

**APPROVED 2026 Mainlands Unit 1 Partially Funded Budget**

January 1, 2026 - December 31, 2026

Operating Accounts

ACCT #	Description	Annual 2025	Actual to 6/30/25	Annual 2026	Monthly 2026	Yearly Change
7110-000	Insurance-General	\$33,000.00	\$13,200.00	\$36,300.00	\$3,025.00	\$3,300.00
7115-001	Bank Charges	\$100.00	\$0.00	\$100.00	\$8.33	\$0.00
7210-000	Legal & Professional	\$8,000.00	\$6,830.31	\$8,000.00	\$666.67	\$0.00
7212-001	Professional-Audit Fees	\$6,600.00	\$4,000.00	\$6,600.00	\$550.00	\$0.00
7310-001	Taxes-Florida Intangible	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7310-002	Taxes-Corp Annual	\$100.00	\$61.25	\$100.00	\$8.33	\$0.00
7310-003	Taxes-Condo Fee	\$1,650.00	\$825.00	\$1,650.00	\$137.50	\$0.00
7310-008	Taxes-Fed Income	\$750.00	\$0.00	\$750.00	\$62.50	\$0.00
7510-000	Admin Expenses-General/Office	\$6,500.00	\$3,312.71	\$6,500.00	\$541.67	\$0.00
7810-000	Uncollectible Assessments	\$10,000.00	\$4,999.98	\$10,000.00	\$833.33	\$0.00
8010-000	Master Association Fees	\$116,123.65	\$58,354.38	\$122,103.16	\$10,175.26	\$5,979.51
8021-000	Misc / Payroll Expense	\$12,000.00	\$1,077.49	\$12,000.00	\$1,000.00	\$0.00
8110-002	General Repairs	\$5,000.00	\$475.33	\$5,000.00	\$416.67	\$0.00
8110-010	Clubhouse Janitorial	\$18,000.00	\$6,263.03	\$18,000.00	\$1,500.00	\$0.00
8110-038	R&M-Rec Area	\$20,000.00	\$10,414.35	\$20,000.00	\$1,666.67	\$0.00
8110-040	Gate Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8150-000	Operating Contingency	\$2,000.00	\$0.00	\$2,000.00	\$166.67	\$0.00
8210-001	Lawn Service-Mow, Fert	\$126,000.00	\$66,347.60	\$127,000.00	\$10,583.33	\$1,000.00
8710-002	Utilities-Electric-Hs	\$27,825.00	\$13,395.84	\$29,216.25	\$2,434.69	\$1,391.25
8710-004	Utilities-Electric-Pool	\$10,500.00	\$5,939.02	\$12,471.94	\$1,039.33	\$1,971.94
8710-007	Utilities-Sewer Water & Trash-General	\$348,000.00	\$171,210.04	\$360,000.00	\$30,000.00	\$12,000.00
8710-010	Utilities-Reclaimed Water	\$21,500.00	\$14,022.96	\$30,000.00	\$2,500.00	\$8,500.00
8710-012	Utilities-Cable TV	\$216,106.00	\$110,498.43	\$226,279.40	\$18,856.62	\$10,173.40
8710-021	Utilities-All Other	\$500.00	\$269.98	\$550.00	\$45.83	\$50.00
Total Operating		\$990,254.65	\$491,497.70	\$1,034,620.75	\$86,218.40	\$44,366.10

Reserve Accounts

ACCT #	Description	Annual 2025	Actual to 6/30/25	Annual 2026	Monthly 2026	Yearly Change
9620-000	Home Painting	\$150,000.00	\$43,815.00	\$182,000.00	\$15,166.67	\$32,000.00
9621-000	Street Paving	\$10,000.00	\$0.00	\$10,000.00	\$833.33	\$0.00
9621-001	MLB Paving	\$10,000.00	\$0.00	\$10,000.00	\$833.33	\$0.00
9622-001	Sidewalks / Curbs	\$5,000.00	\$11,968.82	\$0.00	\$0.00	-\$5,000.00
9623-000	Roofs/wood	\$565,000.00	\$460,508.46	\$565,000.00	\$47,083.33	\$0.00
9625-001	Pool Remarcite	\$500.00	\$0.00	\$500.00	\$41.67	\$0.00
9627-000	Sea Walls/Banks	\$1,000.00	\$0.00	\$1,000.00	\$83.33	\$0.00
9631-000	Home Maint other than paint	\$10,000.00	\$12,043.49	\$13,000.00	\$1,083.33	\$3,000.00
9639-000	Recreation Area Maint	\$40,000.00	\$23,586.83	\$40,000.00	\$3,333.33	\$0.00
9640-000	Sewer System	\$15,000.00	\$0.00	\$12,000.00	\$1,000.00	-\$3,000.00
9641-000	Water System	\$15,000.00	\$1,093.80	\$12,000.00	\$1,000.00	-\$3,000.00
9646-000	Sprinklers / Irrigation	\$50,000.00	\$26,713.52	\$50,000.00	\$4,166.67	\$0.00
9652-000	Storm Drain System	\$1,000.00	\$8,385.11	\$7,000.00	\$583.33	\$6,000.00

Total Reserves	\$872,500.00	\$588,115.03	\$902,500.00	\$75,208.33	\$30,000.00
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Total Operating & Reserves	\$1,862,754.65	\$1,079,612.73	\$1,937,120.75	\$161,426.73	\$74,366.10
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	Lot B Monthly	Lot C Monthly	Lot E Monthly	Lot F Monthly	
2025	\$429.40	\$449.57	\$469.62	\$499.81	2025
2026	\$446.53	\$467.52	\$488.37	\$519.78	2026

3.84%

President: *Donna D. Mullen* Date: 10/29/25 Treasurer: *Robert L. Helms* Date: 10/29/25