

GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.
DRAFT BUDGET
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				
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		-\$9,214.00		
EXPENSES		\$169,180.44	\$14,098.37	\$1,183.08
Reserves				
Painting - WM	4234	\$57,005.52	\$4,750.46	\$398.64
TOTAL WESTON MANOR EXPENSES		\$226,185.96	\$18,848.83	\$1,581.72

CLUB MANOR EAST (CME) - 53 Lots

	Code			
Expenses				
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		
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

	Code	Annual	Monthly	Per Lot
Expenses				
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

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2023 ASSESSMENT AMOUNTS

<i>ALL HOMES</i>	QUARTERLY	ANNUAL
GH HOA	\$487.35	\$1,949.40
Bulk Cable	\$94.57	\$378.28
TOTAL	\$581.92	\$2,327.68

ADDITIONAL ASSESSMENTS BY NEIGHBORHOOD:

Weston Manor	\$395.43	\$1,581.72
Lake Hampton	\$400.56	\$1,602.24
Club Manor East Unit Type		
A	\$705.72	\$2,822.88
B	\$959.67	\$3,838.68
C	\$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