

The Hamptons at Brandon Condominium Association

Projected 2025 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
Bank Service Fee	\$	6,000.00
Bad Debt		
Contingency Fund	\$	5,000.00
Computer- IT Expenses	\$	1,000.00
Copier - Equipment Rental		
Xerox - Lease Payments/Maintenace		
Zeno - Printing & Reproduction	\$	4,140.00
Total Copier - Equipment Rental		
Corporate License - Division Fe	\$	840.00
Dues and Subscriptions	\$	3,000.00
Board Meetings	\$	200.00
Community & Special Events	\$	2,500.00
Staff Event &/Recognition	\$	1,000.00
Mileage	\$	500.00
Office Supplies	\$	3,200.00
Postage Stamps	\$	3,000.00

Subtotal of Administrative Expenses	\$	30,680.00
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Payroll

Leased Employee	\$	4,500.00
Payroll & Payroll Taxes	\$	224,700.00
Total Payroll	\$	229,200.00

Professional Fees

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

Security

Alarm Monitoring	\$	465.00
Security Cameras	\$	6,000.00
Staff Uniforms	\$	500.00
Shred - It	\$	1,700.00
Door King - Call Box	\$	220.00
Total Security		
Training	\$	100.00
	\$	8,985.00

Projected 2025 Budget

Total Administrative Expenses	\$	279,865.00
Building Expenses		
Building Supplies & Signage	\$	4,000.00
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 Extinguisher & Hydrants	\$	2,500.00
Fire Extinguisher & Hyd- FL		
Fire Panels	\$	1,500.00
FM - Building Inspec.	\$	3,400.00
Fire Panel Repairs	\$	2,500.00
Total Fire Extinguisher		
Maintenance & Repair - Plumbing Interior	\$	2,100.00
Maint/Repair - Hydro-Scrub Sewer Lines	\$	3,000.00
Maintenance & Repair - Plumbing Exterior	\$	3,650.00
Backflow	\$	350.00
Repair & Maint.General Exterior	\$	3,000.00
Repair/Replace Fencing		
Repair & Maint.General Interior	\$	2,500.00
Roof Repair	\$	1,500.00
Repair/Replace Soffits	\$	2,050.00
Total Building Expenses	\$	34,550.00
Ground Maint. & Repair / Replac		
Road Maintenance		
Equipment Fuel	\$	450.00
Gas/Common Area Laundry Rooms	\$	800.00
Repairs - Laundry Room		
Gate Repairs - Witt Fence	\$	3,500.00
Golfcart	\$	2,800.00
Grounds Common Area	\$	4,500.00
Landscaping Maintenance		
Irrigation system	\$	5,200.00
Landscape Extras	\$	2,000.00
Tree Work	\$	12,000.00
Weekly Maintenance	\$	38,000.00
Weekly Maintenance-Extra	\$	1,000.00
Irrigation Pump - Well		
Total Landscaping Maintenance		
Misc. - Repairs & Replacement	\$	1,500.00
Pave Resurf/Reseal- ADA Comp	\$	-
Tenting		
Pest Control	\$	4,200.00
Critter Control	\$	1,000.00
Termites/Flumigation	\$	6,400.00
PooPrints	\$	500.00
Hydro-scrub (Jet) Sewer Lines		
Small Tools & Equipment	\$	1,200.00

Projected 2025 Budget

Total Ground Maint. & Repair / Replac	\$	85,050.00
Insurance Expense		
Health Insurance	\$	11,000.00
Property & Liability	\$	320,000.00
Worker's Compensation	\$	3,200.00
Property Inspection	\$	5,000.00
Total Insurance Expense	\$	339,200.00
Recreational Expense		
Recreational Expense		
Clubhouse Maint. & Repair	\$	1,000.00
Clubhouse Maint. & Signage	\$	500.00
Total Clubhouse Maint. & Repair		-
Fitness Center	\$	320.00
Repairs		
Playground -ADA Compliant Benches		
Housekeeping	\$	100.00
Housekeeping Supplies	\$	1,500.00
Pool Maintenance (Weekly Service)	\$	12,600.00
Pool Repairs	\$	3,000.00
Pool Supplies	\$	1,000.00
Refurbish Back Pool		
HC Health Depart. Pool Permits		
Tennis & Sand Court	\$	300.00
Total Recreational Expense	\$	20,320.00
Taxes Other		
Utilities		
BOCC/Water & Surety	\$	10,306.00
Diamond Rental	\$	8,250.00
Liftstation	\$	2,600.00
Laundry Rooms Lint Trap/Vaccum	\$	1,020.00
Mobile Phone	\$	720.00
Answering Service	\$	1,110.00
Spectrum	\$	4,000.00
TECO	\$	31,000.00
Waste Management	\$	25,000.00
Total Utilities Expenses	\$	84,006.00
2025 Reserves	\$	99,166.67
Total Expense	\$	942,157.67

Date Approved 10/30/24

Signed By Julie - BL

Title Vice President



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

Patricia Hatt

The Hamptons at Parsons Condominium Association, Inc

Reserve Analysis for January 1, 2025 thru December 31, 2025

	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		\$204,842.54			-\$204,842.54	\$0.00	\$0.00
	Painting Reserves	\$200,000.00		15	3	\$200,000.00	\$66,666.67	\$5,555.56
	Paving	\$110,000.00		10	8	\$110,000.00	\$11,500.00	\$958.33
	Playground	\$40,000.00		25	24	\$40,000.00	\$1,000.00	\$83.33
	Roof	\$500,000.00		30	25	\$500,000.00	\$19,000.00	\$1,583.33
	Tennis Court	\$70,000.00		30	28	\$70,000.00	\$1,000.00	\$83.33
	Total	\$920,000.00	\$204,842.54			\$715,157.46	\$99,166.67	\$8,263.89

****Mandated Reserves****

Unless Waived by Unit Owners

Total Recap	
Ann/Acct Bal	\$204,842.54

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

MONTHLY ASSESSMENTS 2025

# Unit	Unit Type	Annual Fee	Monthly Fee	Per Unit
8	Sail	\$26,606.53	\$2,217.21	\$277.15
180	Harbor	\$820,807.76	\$68,400.65	\$380.00
16	Landing	\$95,421.73	\$7,951.81	\$496.99
204		\$942,836.02	\$78,569.67	\$1,154.14

Date Approved 10/30/24

Signed By [Signature]

Title Vice President



Patricia Hatt
Comm.: HH 351323
Expires: May 13, 2027
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[Signature]