

The Hamptons at Brandon

	Projected 2024 Budget
REVENUE	
Maintenane Fee Income	\$ <u>910,870.78</u>
TOTAL REVENUE	\$ <u>910,870.78</u>
EXPENSE	
Administrative Expenses	
Advertising and Promotion	\$ 300.00
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/Maintenace	\$ 3,250.00
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	\$ 2,000.00
Subtotal of Administrative Expenses	\$ <u>24,790.00</u>
Payroll	
Leased Employee	\$ 3,000.00
Payroll & Payroll Taxes	\$ 196,534.10
Total Payroll	\$ <u>199,534.10</u>
Professional Fees	
Accounting	\$ 2,500.00
Attorney & Legal Fee's	\$ 12,000.00
Consultants - Audit	\$ 5,000.00
Total Professional Fees	\$ <u>19,500.00</u>
Security	
Alarm Monitoring	\$ 500.00
Security Cameras	\$ 4,000.00
Shred - It	\$ 1,700.00
Door King - Call Box	\$ 210.00
Total Security	\$ <u>6,410.00</u>
Staff & Community Events	\$ 2,500.00
Training	\$ 300.00
	\$ <u>2,800.00</u>
Total Administrative Expenses	\$ <u>253,034.10</u>

Building Expenses	
Building Supplies	\$ 3,300.00
Repair / Maintenance - General	\$ 3,000.00
Electrical Repairs	\$ 1,800.00
Replace Power TECO Meters (PE)	\$ 18,000.00
Equipment Rental U-Haul	\$ 300.00
HVAC	\$ 1,000.00
Inspections / Fire Exting & Hyd	
Fire Extinguisher & Hydrants	\$ 2,500.00
Fire Panels	\$ 1,150.00
FM - Building Inspections	\$ 3,400.00
Repairs	\$ 2,500.00
Total Fire Extinguisher	
Maintenance & Repair - Plumbing Interior	\$ 1,200.00
Maintenance & Repair - Plumbing Exterior	\$ 3,300.00
Backflow	\$ 350.00
Repair & Maint. Exterior	\$ 3,000.00
Repair / Maint. Interior	\$ 2,500.00
Total Building Expenses	<u>\$ 47,300.00</u>

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	\$ 4,500.00
Landscaping Maintenance	
Irrigation system	\$ 4,000.00
Landscape Extras	\$ 2,000.00
Tree Work	\$ 12,000.00
Weekly Maintenance	\$ 37,000.00
Irrigation Pump - Well	\$ 1,200.00
Total Landscaping Maintenance	
Misc. - Repairs & Replacement	\$ 1,500.00
Soffit	\$ 2,050.00
Roof Repair	\$ -
Pest Control	\$ 4,000.00
Critter Control	\$ 1,200.00
Termites	\$ 6,400.00
PooPrints	\$ 1,000.00
Signage	\$ 500.00
Hydro-scrub (Jet) Sewer Lines	\$ 3,000.00
Small Tools & Equipment	\$ 1,200.00
Total Ground Maint. & Repair / Replac	<u>\$ 89,800.00</u>

Insurance Expense	
Health Insurance	\$ 16,275.00
Property & Liability	\$ 331,347.03
Worker's Compensation	\$ 5,000.00
Property Inspection	\$ 5,000.00
Total Insurance Expense	<u>\$ 357,622.03</u>

Recreational Expense

Clubhouse Maint. & Repair	\$	900.00
Clubhouse Maint. & Repair - Other	\$	450.00
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)	\$	12,600.00
Pool Equipmeent Maint. & Repairs & Gates	\$	3,500.00
Pool Supplies	\$	500.00
HC Health Depart. Pool Permits	\$	550.00
Total Recreational Expense	\$	<u>20,550.00</u>

Taxes Other

Utilities BOCC/water	\$	10,000.00
Surety Bond - BOCC	\$	306.00
Diamond Rental	\$	8,250.00
Liftstation	\$	1,020.00
Laundry Rooms Waste Removal	\$	1,300.00
Repair	\$	2,500.00
Mobile Phone	\$	720.00
Spectrum	\$	6,000.00
Teco	\$	28,000.00
Waste Management	\$	20,000.00
Total Utilities Expenses	\$	<u>78,096.00</u>

Total Expenses

\$ 846,402.13

Reserves

Painting	\$	36,922.86
Paving	\$	8,761.36
Playground	\$	1,251.62
Roof Reserves	\$	15,000.00
Tennis Court	\$	1,877.45
	\$	<u>63,813.29</u>

Total Reserve Expense

\$ 910,215.42

Revenue Over Expense

\$ 655.36

Date Approved 10-25-23

Signed [Signature]

Title President



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

[Signature]

The Hamptons at Parsons Condominium Association, Inc

Reserve Analysis for January 1, 2024 thru December 31, 2024

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		\$134,156.19			-\$134,156.19	\$0.00	\$0.00
	Painting Reserves	\$200,000.00		15	4	\$200,000.00	\$36,922.86	\$4,157.19
	Paving	\$110,000.00		10	9	\$110,000.00	\$8,761.36	\$986.45
	Playground	\$40,000.00		25	25	\$40,000.00	\$1,251.62	\$140.92
	Roof	\$500,000.00		30	26	\$500,000.00	\$15,000.00	\$1,620.60
	Tennis Court	\$30,000.00		20	20	\$30,000.00	\$1,877.45	\$140.92
	Total	\$880,000.00	\$134,156.19			\$745,843.81	\$63,813.29	\$7,046.08

****Mandated Reserves****

Total Recap	
Annual	\$63,813.29
Month	\$7,046.08
Per Unit (204)	\$ 34.54

MONTHLY ASSESSMENTS 2024

Annual Fee	Monthly Fee	Per Unit
\$26,273.28	\$2,189.44	\$273.68
\$810,475.20	\$67,539.60	\$375.22
\$94,210.56	\$7,850.88	\$490.68
\$930,959.04	\$77,579.92	\$1,139.58

# Unit	Unit Type
8	Sail
180	Harbor
16	Landing
204	

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