2021 Unit 1 Approved Partially Funded Budget

Operating Accounts

ACCT #	Description	Annual 2020	Monthly 2020	Annual 2021	Monthly 2021	Yearly Change
7110-000	Insurance-General	$15,000.00	$1,250.00	$16,000.00	$1,333.33	$1,000.00
7115-001	Bank Charges	$200.00	$16.67	$200.00	$16.67	$0.00
7210-000	Legal & Professional	$8,000.00	$666.67	$9,000.00	$750.00	$1,000.00
7212-001	Professional-Audit Fees	$7,500.00	$625.00	$7,750.00	$645.83	$250.00
7310-001	Taxes-Florida Intangible	$100.00	$8.33	$0.00	$0.00	-$100.00
7310-002	Taxes-Corp Annual	$100.00	$8.33	$100.00	$8.33	$0.00
7310-003	Taxes-Condo Fee	$1,500.00	$125.00	$1,650.00	$137.50	$150.00
7310-008	Taxes-Fed Income	$1,600.00	$133.33	$1,800.00	$150.00	$200.00
7510-000	Admin Expenses-General/Office	$6,240.00	$520.00	$6,300.00	$525.00	$60.00
7810-000	Uncollectible Assessments	$3,000.00	$250.00	$3,000.00	$250.00	$0.00
8010-000	Master Association Fees	$91,150.00	$7,595.83	$91,150.00	$7,595.83	$0.00
8021-000	Misc / Payroll Expense	$8,500.00	$708.33	$8,500.00	$708.33	$0.00
8110-002	Building Repairs Homeowner	$6,720.00	$560.00	$6,720.00	$560.00	$0.00
8110-010	Clubhouse Janitorial	$15,000.00	$1,250.00	$15,000.00	$1,250.00	$0.00
8110-038	R&M-Rec Area	$14,000.00	$1,166.67	$14,000.00	$1,166.67	$0.00
8110-040	Gate Project	$0.00	$0.00	$0.00	$0.00	$0.00
8150-000	Operating Contingency	$1,000.00	$83.33	$1,000.00	$83.33	$0.00
8210-001	Lawn Service-Mow, Fert	$103,503.00	$8,625.25	$103,500.00	$8,625.00	-$3.00
8710-002	Utilities-Electric-Hs	$27,000.00	$2,250.00	$22,230.00	$1,852.50	-$4,770.00
8710-004	Utilities-Electric-Pool	$8,000.00	$666.67	$8,000.00	$666.67	$0.00
8710-007	Utilities-Sewer Water & Trash-General	$275,000.00	$22,916.67	$290,000.00	$24,166.67	$15,000.00
8710-010	Utilities-Reclaimed Water	$11,000.00	$916.67	$16,565.00	$1,380.42	$5,565.00
8710-012	Utilities-Cable TV	$197,000.00	$16,416.67	$198,000.00	$16,500.00	$1,000.00
8710-021	Utilities-All Other	$500.00	$41.67	$500.00	$41.67	$0.00
	Total Operating	$801,613.00	$66,801.08	$820,965.00	$68,413.75	$19,352.00

Reserve Accounts

ACCT #	Description	Annual 2020	Monthly 2020	Annual 2021	Monthly 2021	Yearly Change
9620-000	Home Painting	$88,550.00	$7,379.17	$78,000.00	$6,500.00	-$10,550.00
9621-000	Street Paving	$3,000.00	$250.00	$3,000.00	$250.00	$0.00
9621-001	MLB Paving	$20,000.00	$1,666.67	$15,000.00	$1,250.00	-$5,000.00
9622-001	Sidewalks	$30,000.00	$2,500.00	$35,000.00	$2,916.67	$5,000.00
9623-000	Roofs/wood	$400,000.00	$33,333.33	$460,693.00	$38,391.08	$60,693.00
9625-001	Pool Remarcite	$299.00	$24.92	$0.00	$0.00	-$299.00
9627-000	Sea Walls/Banks	$2,000.00	$166.67	$1,000.00	$83.33	-$1,000.00
9631-000	Home Maint other than paint	$2,000.00	$166.67	$2,000.00	$166.67	$0.00
9639-000	Recreation Area Maint	$30,000.00	$2,500.00	$30,000.00	$2,500.00	$0.00
9640-000	Sewer System	$25,000.00	$2,083.33	$20,000.00	$1,666.67	-$5,000.00
9641-000	Water System	$20,000.00	$1,666.67	$15,000.00	$1,250.00	-$5,000.00
9646-000	Sprinklers / Irrigation	$30,000.00	$2,500.00	$33,000.00	$2,750.00	$3,000.00
9652-000	Storm Drain System	$10,000.00	$833.33	$5,000.00	$416.67	-$5,000.00
9628-000	Misc Deferred Maintenance	$0.00	$0.00	$20,000.00	$1,666.67	$20,000.00
	Total Reserves	$660,849.00	$55,070.75	$717,000.00	$59,807.75	$56,844.00
	Total Operating & Reserves	$1,462,462.00	$121,871.83	$1,537,965.00	$128,221.50	$76,196.00

	Lot B Monthly	Lot C Monthly	Lot E Monthly	Lot F Monthly	
2020	$337.55	$353.02	$368.34	$391.49	2020
2021	$355.07	$371.38	$387.58	$412.00	2021

4.91%

President: R. Elizabeth Rund Date: 10/27/20 Treasurer: Robert L. Helwick Date: 10/27/2020

MAINLANDS UNIT ONE
2021 APPROVED FULLY FUNDED BUDGET

ACCT #	Description	Useful Life Years	Replacement cost	Anticipated Reserve Balance	Balance to be funded	Remaining Life Years	Fully Funded Annual
9620-000	Home Painting	5	$393,855.00	$6,424.13	$387,430.87	3	$129,143.62
9621-000	Street Paving	20	$325,000.00	$3,552.13	$321,447.87	18	$17,858.22
9621-001	MLB Paving	20	$450,000.00	$40,246.47	$409,753.53	2	$204,876.77
9622-001	Sidewalks	40	$1,500,000.00	$30,223.53	$1,469,776.47	30	$48,992.55
9623-000	Roofs/wood	20/30	$7,000,000.00	$239,700.67	$6,760,299.33	10	$676,029.93
9625-001	Pool Remarcite	20	$35,000.00	$30,051.14	$4,948.86	1	$4,948.86
9627-000	Sea Walls/Banks	40	$5,000,000.00	$9,948.74	$4,990,051.26	20	$249,502.56
9631-000	Home Maint other than paint	10	$250,000.00	$3,729.96	$246,270.04	5	$49,254.01
9639-000	Recreation Area Maint	75	$1,500,000.00	$30,000.00	$1,470,000.00	20	$73,500.00
9640-000	Sewer System	40	$4,000,000.00	$49,328.93	$3,950,671.07	7	$564,381.58
9641-000	Water System	40	$1,500,000.00	$40,799.40	$1,459,200.60	7	$208,457.23
9646-000	Sprinklers / Irrigation	40	$2,000,000.00	$13,754.29	$1,986,245.71	10	$198,624.57
9652-000	Storm Drain System	40	$2,000,000.00	$70,832.72	$1,929,167.28	30	$64,305.58
		Total	$25,953,855.00	$568,592.11	$25,385,262.89		$2,489,875.47

	2021
Lot B Monthly	$753.23
Lot C Monthly	$797.08
Lot E Monthly	$840.65
Lot F Monthly	$906.29

Operating	$820,965.00
Reserves	$2,489,875.47
Total	$3,310,840.47

PRESIDENT: L. Elizabeth Rumore DATE: 10 / 27 / 2020

TREASURER: Robert L. Helmick DATE: 10 / 27 / 2020