



**GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.**  
**APPROVED BUDGET**  
**Fiscal Year January 1, 2024 - December 31, 2024**

**EXPENSE (Detail)**

<b>Amenities</b>	<b>Code</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Lot</b>
Amenity Area - Trash Service	7220	\$6,500.00	\$541.67	\$6.04
Amenity Maint. & Repair	7225	\$40,000.00	\$3,333.33	\$37.17
Pool Furniture Repairs	7240	\$2,400.00	\$200.00	\$2.23
Pest Control	7231	\$7,000.00	\$583.33	\$6.51
Clubhouse Cleaning & Supplies	7258	\$35,000.00	\$2,916.67	\$32.53
Clubhouse Maintenance & Repairs	7260	\$35,000.00	\$2,916.67	\$32.53
Clubhouse Staff	7265	\$209,000.00	\$17,416.67	\$194.24
Fountain Maintenance	7301	\$3,000.00	\$250.00	\$2.79
Holiday Decorations	7310	\$38,000.00	\$3,166.67	\$35.32
Lifestyles Events/Functions	7335	\$55,000.00	\$4,583.33	\$51.12
Pool Contract Service	7370	\$35,000.00	\$2,916.67	\$32.53
Pool Heating	7375	\$24,000.00	\$2,000.00	\$22.30
Pool Permit	7377	\$700.00	\$58.33	\$0.65
Pool Repair	7378	\$12,000.00	\$1,000.00	\$11.15
Pressure Washing	7379	\$12,000.00	\$1,000.00	\$11.15
Rust Control	7390	\$13,800.00	\$1,150.00	\$12.83
Tennis Courts	7391	\$2,000.00	\$166.67	\$1.86
		<b>\$530,400.00</b>	<b>\$44,200.00</b>	<b>\$492.94</b>
<b>Grounds Maintenance</b>	<b>Code</b>			
Contingency (Landscaping)	6200	\$3,465.73	\$288.81	\$3.22
Arborist Fee	6201	\$0.00	\$0.00	\$0.00
Tree Maintenance	6205	\$40,000.00	\$3,333.33	\$37.17
Irrigation Repairs & Maintenance	6450	\$19,000.00	\$1,583.33	\$17.66
Landscape Maintenance Contract	6545	\$125,000.00	\$10,416.67	\$116.17
Landscape Non-compliant	6556	\$1,000.00	\$83.33	\$0.93
Buildings and Grounds Recommendations	6557	\$15,000.00	\$1,250.00	\$13.94
Landscape Replacement	6560	\$15,000.00	\$1,250.00	\$13.94
Sidewalk Maintenance	6561	\$30,000.00	\$2,500.00	\$27.88
		<b>\$248,465.73</b>	<b>\$20,705.48</b>	<b>\$230.92</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	\$15,000.00	\$1,250.00	\$13.94
Gate Transmitters/Access Cards	7155	\$6,000.00	\$500.00	\$5.58
Security Service Contract	7180	\$311,463.14	\$25,955.26	\$289.46
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>\$365,283.14</b>	<b>\$30,440.26</b>	<b>\$339.48</b>
<b>Utilities</b>	<b>Code</b>	<b>Annual</b>	<b>Monthly</b>	<b>Per Lot</b>
Internet Service-Bulk Contract	7610	\$400,013.76	\$33,334.48	\$371.76
Electricity- General	7620	\$80,000.00	\$6,666.67	\$74.35
Street Light-Repair	7635	\$5,000.00	\$416.67	\$4.65
Telephone/Internet	7657	\$5,500.00	\$458.33	\$5.11
Water/Sewer	7690	\$44,000.00	\$3,666.67	\$40.89
		<b>\$534,513.76</b>	<b>\$44,542.81</b>	<b>\$496.76</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	\$100,000.00	\$8,333.33	\$92.94
Legal Expense	8480	\$15,000.00	\$1,250.00	\$13.94
Management Fee	8560	\$202,125.00	\$16,843.75	\$187.85
Misc. Administrative Expenses	8600	\$79,500.00	\$6,625.00	\$73.88
Property Taxes	8910	\$3,500.00	\$291.67	\$3.25
Uncollectable/Bad Debt Expense	8970	\$8,000.00	\$666.67	\$7.43
Website Maintenance	8980	\$4,000.00	\$333.33	\$3.72
		<b>\$424,736.25</b>	<b>\$35,394.69</b>	<b>\$394.74</b>
GH Operating		<b>\$2,103,398.88</b>	<b>\$175,283.24</b>	<b>\$1,954.83</b>
<b>Reserves</b>		<b>\$383,012.96</b>	<b>\$31,917.75</b>	<b>\$355.96</b>
<b>Deferred Maintenance - Tennis Nets/Screens</b>		<b>\$4,992.64</b>	<b>\$416.05</b>	<b>\$4.64</b>
<b>TOTAL EXPENSES (GH HOA)</b>		<b>\$2,491,404.48</b>	<b>\$207,617.04</b>	<b>\$2,315.43</b>

**GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.**  
**APPROVED BUDGET**  
**Fiscal Year January 1, 2024 - December 31, 2024**

**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	\$10,002.40	\$833.53	\$85.49
Landscape/Irrigation Contract		7760	\$122,000.00	\$10,166.67	\$1,042.74
Management Services		7762	\$9,845.04	\$820.42	\$84.15
			\$1,983.00		
			<b>\$143,830.44</b>	<b>\$11,985.87</b>	<b>\$1,229.32</b>
<b>Reserves</b>					
Painting - LH		4230	\$42,003.00	\$3,500.25	\$359.00
			<b>\$185,833.44</b>	<b>\$15,486.12</b>	<b>\$1,588.32</b>

<b>WESTON MANOR (WM) - 143 Lots</b>		<b>Code</b>			
<b>Expenses</b>					
Irrigation/Landscape Repairs		7792	\$12,000.70	\$1,000.06	\$83.92
Landscape/Irrigation Contract		7794	\$155,000.00	\$12,916.67	\$1,083.92
Management Services		7796	\$12,028.86	\$1,002.41	\$84.12
			-\$22,313.00	-\$1,859.42	-\$156.03
			<b>\$156,716.56</b>	<b>\$13,059.71</b>	<b>\$1,095.92</b>
<b>Reserves</b>					
Painting - WM		4234	\$57,005.52	\$4,750.46	\$398.64
			<b>\$213,722.08</b>	<b>\$17,810.17</b>	<b>\$1,494.56</b>

<b>CLUB MANOR EAST (CME) - 53 Lots</b>		<b>Code</b>			
<b>Expenses</b>					
Building & Exterior Maint.		7702	\$30,000.00	\$2,500.00	\$566.04
Landscape/Irrigation Contract		7704	\$40,000.00	\$3,333.33	\$754.72
Management Services		7706	\$6,762.60	\$563.55	\$127.60
Well Maintenance		7710	\$200.00	\$16.67	\$3.77
Irrigation/Landscape Repairs		7711	\$4,000.00	\$333.33	\$75.47
Landscape Replacement		7712	\$15,001.76	\$1,250.15	\$283.05
			\$22,762.00		
			<b>\$118,726.36</b>	<b>\$9,893.86</b>	<b>\$2,240.12</b>
<b>Reserves</b>					
Gutters 1st Floor - CME		3136	\$2,763.11	\$230.26	\$52.13
Gutters 2nd Floor - CME		3139	\$1,850.84	\$154.24	\$34.92
Painting - CME		3144	\$19,544.60	\$1,628.72	\$368.77
Well CME		3148	\$36.98	\$3.08	\$0.70
Roofs - CME		3152	\$30,397.20	\$2,533.10	\$573.53
Driveways - CME		3175	\$3,408.35	\$284.03	\$64.31
			<b>\$58,001.08</b>	<b>\$4,833.42</b>	<b>\$1,094.36</b>
			<b>\$176,727.44</b>	<b>\$14,727.29</b>	<b>\$3,334.48</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	\$10,000.00	\$833.33	\$196.08
Landscape/irrigation Contract		7716	\$34,000.00	\$2,833.33	\$666.67
Landscape Replacement		7717	\$4,000.02	\$333.34	\$78.43
Management Services		7718	\$6,826.86	\$568.91	\$133.86
Well Maintenance		7722	\$498.24	\$41.52	\$9.77
			\$9,653.00		
			<b>\$69,978.12</b>	<b>\$5,831.51</b>	<b>\$1,372.12</b>
<b>Reserves</b>					
Driveways		3156	\$5,847.42	\$487.29	\$114.66
Painting		3160	\$13,307.78	\$1,108.98	\$260.94
Roofs		3164	\$29,976.81		
Well		3168	\$30.79	\$2.57	\$0.60
Gutters - CMW		3172	\$3,838.44	\$319.87	\$75.26
			<b>\$53,001.24</b>	<b>\$4,416.77</b>	<b>\$1,039.24</b>
			<b>\$122,979.36</b>	<b>\$10,248.28</b>	<b>\$2,411.36</b>

**GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.**  
**APPROVED BUDGET**  
**Fiscal Year January 1, 2024 - December 31, 2024**

**2023 ASSESSMENT AMOUNTS**

<i><b>ALL HOMES</b></i>	<b>QUARTERLY</b>	<b>ANNUAL</b>
GH HOA	\$474.18	\$1,896.72
Bulk Cable	\$92.94	\$371.76
<b>TOTAL</b>	<b>\$567.12</b>	<b>\$2,268.48</b>
<b><i>ADDITIONAL ASSESSMENTS BY NEIGHBORHOOD</i></b>		
Weston Manor	\$373.64	\$1,494.56
Lake Hampton	\$397.08	\$1,588.32
Club Manor East		
Unit Type		
A	\$692.45	\$2,769.80
B	\$941.63	\$3,766.52
C	\$800.06	\$3,200.24
D	\$883.23	\$3,532.92
Club Manor West		
Model		
Azalea	\$645.65	\$2,582.60
Begonia	\$553.41	\$2,213.64
Camelia	\$698.75	\$2,795.00