Fiscal Year January 1, 2025 - December 31, 2025

INCOME

Assessments	LOTS	Annual	Monthly	Per Lot
Grand Hampton HOA	1076	\$1,698,788.80	\$141,565.73	\$1,578.80
Lake Hampton Manor	117	\$145,459.08	\$12,121.59	\$1,243.24
Weston Manor	143	\$169,180.44	\$14,098.37	\$1,183.08
Club Manor East	53	\$120,498.68	\$10,041.56	\$2,273.56
Club Manor West	51	\$64,410.96	\$5,367.58	\$1,262.96
Reserves				
Grand Hampton HOA	1076	\$392,266.56	\$32,688.88	\$364.56
Deferred Maintenance - Tennis/Pickleball Nets/Windscreens	1076	\$6,499.04	\$541.59	\$6.04
Lake Hampton	117	\$42,003.00	\$3,500.25	\$359.00
Weston Manor	143	\$57,005.52	\$4,750.46	\$398.64
Club Manor East	53	\$59,614.40	\$4,967.87	\$1,124.80
Club Manor West	51	\$54,284.40	\$4,523.70	\$1,064.40
Other Income				
Improvement Reserve Assmt	1076	\$20,000.00	\$1,666.67	\$18.59
Initial Capital Contribution	1076	\$0.00	\$0.00	\$0.00
Recreational Benefit Income	1076	\$0.00	\$0.00	\$0.00
Access Pass Income	1076	\$5,000.00	\$416.67	\$4.65
Internet Pass Through	1076	\$407,029.28	\$33,919.11	\$378.28
Internet Door Fee	1076	\$21,520.00	\$1,793.33	\$20.00
Other Income	1076	\$15,000.00	\$1,250.00	\$13.94
TOTAL INCOME		\$3,278,560.16	\$273,213.35	\$3,046.99

EXPENSES

	LOTS	Annual	Monthly	Per Lot
GH HOA	1076	\$2,566,103.68	\$213,841.97	\$2,384.85
Lake Hampton	117	\$187,462.08	\$15,621.84	\$1,602.24
Weston Manor	143	\$226,185.96	\$18,848.83	\$1,581.72
Club Manor East	53	\$180,113.08	\$15,009.42	\$3,398.36
Club Manor West	51	\$118,695.36	\$9,891.28	\$2,327.36
TOTAL EXPENSES	5	\$3,278,560.16	\$273,213.35	\$3,046.99

<u>NET INCOME</u> \$0.00 \$0.00

Fiscal Year January 1, 2025 - December 31, 2025

EXPENSE (Detail)

Amenities	Code	Annual	Monthly	Per Lot
Amenity Area - Trash Service	7220	\$8,000.00	\$666.67	\$7.43
Amenity Maint. & Repair	7225	\$40,000.00	\$3,333.33	\$37.17
Pest Control	7231	\$2,400.00	\$200.00	\$2.23
Pool Furniture Repairs	7240	\$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	\$215,650.00	\$17,970.83	\$200.42
Fountain Maintenance	7301	\$2,500.00	\$208.33	\$2.32
Holiday Decorations	7310	\$34,000.00	\$2,833.33	\$31.60
Lifestyles Events/Functions	7335	\$60,000.00	\$5,000.00	\$55.76
Pool Contract Service	7370	\$35,000.00	\$2,916.67	\$32.53
Pool Heating	7375	\$25,000.00	\$2,083.33	\$23.23
Pool Permit	7377	\$700.00	\$58.33	\$0.65
Pool Repair	7378	\$8,000.00	\$666.67	\$7.43
Pressure Washing	7379	\$11,000.00	\$916.67	\$10.22
Rust Control	7390	\$13,800.00	\$1,150.00	\$12.83
Tennis Courts	7391	\$4,000.00	\$333.33	\$3.72
		\$537,050.00	\$44,754.17	\$499.12
Grounds Maintenance	Code	15.55		
Contingency (Landscaping)	6200	\$2,327.62	\$193.97	\$2.16
Arborist Fee	6201	\$0.00	\$0.00	\$0.00
Tree Maintenance	6205	\$40,000.00	\$3,333.33	\$37.17
Irrigation Repairs & Maintenance	6450	\$23,000.00	\$1,916.67	\$21.38
Landscape Maintenance Contract	6545	\$127,000.00	\$10,583.33	\$118.03
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	\$25,000.00	\$2,083.33	\$23.23
		\$248,327.62	\$20,693.97	\$230.79
Gates	Code			
Gate Database Management	7130	\$4,740.00	\$395.00	\$4.41
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	\$7,000.00	\$583.33	\$6.51
Security Service Contract	7180	\$315,000.00	\$26,250.00	\$292.75
Safety Committee Recommendations	7185	\$15,000.00	\$1,250.00	\$13.94
Tampa Police Department Patrol	7190	\$5,000.00	\$416.67	\$4.65
Intificial and	0.1.	\$368,940.00	\$30,745.00	\$342.88
Utilities D. H. Godood	Code	Annual	Monthly	Per Lot
Internet Service-Bulk Contract	7610	\$407,029.28	\$33,919.11	\$378.28
Electricity- General	7620	\$73,000.00	\$6,083.33	\$67.84
Street Light-Repair	7635	\$5,000.00	\$416.67	\$4.65
Telephone/Internet	7657	\$6,000.00	\$500.00	\$5.58
Water/Sewer	7690	\$44,000.00	\$3,666.67	\$40.89
Managament & Administration	Code	\$535,029.28	\$44,585.77	\$497.24
Management & Administration Bank Charges	8020	\$1,000.00	\$83.33	\$0.93
Corporate Annual Report	8020 8030	\$1,000.00		\$0.93 \$0.06
CPA Services	8040	\$9,000.00	\$5.10 \$750.00	\$0.06 \$8.36
Depreciation - Golf Cart	8110	\$9,000.00	\$750.00 \$358.33	\$8.30 \$4.00
Insurance - D&O and Liability	8400	\$4,300.00	'	\$4.00 \$134.76
,	8480	\$145,000.00	\$12,083.33 \$833.33	\$134.76 \$9.29
Legal Expense Management Fee	8560	\$10,000.00	\$18,052.49	\$9.29 \$201.33
Misc. Administrative Expenses	8600	\$80,000.00	\$6,666.67	\$201.33 \$74.35
Property Taxes	8910	\$3,500.00	\$291.67	\$74.33 \$3.25
Uncollectable/Bad Debt Expense	8970	\$5,000.00	\$416.67	\$3.23 \$4.65
Website Maintenance	8980	\$3,500.00	\$291.67	\$3.25
vvcbsite Plaintenance	0300	\$477,991.18	\$39,832.60	\$444.23
Grand Hampton Operating		\$2,167,338.08	\$180,611.51	\$2,014.25
Reserves		\$392,266.56	\$32,688.88	\$364.56
Deferred Maintenance - Tennis Nets/Screens		\$6,499.04	\$541.59	\$50 4 .50 \$6.04
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TOTAL EXPENSES (GH HOA)		\$2,566,103.68	\$213,841.97	\$2,384.85
IOTAL EXPENSES (GIT HOW)		Ψ=,500,105.00	Ψ=±3/0-7±:3/	ψ <u>~</u> ,507.03

Fiscal Year January 1, 2025 - December 31, 2025

NEIGHBORHOOD EXPENSES

LAKE HAMPTON (LH) - 117 Lots	Code	Annual	Monthly	Per Lot
Expenses			-	
Irrigation/Landscape Repairs	7758	\$9,999.08	\$833.26	\$85.46
Landscape/Irrigation Contract	7760	\$125,000.00	\$10,416.67	\$1,068.38
Management Services	7762	\$11,200.00	\$933.33	\$95.73
CPA Adjustment		-\$740.00		
EXPENSES		\$145,459.08	\$12,121.59	\$1,243.24
Reserves				
Painting - LH	4230	\$42,003.00	\$3,500.25	\$359.00
TOTAL LAKE HAMPTON EXPENSES		\$187,462.08	\$15,621.84	\$1,602.24
WESTON MANOR (WM) - 143 Lots	Code			
Expenses	Code			
Irrigation/Landscape Repairs	7792	\$7,000.00	\$583.33	\$48.95
Landscape/Irrigation Contract	7794	\$158,000.00	\$13,166.67	\$1,104.90
Management Services	7796	\$13,394.44	\$1,116.20	\$93.67
CPA Adjustment	7730	-\$9,214.00	\$1,110.20	φ25.07
EXPENSES		\$169,180.44	\$14,098.37	\$1,183.08
Reserves		+100/100	ΨΞ 1/000.02	4 -/-00.00
Painting - WM	4234	\$57,005.52	\$4,750.46	\$398.64
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TOTAL WESTON MANOR EXPENSES		\$226,185.96	\$18,848.83	\$1,581.72
CLUB MANOR EAST (CME) - 53 Lots	Code			
Expenses		127.000.00	10.000.00	1454 56
Building & Exterior Maint.	7702	\$25,000.00	\$2,083.33	\$471.70
Landscape/Irrigation Contract	7704	\$41,000.00	\$3,416.67	\$773.58
Management Services	7706	\$7,698.68	\$641.56	\$145.26
Well Maintenance	7710	\$200.00	\$16.67	\$3.77
Irrigation/Landscape Repairs	7711	\$4,000.00	\$333.33	\$75.47
Landscape Replacement	7712	\$15,000.00	\$1,250.00	\$283.02
CPA Adjustment		\$27,600.00	+40.044.50	+2 222 24
EXPENSES		\$120,498.68	\$10,041.56	\$2,273.56
Reserves				
Gutters 1st Floor - CME	3136	\$2,048.96	\$170.75	\$38.66
Gutters 2nd Floor - CME	3139	\$1,155.44	\$96.29	\$21.80
Painting - CME	3144	\$22,026.19	\$1,835.52	\$415.59
Well CME	3148	\$0.00	\$0.00	\$0.00
Roofs - CME	3152	\$30,811.20	\$2,567.60	\$581.34
Driveways - CME	3175	\$3,572.61	\$297.72	\$67.41
RESERVES		\$59,614.40	\$4,967.87	\$1,124.80
TOTAL CLUB MANOR EAST EXPENSES		\$180,113.08	\$15,009.42	\$3,398.36

CLUB MANOR WEST (CMW) - 51 Lots

Expenses	Code	Annual	Monthly	Per Lot
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	\$35,000.00	\$2,916.67	\$686.27
Landscape Replacement	7717	\$10,000.00	\$833.33	\$196.08
Management Services	7718	\$7,801.96	\$650.16	\$152.98
Well Maintenance	7722	\$500.00	\$41.67	\$9.80
CPA Adjustment		-\$3,891.00		
EXPENSES		\$64,410.96	\$5,367.58	\$1,262.96
Reserves				
Driveways	3156	\$5,345.79	\$445.48	\$104.82
Painting	3160	\$12,612.50	\$1,051.04	\$247.30
Roofs	3164	\$33,494.47	\$2,791.21	\$656.75
Well	3168	\$0.00	\$0.00	\$0.00
Gutters - CMW	3172	\$2,831.64	\$235.97	\$55.52
RESERVES		\$54,284.40	\$4,523.70	\$1,064.40
TOTAL CLUB MANOR WEST EXPENSES		\$118,695.36	\$9,891.28	\$2,327.36

Fiscal Year January 1, 2025 - December 31, 2025

2023 ASSESSMENT AMOUNTS

	ALL HOMES	QUARTERLY	ANNUAL
	GH HOA	\$487.35	\$1,949.40
	Bulk Cable	\$94.57	\$378.28
	TOTAL	\$581.92	\$2,327.68
ADDITIONAL AS	SSESSMENTS BY N	FIGHBORHOOD:	
ADDITIONAL A	Weston Manor	\$395.43	\$1,581.72
	Weston Manor	φ333.T3	\$1,301.72
	Lake Hampton	\$400.56	\$1,602.24
		,	1 /
	Club Manor East		
	Unit Type		
	Α΄	\$705.72	\$2,822.88
	В	\$959.67	\$3,838.68
	С	\$815.39	\$3,261.56
	D	\$900.16	\$3,600.64
	Club Manor West		
	Model		
	Azalea	\$623.15	\$2,492.60
	Begonia	\$534.13	\$2,136.52
	Camelia	\$674.42	\$2,697.68
	Carricila	Ψ0, 11.12	Ψ=,557.00