

The Hamptons at Brandon Condominium Association

Approved 2026 Budget

Total Units 204

Maintenane Fee Income (COA)	\$	942,836.02
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TOTAL REVENUE	\$	942,836.02
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EXPENSE

Administrative Expenses

Advertising and Promotion	\$	300.00
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Bank Service Fee	\$	6,000.00
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Bad Debt

Contingency Fund	\$	5,000.00
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Computer- IT Expenses	\$	1,000.00
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Copier - Equipment Rental

 Xerox - Lease Payments/Maintenace

Zeno - Printing & Reproduction	\$	4,140.00
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Total Copier - Equipment Rental

Corporate License - Division Fe	\$	840.00
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Dues and Subscriptions	\$	3,000.00
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Board Meetings	\$	200.00
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Community & Special Events	\$	3,200.00
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Staff Event &/Recognition	\$	1,000.00
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Mileage	\$	500.00
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Office Supplies	\$	3,900.00
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Postage Stamps	\$	3,000.00
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Subtotal of Administrative Expenses	\$	32,080.00
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Payroll

Leased Employee	\$	4,500.00
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Payroll & Payroll Taxes	\$	236,700.00
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Total Payroll	\$	241,200.00
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Professional Fees

Accounting

Attorney & Legal Fee's	\$	5,000.00
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Consultants - Audit	\$	6,000.00
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Total Professional Fees	\$	11,000.00
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Security

Alarm Monitoring	\$	465.00
Background Sceens	\$	6,000.00
Security Cameras	\$	7,000.00
Staff Uniforms	\$	500.00
Shred - It	\$	1,700.00
Door King - Call Box	\$	240.00
Total Security		
Training	\$	100.00
	\$	16,005.00

Total Administrative Expenses \$ **300,285.00**

Building Expenses

Building Supplies & Signage	\$	4,000.00
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Electrical Repairs

Electrical Repair Power TECO	\$	1,800.00
TECO Meters (PE)	\$	-
Equipment Rental U-Haul	\$	300.00
HVAC	\$	400.00

Inspections / Fire Exting & Hyd

Fire Extingusher & Hydrants	\$	2,500.00
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Fire Extingusher & Hyd- FL

Fire Panels	\$	1,500.00
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FM - Building Inspec.	\$	3,400.00
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Fire Panel Repairs	\$	2,500.00
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Total Fire Extingusher

Maintenance & Repair - Plumbing Interior	\$	2,100.00
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Maint/Repair - Hydro-Scrub Sewer Lines	\$	3,000.00
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Maintenance & Repair - Plumbing Exterior	\$	3,650.00
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Backflow	\$	350.00
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Repair & Maint.General Exterior	\$	3,000.00
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Repair/Replace Fencing

Repair & Maint.General Interior	\$	2,500.00
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Roof Repair	\$	1,500.00
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Repair/Replace Soffits	\$	2,115.00
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Total Building Expenses \$ **34,615.00**

Ground Maint. & Repair / Replac**Road Maintenance**

Equipment Fuel	\$	450.00
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Gas/Common Area Laundry Rooms	\$	800.00
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Repairs - Laundry Room

Pool Supplies	\$	1,000.00
Refurbish Back Pool		
HC Health Depart. Pool Permits		
Tennis & Sand Court	\$	300.00
Total Recreational Expense	\$	22,320.00

Taxes Other

Utilities

BOCC/Water & Surety	\$	18,000.00
Diamond Rental	\$	8,250.00
Liftstation	\$	3,000.00
Laundry Rooms Lint Trap/Vaccum	\$	1,300.00
Mobile Phone	\$	720.00
Answering Service	\$	1,110.00
Spectrum	\$	5,000.00
TECO	\$	34,000.00
Waste Management	\$	33,000.00
<u>Total Utilities Expenses</u>	\$	104,380.00

2025 Reserves	\$	99,166.67
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Total Expense	\$	942,157.67
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Date Approved 10/30/25

Signed By [Signature]

Title President



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

Patricia Hatt
10/30/25

The Hamptons at Parsons Condominium Association, Inc

Reserve Analysis for January 1, 2026 thru December 31, 2026

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		\$162,047.29			\$162,047.29	\$0.00	\$0.00
Painting Reserves	\$200,000.00		15	2	\$200,000.00	\$66,666.67	\$5,555.56
Paving	\$110,000.00		10	7	\$110,000.00	\$11,500.00	\$958.33
Playground	\$40,000.00		25	23	\$40,000.00	\$1,000.00	\$83.33
Roof	\$500,000.00		30	24	\$500,000.00	\$19,000.00	\$1,583.33
Tennis Court	\$70,000.00		30	27	\$70,000.00	\$1,000.00	\$83.33
Total	\$920,000.00	\$162,047.29			\$757,952.72	\$99,166.67	\$8,263.89

****Mandated Reserves****

Unless Waived by Unit Owners

Total Recap	
Ann/Acct Bal	\$162,047.29

Total Recap	
Annual	\$99,166.67
Month	\$8,263.89
Per Unit (204)	\$ 40.51

MONTHLY ASSESSMENTS 2025

Annual Fee	Monthly Fee	Per Unit
\$26,606.53	\$2,217.21	\$277.15
\$820,807.76	\$68,400.65	\$380.00
\$95,421.73	\$7,951.81	\$496.99
\$942,836.02	\$78,569.67	\$1,154.14

# Unit	Unit Type
8	Sail
180	Harbor
16	Landing
204	

Date Approved

Signed By

Title



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