$3,000.00	**$3,000.00**
	55-5159-00-00	Office Equipment	$4,100.00	**$4,100.00**
	55-5175-00-00	Management Fees - Club	$34,145.00	**$14,288.00**
	55-5205-00-00	Cable/Internet/Phone	$10,344.00	**$10,344.00**
	55-5210-00-00	Electricity - Clubhouse	$52,000.00	**$48,000.00**
	55-5225-00-00	Gas	$14,000.00	**$14,000.00**
	55-5251-00-00	Water & Sewer	$8,400.00	**$9,227.00**
	55-5270-00-00	Trash/Waste Removal	$3,150.00	**$3,150.00**
	55-5305-00-00	Air Conditioning Maint	$2,000.00	**$3,000.00**
	55-5308-00-00	Amenities (Coff, Wtr & Sup)	$9,000.00	**$9,000.00**
	55-5330-00-00	Bldg & Ext. RM (Bldg Exterior)	$11,608.00	**$14,000.00**
	55-5345-00-00	Clubh. Repairs (Bldg Interior)	$14,000.00	**$14,516.00**
	55-5385-00-00	Equip Rep/Maint (Kitchn Equip)	$2,500.00	**$2,500.00**
	55-5396-00-00	Gym Equipment & Maint	$8,000.00	**$8,000.00**
	55-5437-00-00	Holiday Decorations - Club	$2,000.00	**$2,000.00**
	55-5445-00-00	Janitorial Expense	$27,500.00	**$27,500.00**

	55-5446-00-00	Jan. Supp (Paper Products)	$8,000.00	**$8,000.00**
	55-5500-00-00	Bldg Pest Control	$1,091.00	**$1,091.00**
	55-5502-00-00	Pond Maintenance	$720.00	**$0.00**
	55-5530-00-00	Pool Maintenance (Contract)	$41,320.00	**$42,973.00**
	55-5531-00-00	Pool & Spa Repair	$8,000.00	**$8,000.00**
	55-5700-00-00	Irrigation (Maint)	$2,500.00	**$2,500.00**
	55-5720-00-00	Grounds Annual Rotation	$4,000.00	**$4,000.00**
	55-5722-00-00	Grounds Maintenance (Contract)	$24,480.00	**$25,214.00**
	55-5731-00-00	Landscape Replacement	$7,000.00	**$7,000.00**
	55-5760-00-00	Grounds-Palm Tree Trmng	$3,000.00	**$3,000.00**
	55-5761-00-00	Grounds - Mulch	$2,750.00	**$2,750.00**
	55-6040-00-00	Insurance - Club	$32,187.00	**$23,960.00**
60 - COMMON AREA EXPENSES				
	60-5210-00-00	Electricity - Common Area	$35,100.00	**$42,726.00**
	60-5460-00-00	Lighting Repairs	$3,000.00	**$3,000.00**
	60-5471-00-00	Maintenanc Exp (General)	$22,850.00	**$23,228.00**
	60-5502-00-00	Pond Maintenance	$21,600.00	**$23,000.00**
	60-5565-00-00	Pump House Maintenance	$10,000.00	**$7,000.00**
	60-5700-00-00	Irrigation Maint & Repairs	$25,375.00	**$32,000.00**
	60-5720-00-00	Grounds Annual Rotation	$50,000.00	**$50,000.00**
	60-5721-00-00	Grounds-Comm Area - (Contract)	$264,000.00	**$264,504.00**
	60-5722-00-00	Grounds-Arborist (Palm Tree Injections)	$1,880.00	**$1,000.00**
	60-5731-00-00	Landscape Replacement	$92,000.00	**$85,000.00**
	60-5760-00-00	Grounds-Palm Tree Trmng	$35,000.00	**$35,000.00**
	60-5761-00-00	Grounds - Mulch	$30,250.00	**$30,250.00**
RESERVE FUNDING				
	75-7505-00-00	Def Maint - Common Area	$53,600.00	**$53,600.00**
	75-7510-00-00	Def Maint - Club TPN	$65,000.00	**$68,000.00**
Expense Accounts Total			**$1,704,808.00**	**$1,735,994.00**
Operating Accounts Net			**$0.00**	**$0.00**

FEE CALCULATION

APPROVED

	Non CTP Member #	CTP Member #	Total Units
	225.99	942.50	1168.49

	Non-Member Common	Club	Total Qtrly Member Fee
Budgeted Expenses	$ 925,444	810,550	1,735,994
Total Units	1,168.49	942.50	
Annual Fee per Unit	$ 792.00	$ 860.00	
Quarterly Fee Per Unit	**$198.00**	$ 215.00	**$413.00**

Tampa Palms North Owners Association, Inc. Proposed Budget for the period of January 1, 2026 thru December 31, 2026

	Estimated Life	Estimated Remaining Life	Replacement Cost	Reserves at 6/30/2025	FY 2025 Contribution Remaining	FY 2025 Expenditures Remaining	Projected Balance at 1/1/2026	Proposed 2026 Funding
Deferred Maintenance - Common Area	0	0		$ 237,356.18	$ 26,250.00		$ 263,606.18	$ **53,600.00**
Deferred Maintenance - Club TPN	0	0		$ 282,481.04	$ 32,500.02		$ 314,981.06	**$68,000**
Reserve Interest	0	0		$ 27,239.35	$ -			
TOTAL ALL			**$ -**	**$ 547,076.57**	**$ 58,750.02**	**$ -**	**$ -**	$ **121,600.00**