



**GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.**  
**PROPOSED BUDGET**  
**Fiscal Year January 1, 2023 - December 31, 2023**

**EXPENSE (Detail)**

<b>Amenities</b>	<b>Code</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Lot</b>
Amenity Area - Trash Service	7220	\$5,500.00	\$458.33	\$5.11
Amenity Maint. & Repair	7225	\$37,000.00	\$3,083.33	\$34.39
Pool Furniture Repairs	7240	\$2,200.00	\$183.33	\$2.04
Pest Control	7231	\$7,000.00	\$583.33	\$6.51
Clubhouse Cleaning & Supplies	7258	\$34,160.00	\$2,846.67	\$31.75
Clubhouse Maintenance & Repairs	7260	\$32,000.00	\$2,666.67	\$29.74
Clubhouse Staff	7265	\$185,000.00	\$15,416.67	\$171.93
Fountain Maintenance	7301	\$3,000.00	\$250.00	\$2.79
Holiday Decorations	7310	\$35,000.00	\$2,916.67	\$32.53
Lifestyles Events/Functions	7335	\$50,000.00	\$4,166.67	\$46.47
Pool Contract Service	7370	\$32,000.00	\$2,666.67	\$29.74
Pool Heating	7375	\$23,000.00	\$1,916.67	\$21.38
Pool Permit	7377	\$700.00	\$58.33	\$0.65
Pool Repair	7378	\$10,000.00	\$833.33	\$9.29
Pressure Washing	7379	\$10,000.00	\$833.33	\$9.29
Rust Control	7390	\$13,800.00	\$1,150.00	\$12.83
Tennis Courts	7391	\$1,000.00	\$83.33	\$0.93
		<b>\$481,360.00</b>	<b>\$40,113.33</b>	<b>\$447.36</b>
<b>Grounds Maintenance</b>	<b>Code</b>			
Contingency (Landscaping)	6200	\$10,025.63	\$835.47	\$9.32
Arborist Fee	6201	\$15,000.00	\$1,250.00	\$13.94
Tree Maintenance	6205	\$80,000.00	\$6,666.67	\$74.35
Irrigation Repairs & Maintenance	6450	\$17,000.00	\$1,416.67	\$15.80
Landscape Maintenance Contract	6545	\$119,000.00	\$9,916.67	\$110.59
Landscape Non-compliant	6556	\$1,000.00	\$83.33	\$0.93
Buildings and Grounds Cmte Recommendations	6557	\$20,000.00	\$1,666.67	\$18.59
Landscape Replacement	6560	\$25,000.00	\$2,083.33	\$23.23
Sidewalk Maintenance	6561	\$30,000.00	\$2,500.00	\$27.88
		<b>\$317,025.63</b>	<b>\$26,418.80</b>	<b>\$294.63</b>
<b>Gates</b>	<b>Code</b>			
Gate Database Management	7130	\$4,620.00	\$385.00	\$4.29
Gate House Maint. & Repair	7137	\$3,000.00	\$250.00	\$2.79
Gate Maintenance Contract	7140	\$4,200.00	\$350.00	\$3.90
Gate Repair	7145	\$12,000.00	\$1,000.00	\$11.15
Gate Transmitters/Access Cards	7155	\$7,000.00	\$583.33	\$6.51
Security Service Contract	7180	\$268,000.00	\$22,333.33	\$249.07
Safety Committee Recommendations	7185	\$15,000.00	\$1,250.00	\$13.94
Tampa Police Department Patrol	7190	\$6,000.00	\$500.00	\$5.58
		<b>\$319,820.00</b>	<b>\$26,651.67</b>	<b>\$297.23</b>
<b>Utilities</b>	<b>Code</b>			
Internet Service-Bulk Contract	7610	\$396,097.12	\$33,008.09	\$368.12
Electricity- General	7620	\$70,000.00	\$5,833.33	\$65.06
Street Light-Repair	7635	\$5,000.00	\$416.67	\$4.65
Telephone/Internet	7657	\$4,800.00	\$400.00	\$4.46
Water/Sewer	7690	\$36,000.00	\$3,000.00	\$33.46
		<b>\$511,897.12</b>	<b>\$42,658.09</b>	<b>\$475.74</b>
<b>Management &amp; Administration</b>	<b>Code</b>			
Bank Charges	8020	\$1,000.00	\$83.33	\$0.93
Corporate Annual Report	8030	\$61.25	\$5.10	\$0.06
CPA Services	8040	\$9,000.00	\$750.00	\$8.36
Depreciation - Golf Cart	8110	\$2,550.00	\$212.50	\$2.37
Insurance - D&O and Liability	8400	\$90,000.00	\$7,500.00	\$83.64
Legal Expense	8480	\$15,000.00	\$1,250.00	\$13.94
Management Fee	8560	\$195,170.00	\$16,264.17	\$181.38
Misc. Administrative Expenses	8600	\$42,000.00	\$3,500.00	\$39.03
Property Taxes	8910	\$3,500.00	\$291.67	\$3.25
Uncollectable/Bad Debt Expense	8970	\$10,000.00	\$833.33	\$9.29
Website Maintenance	8980	\$4,000.00	\$333.33	\$3.72
		<b>\$372,281.25</b>	<b>\$31,023.44</b>	<b>\$345.99</b>
GH Operating		<b>\$2,002,384.00</b>	<b>\$166,865.33</b>	<b>\$1,860.95</b>
<b>Reserves</b>		<b>\$382,539.52</b>	<b>\$31,878.29</b>	<b>\$355.52</b>
<b>Deferred Maintenance - Tennis Net/Screens</b>		<b>\$3,012.80</b>	<b>\$251.07</b>	<b>\$2.80</b>
<b>TOTAL EXPENSES (GH HOA)</b>		<b>\$2,387,936.32</b>	<b>\$198,994.69</b>	<b>\$2,219.27</b>

**GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.**  
**PROPOSED BUDGET**  
**Fiscal Year January 1, 2023 - December 31, 2023**

**NEIGHBORHOOD EXPENSES**

<b>LAKE HAMPTON (LH) - 117 Lots</b>		<b>Code</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Lot</b>
<b>Expenses</b>					
Irrigation/Landscape Repairs		7758	\$10,004.20	\$833.68	\$85.51
Landscape/Irrigation Contract		7760	\$118,000.00	\$9,833.33	\$1,008.55
Management Services		7762	\$9,652.00	\$804.33	\$82.50
			\$3,282.00		
			<b>\$140,938.20</b>	<b>\$11,744.85</b>	<b>\$1,204.60</b>
<b>CPA Adjustment 2021</b>					
<b>EXPENSES</b>					
<b>Reserves</b>					
Painting - LH		4230	\$40,004.64	\$3,333.72	\$341.92
<b>TOTAL LAKE HAMPTON EXPENSES</b>			<b>\$180,942.84</b>	<b>\$15,078.57</b>	<b>\$1,546.52</b>

<b>WESTON MANOR (WM) - 143 Lots</b>		<b>Code</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Lot</b>
<b>Expenses</b>					
Irrigation/Landscape Repairs		7792	\$8,003.40	\$666.95	\$55.97
Landscape/Irrigation Contract		7794	\$148,000.00	\$12,333.33	\$1,034.97
Management Services		7796	\$11,793.00	\$982.75	\$82.47
			-\$9,524.00	-\$793.67	-\$66.60
			<b>\$158,272.40</b>	<b>\$13,189.37</b>	<b>\$1,106.80</b>
<b>CPA Adjustment 2021</b>					
<b>EXPENSES</b>					
<b>Reserves</b>					
Painting - WM		4234	\$42,802.76	\$3,566.90	\$299.32
<b>TOTAL WESTON MANOR EXPENSES</b>			<b>\$201,075.16</b>	<b>\$16,756.26</b>	<b>\$1,406.12</b>

<b>CLUB MANOR EAST (CME) - 53 Lots</b>		<b>Code</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Lot</b>
<b>Expenses</b>					
Building & Exterior Maint.		7702	\$40,000.00	\$3,333.33	\$754.72
Landscape/Irrigation Contract		7704	\$39,000.00	\$3,250.00	\$735.85
Management Services		7706	\$6,630.00	\$552.50	\$125.09
Well Maintenance		7710	\$200.00	\$16.67	\$3.77
Irrigation/Landscape Repairs		7711	\$4,000.00	\$333.33	\$75.47
Landscape Replacement		7712	\$5,000.72	\$416.73	\$94.35
			-\$372.00	-\$31.00	-\$7.02
			<b>\$94,458.72</b>	<b>\$7,871.56</b>	<b>\$1,782.24</b>
<b>CPA Adjustment 2021</b>					
<b>EXPENSES</b>					
<b>Reserves</b>					
Painting - CME		4212	\$6,592.00	\$549.33	\$124.38
Roofs - CME		4214	\$77,601.96	\$6,466.83	\$1,464.19
Well CME		4216	\$146.00	\$12.17	\$2.75
			<b>\$84,339.96</b>	<b>\$7,028.33</b>	<b>\$1,591.32</b>
<b>TOTAL CLUB MANOR EAST EXPENSES</b>			<b>\$178,798.68</b>	<b>\$14,899.89</b>	<b>\$3,373.56</b>

<b>CLUB MANOR WEST (CMW) - 51 Lots</b>		<b>Code</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Lot</b>
<b>Expenses</b>					
Building & Exterior Maint.		7714	\$5,000.00	\$416.67	\$98.04
Irrigation/landscape repairs		7715	\$10,000.44	\$833.37	\$196.09
Landscape/irrigation Contract		7716	\$32,000.00	\$2,666.67	\$627.45
Landscape Replacement		7717	\$4,000.00	\$333.33	\$78.43
Management Services		7718	\$6,693.00	\$557.75	\$131.24
Contingency CMW		7720	\$0.00	\$0.00	\$0.00
Well Maintenance		7722	\$500.00	\$41.67	\$9.80
			\$530.00	\$44.17	\$10.39
			<b>\$58,723.44</b>	<b>\$4,893.62</b>	<b>\$1,151.44</b>
<b>CPA Adjustment 2021</b>					
<b>EXPENSES</b>					
<b>Reserves</b>					
Painting		6510	\$10,559.00	\$879.92	\$207.04
Well		6750	\$611.00	\$50.92	\$11.98
Roofs		6512	\$25,282.80	\$2,106.90	\$495.74
Driveways		6516	\$2,348.00	\$195.67	\$46.04
			<b>\$38,800.80</b>	<b>\$3,233.40</b>	<b>\$760.80</b>
<b>TOTAL CLUB MANOR WEST EXPENSES</b>			<b>\$97,524.24</b>	<b>\$8,127.02</b>	<b>\$1,912.24</b>

**GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.**  
**PROPOSED BUDGET**  
**Fiscal Year January 1, 2023 - December 31, 2023**

**2023 ASSESSMENT AMOUNTS**

<i><b>ALL HOMES</b></i>	<b>QUARTERLY</b>	<b>ANNUAL</b>
GH HOA	\$451.05	\$1,804.20
Bulk Internet	\$92.03	\$368.12
<b>TOTAL</b>	<b>\$543.08</b>	<b>\$2,172.32</b>
 <i><b>ADDITIONAL ASSESSMENTS BY NEIGHBORHOOD</b></i>		
Weston Manor	\$351.53	\$1,406.12
Lake Hampton	\$386.63	\$1,546.52
Club Manor East		
Unit Type		
A	\$700.57	\$2,802.28
B	\$964.92	\$3,859.68
C	\$819.46	\$3,277.84
D	\$893.59	\$3,574.36
Club Manor West		
Model		
Azalea	\$538.49	\$2,153.96
Begonia	\$461.57	\$1,846.28
Camelia	\$564.14	\$2,256.56