GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.
DRAFT BUDGET
Fiscal Year January 1, 2026 - December 31, 2026

INCOME

Assessments	**LOTS**	**Annual**	**Monthly**	**Per Lot**
Grand Hampton HOA	1076	$1,719,275.84	$143,272.99	$1,597.84
Lake Hampton Manor	117	$146,923.92	$12,243.66	$1,255.76
Weston Manor	143	$197,534.48	$16,461.21	$1,381.36
Club Manor East	53	$100,114.88	$8,342.91	$1,888.96
Club Manor West	51	$55,255.44	$4,604.62	$1,083.44
Reserves				
Grand Hampton HOA	1076	$575,014.40	$47,917.87	$534.40
Deferred Maintenance - Tennis/Pickleball Nets/Windscreens	1076	$0.00	$0.00	$0.00
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	$73,008.56	$6,084.05	$1,377.52
Club Manor West	51	$58,101.24	$4,841.77	$1,139.24
Other Income				
Improvement Reserve Assmt	1076	$20,000.00	$1,666.67	$18.59
Access Pass Income	1076	$10,000.00	$833.33	$9.29
Internet Pass Through	1076	$408,966.08	$34,080.51	$380.08
Internet Door Fee	1076	$21,520.00	$1,793.33	$20.00
Other Income	1076	$25,000.00	$2,083.33	$23.23
TOTAL INCOME		**$3,509,723.36**	**$292,476.95**	**$3,261.82**

EXPENSES

	LOTS	**Annual**	**Monthly**	**Per Lot**
GH HOA	1076	$2,779,776.32	$231,648.03	$2,583.44
Lake Hampton	117	$188,926.92	$15,743.91	$1,614.76
Weston Manor	143	$254,540.00	$21,211.67	$1,780.00
Club Manor East	53	$173,123.44	$14,426.95	$3,266.48
Club Manor West	51	$113,356.68	$9,446.39	$2,222.68
TOTAL EXPENSES		**$3,509,723.36**	**$292,476.95**	**$3,261.82**

NET INCOME **$0.00** **$0.00** **$0.00**

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DRAFT BUDGET
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EXPENSE (Detail)

Amenities	**Code**	**Annual**	**Monthly**	**Per Lot**
Amenity Area - Trash Service	7220	$8,000.00	$666.67	$7.43
Amenity Maint. & Repair	7225	$50,000.00	$4,166.67	$46.47
Pest Control	7231	$2,500.00	$208.33	$2.32
Pool Furniture Repairs	7240	$7,000.00	$583.33	$6.51
Clubhouse Cleaning & Supplies	7258	$36,000.00	$3,000.00	$33.46
Clubhouse Maintenance & Repairs	7260	$37,000.00	$3,083.33	$34.39
Clubhouse Staff	7265	$223,000.00	$18,583.33	$207.25
Fountain Maintenance	7301	$3,000.00	$250.00	$2.79
Holiday Decorations	7310	$39,000.00	$3,250.00	$36.25
Lifestyles Events/Functions	7335	$70,000.00	$5,833.33	$65.06
Pool Contract Service	7370	$35,000.00	$2,916.67	$32.53
Pool Heating	7375	$28,000.00	$2,333.33	$26.02
Pool Permit	7377	$700.00	$58.33	$0.65
Pool Repair	7378	$10,000.00	$833.33	$9.29
Pressure Washing	7379	$12,000.00	$1,000.00	$11.15
Rust Control	7390	$14,208.00	$1,184.00	$13.20
Tennis Courts	7391	$5,000.00	$416.67	$4.65
		$580,408.00	**$48,367.33**	**$539.41**
Grounds Maintenance	**Code**			
Contingency (Landscaping)	6200	$1,086.59	$90.55	$1.01
Tree Maintenance	6205	$0.00	$0.00	$0.00
Irrigation Repairs & Maintenance	6450	$25,000.00	$2,083.33	$23.23
Landscape Maintenance Contract	6545	$132,000.00	$11,000.00	$122.68
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
		$219,086.59	**$18,257.22**	**$203.61**
Gates	**Code**			
Gate Database Management	7130	$4,740.00	$395.00	$4.41
Gate House Maint. & Repair	7137	$4,000.00	$333.33	$3.72
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	$8,000.00	$666.67	$7.43
Security Service Contract	7180	$327,000.00	$27,250.00	$303.90
Safety Committee Recommendations	7185	$10,000.00	$833.33	$9.29
Tampa Police Department Patrol	7190	$3,000.00	$250.00	$2.79
		$375,940.00	**$31,328.33**	**$349.39**
Utilities	**Code**	**Annual**	**Monthly**	**Per Lot**
Internet Service-Bulk Contract	7610	$408,966.08	$34,080.51	$380.08
Electricity- General	7620	$70,000.00	$5,833.33	$65.06
Street Light-Repair	7635	$7,000.00	$583.33	$6.51
Telephone/Internet	7657	$7,000.00	$583.33	$6.51
Water/Sewer	7690	$53,000.00	$4,416.67	$49.26
		$545,966.08	**$45,497.17**	**$507.40**
Management & Administration	**Code**			
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	$4,300.00	$358.33	$4.00
Insurance - D&O and Liability	8400	$140,000.00	$11,666.67	$130.11
Legal Expense	8480	$10,000.00	$833.33	$9.29
Management Fee	8560	$225,000.00	$18,750.00	$209.11
Misc. Administrative Expenses	8600	$82,000.00	$6,833.33	$76.21
Property Taxes	8910	$3,500.00	$291.67	$3.25
Uncollectable/Bad Debt Expense	8970	$5,000.00	$416.67	$4.65
Website Maintenance	8980	$3,500.00	$291.67	$3.25
		$483,361.25	**$40,280.10**	**$449.22**
Grand Hampton Operating		**$2,204,761.92**	**$183,730.16**	**$2,049.04**
Reserves		**$575,014.40**	**$47,917.87**	**$534.40**
TOTAL EXPENSES (GH HOA)		**$2,779,776.32**	**$231,648.03**	**$2,583.44**

GRAND HAMPTON HOMEOWNERS ASSOCIATION, Inc.
DRAFT BUDGET
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NEIGHBORHOOD EXPENSES

LAKE HAMPTON (LH) - *117 Lots*	**Code**	**Annual**	**Monthly**	**Per Lot**
Expenses				
Irrigation/Landscape Repairs	7758	$7,999.92	$666.66	$68.38
Landscape/Irrigation Contract	7760	$128,500.00	$10,708.33	$1,098.29
Management Services	7762	$12,000.00	$1,000.00	$102.56
CPA Adjustment		-$1,576.00		
EXPENSES		**$146,923.92**	**$12,243.66**	**$1,255.76**
Reserves				
Painting - LH	4230	**$42,003.00**	**$3,500.25**	**$359.00**
TOTAL LAKE HAMPTON EXPENSES		**$188,926.92**	**$15,743.91**	**$1,614.76**

WESTON MANOR (WM) - *143 Lots*	**Code**			
Expenses				
Irrigation/Landscape Repairs	7792	$7,980.48	$665.04	$55.81
Landscape/Irrigation Contract	7794	$162,000.00	$13,500.00	$1,132.87
Management Services	7796	$14,000.00	$1,166.67	$97.90
CPA Adjustment		$13,554.00		
EXPENSES		**$197,534.48**	**$16,461.21**	**$1,381.36**
Reserves				
Painting - WM	4234	**$57,005.52**	**$4,750.46**	**$398.64**
TOTAL WESTON MANOR EXPENSES		**$254,540.00**	**$21,211.67**	**$1,780.00**

CLUB MANOR EAST (CME) - *53 Lots*	**Code**			
Expenses				
Building & Exterior Maint.	7702	$28,800.00	$2,400.00	$543.40
Landscape/Irrigation Contract	7704	$41,000.00	$3,416.67	$773.58
Management Services	7706	$8,200.00	$683.33	$154.72
Well Maintenance	7710	$257.88	$21.49	$4.87
Irrigation/Landscape Repairs	7711	$5,000.00	$416.67	$94.34
Landscape Replacement	7712	$25,000.00	$2,083.33	$471.70
CPA Adjustment		-$8,143.00		
EXPENSES		**$100,114.88**	**$8,342.91**	**$1,888.96**
Reserves				
Painting - CME	3144	$24,435.03	$2,036.25	$461.04
Well CME	3148	$1,056.08	$88.01	$19.93
Roofs, Including Gutters - CME	3152	$42,658.52	$3,554.88	$804.88
Driveways - CME	3175	$4,858.93	$404.91	$91.68
RESERVES		**$73,008.56**	**$6,084.05**	**$1,377.52**
TOTAL CLUB MANOR EAST EXPENSES		**$173,123.44**	**$14,426.95**	**$3,266.48**

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	$7,000.00	$583.33	$137.25
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	$8,300.00	$691.67	$162.75
Well Maintenance	7722	$503.44	$41.95	$9.87
CPA Adjustment		-$10,548.00		
EXPENSES		**$55,255.44**	**$4,604.62**	**$1,083.44**
Reserves				
Driveways	3156	$3,787.36	$315.61	$74.26
Painting	3160	$8,162.31	$680.19	$160.05
Roofs, Including Gutters - CMW	3164	$45,302.86	$3,775.24	$888.29
Well	3168	$848.71	$70.73	$16.64
RESERVES		**$58,101.24**	**$4,841.77**	**$1,139.24**
TOTAL CLUB MANOR WEST EXPENSES		**$113,356.68**	**$9,446.39**	**$2,222.68**

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DRAFT BUDGET
Fiscal Year January 1, 2026 - December 31, 2026

2025 ASSESSMENT AMOUNTS

ALL HOMES	**QUARTERLY**	**ANNUAL**
GH HOA	$533.06	$2,132.24
Bulk Cable	$95.02	$380.08
TOTAL	**$628.08**	**$2,512.32**
ADDITIONAL ASSESSMENTS BY NEIGHBORHOOD:		
Weston Manor	$445.00	$1,780.00
Lake Hampton	$403.69	$1,614.76
Club Manor East		
Unit Type		
A	$678.33	$2,713.32
B	$922.42	$3,689.68
C	$783.74	$3,134.96
D	$865.22	$3,460.88
Club Manor West		
Model		
Azalea	$595.12	$2,380.48
Begonia	$510.11	$2,040.44
Camelia	$644.07	$2,576.28