

The Hamptons at Brandon Condominium Association

609 Golden Raintree Place - Brandon, FL 33510

Phone 813-684-2440 Fax 813-571-5880

2023 Budget

Total Units 204

Projected 2023 Budget

REVENUE

Maintenane Fee Income

TOTAL REVENUE \$ **827,466.62**

EXPENSE

Administrative Expenses

Advertising and Promotion	\$	115.00
Bank Service Fee	\$	5,000.00
Bad Debt	\$	-
Contingency Fund	\$	5,000.00
Computer- IT Expenses	\$	1,000.00
Copier - Equipment Rental		
Xerox - Lease Payments	\$	5,100.00
Zeno - Printing & Reproduction	\$	600.00
Total Copier - Equipment Rental		
Corporate License - Division Fe	\$	840.00
Dues and Subscriptions	\$	3,000.00
Meetings & Special Events	\$	300.00
Mileage	\$	500.00
Office Supplies	\$	3,000.00
Postage Stamps	\$	1,250.00

Subtotal of Administrative Expenses \$ **25,705.00**

Payroll

Leased Employee	\$	3,000.00
Payroll & Payroll Taxes	\$	196,534.10
Total Payroll	\$	199,534.10

Professional Fees

Accounting	\$	7,000.00
Attorney & Legal Fee's	\$	12,000.00
Consultants - Audit	\$	4,900.00
Total Professional Fees	\$	23,900.00

Security

Alarm Monitoring	\$	500.00
Security Cameras	\$	2,000.00
Shred - It	\$	1,700.00
Door King - Call Box	\$	190.00
Total Security	\$	4,390.00

Staff & Community Events	\$	3,000.00
Training	\$	300.00
	\$	3,300.00
Total Administrative Expenses	\$	256,829.10
Building Expenses		
Building Supplies	\$	3,300.00
Repair / Maintenance - General	\$	2,200.00
Electrical Repairs	\$	1,800.00
Replace Power TECO Meters (PE)	\$	18,000.00
Equipment Rental U-Haul	\$	400.00
HVAC	\$	1,000.00
Inspections / Fire Exting & Hyd		
Fire Extinguisher & Hydrants	\$	2,500.00
Fire Panels	\$	1,150.00
Repairs	\$	2,500.00
Total Fire Extinguisher		
Maintenance & Repair - Plumbing	\$	3,300.00
Backflow	\$	350.00
Repair & Maint. Exterior	\$	3,000.00
Repair / Maint. Interior	\$	2,500.00
Total Building Expenses	\$	42,000.00
Ground Maint. & Repair / Replac		
Equipment Fuel	\$	450.00
Gas/common area laundry rooms	\$	1,800.00
Gate Repairs - Witt Fence	\$	3,200.00
Golfcart	\$	2,800.00
Grounds Common Area	\$	4,000.00
Landscaping Maintenance		
Irrigation system	\$	3,000.00
Landscape Extras	\$	2,000.00
Tree Work	\$	18,000.00
Weekly Maintenance	\$	37,000.00
Irrigation Pump - Well	\$	1,200.00
Total Landscaping Maintenance		
Misc. - Repairs & Replacement	\$	1,500.00
Sidewalk Repairs		
Roof Repairs	\$	5,000.00
Softit		
Pest Control	\$	3,750.00
Critter Control	\$	1,200.00
Termites	\$	6,400.00
PooPrints	\$	1,000.00
Signage	\$	500.00
ADA Compliance	\$	-
Hydro-scrub (Jet) Sewer Lines	\$	3,000.00
Small Tools & Equipment	\$	1,250.00
Total Ground Maint. & Repair / Replac	\$	97,050.00
Insurance Expense		
Health Insurance	\$	15,500.00

Property & Liability	\$	243,637.52
Worker's Compensation	\$	5,000.00
Property Inspection	\$	5,000.00
Total Insurance Expense	\$	<u>269,137.52</u>

Recreational Expense

Clubhouse Maint. & Repair	\$	900.00
Clubhouse Maint. & Repair - Other	\$	500.00
Total Clubhouse Maint. & Repair		
Fitness Center	\$	200.00
Repairs	\$	350.00
Playground -ADA Compliant Benches		
Housekeeping		
Housekeeping Supplies	\$	1,500.00
Pool Maintenance (Weekly Service)	\$	6,500.00
Pool Equipmeent Maint. & Repairs & Gates	\$	3,500.00
Refurbish Back Pool	\$	13,000.00
Pool Supplies	\$	500.00
HC Health Depart. Pool Permits	\$	550.00
Total Recreational Expense	\$	<u>27,500.00</u>

Taxes Other

Utilities BOCC/water	\$	10,000.00
Surety Bond - BOCC	\$	306.00
Diamond Rental	\$	8,200.00
Liftstation	\$	1,020.00
Laundry Rooms Waste Removal	\$	1,300.00
Repair	\$	2,500.00
Mobile Phone	\$	720.00
Spectrum	\$	6,000.00
Teco	\$	25,000.00
Waste Management	\$	12,500.00
Total Utilities Expenses	\$	<u>67,546.00</u>

Reserves

Roof Reserves	\$	11,018.75
Painting	\$	15,375.00
Playground	\$	5,125.00
Tennis Court	\$	20,500.00
Paving	\$	15,385.25
	\$	<u>67,404.00</u>

Total Reserve Expense

\$ 827,466.62

Date Approved 11/7/22

Signed Charles Carr

Title Vice-President

Patricia Hatt



Patricia Hatt
 Comm.: HH 351323
 Expires: May 13, 2027
 Notary Public - State of Florida

The Hamptons at Brandon Condominium Association, Inc

Reserve Analysis for January 1, 2023 thru December 31, 2023

Acc	Reserve Items	Estimated Replacement Cost	Funded to Date	Estimated Life	Remaining Life	Estimated UNFUNDED Replacement Cost	Est. Annual Funding Requirement	Amount Per Month
	Current Reserve Balance		\$69,522.42			-\$69,522.42	\$0.00	\$0.00
	Painting Reserves	\$90,000.00		15	2	\$90,000.00	\$15,375.00	\$1,281.25
	Paving	\$110,000.00		10	8	\$85,000.00	\$15,385.25	\$1,282.10
	Playground	\$50,000.00		25	24	\$50,000.00	\$5,125.00	\$427.08
	Roof	\$500,000.00		30	27	\$475,000.00	\$11,018.75	\$918.23
	Tennis Court	\$40,000.00		20	1	\$40,000.00	\$20,000.00	\$1,666.67
	Total	\$790,000.00	\$69,522.42			\$670,477.58	\$66,904.00	\$5,575.33

****Mandated Reserves****

Unless Waived by Unit Owners

Total Recap	
Annual	\$66,904.00
Month	\$5,575.33
Per Unit (204)	\$ 27.33

Monthly Assessments for 2021: **WITHOUT RESERVES**

# Unit	Unit Type	Annual Fee	Monthly Fee	Per Unit
8	Sail	\$ 20,743.68	\$ 1,728.64	\$ 216.08
180	Harbor	\$ 661,845.60	\$ 55,153.80	\$ 306.41
16	Landing	\$ 78,558.72	\$ 6,546.56	\$ 409.16
204		\$ 761,148.00	\$ 63,429.00	

Monthly Assessments 2021: **WITH RESERVES COLLECTED**

# Unit	Unit Type	Annual Fee	Monthly Fee	Per Unit
8	Sail	\$22,257.36	\$1,854.78	\$243.41
180	Harbor	\$720,889.20	\$60,074.10	\$333.74
16	Landing	\$83,805.76	\$6,983.81	\$436.49
204		\$826,952.32	\$68,912.69	

Date Approved 11/7/22

Signed Chad Sem

Title Vice-President

Patricia Hatt



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