

MAINLANDS UNIT II
BOARD BUDGET MEETING
Tuesday – September 24, 2024 10:00 A.M.
Clubhouse Two
4320 Mainlands Blvd North, Pinellas Park, FL 33782

- Call to order: President, Jim Schimpf
- Pledge of Allegiance
- Roll Call:
 1. _____ Jim Schimpf
 2. _____ George Filiau
 3. _____ Karen Estes
 4. _____ Alan Waldauer
 5. _____ Denis Chenel
 6. _____ Bob Arsenault
 7. _____ Bob Gambaro
- Resignations and Appointments
 - Motion by: _____
 - Motion seconded by: _____
 - Poll Board _____
- Approval of unapproved meeting minutes
 1. Motion to approve minutes _____.
 2. Motion Seconded _____.
 3. Poll Board _____.

New Business:

- Approve 2025 Partially and Fully Funded Budgets
 - Motion by: _____
 - Motion seconded by: _____
 - Poll Board _____
- Interview/Transfer Fee
 - Motion by: _____
 - Motion seconded by: _____
 - Poll Board _____

Motion to Adjourn by: _____
Motion seconded by: _____
Poll Board _____

Proposed 2023 Mainlands Unit 2 Partially Funded Budget

JANUARY 1, 2025 - DECEMBER 31, 2025

Operating Accounts

ACCT #	DESCRIPTION	ANNUAL 2024	MONTHLY 2024	ANNUAL 2025	MONTHLY 2025	YEARLY CHANGE
7110-000	Insurance-General	\$23,000.00	\$1,916.67	\$25,300.00	\$2,108.33	\$2,300.00
7110-002	Insurance-Flood P/P	\$3,648.00	\$304.00	\$3,648.00	\$304.00	\$0.00
7210-000	Professional-Legal	\$6,000.00	\$500.00	\$5,000.00	\$416.67	-\$1,000.00
7212-001	Audit	\$7,000.00	\$583.33	\$6,000.00	\$500.00	-\$1,000.00
7310-002	Tax Corp. Annual Exp	\$123.00	\$10.25	\$123.00	\$10.25	\$0.00
7310-003	Tax-State Condo Agency	\$1,200.00	\$100.00	\$1,200.00	\$100.00	\$0.00
7310-006	Pool Permit	\$300.00	\$25.00	\$300.00	\$25.00	\$0.00
7310-008	Tax-Income	\$6,000.00	\$500.00	\$6,000.00	\$500.00	\$0.00
7510-000	Admin & Office	\$2,620.00	\$218.33	\$2,620.00	\$218.33	\$0.00
7710-001	Recreation Hall Mortgage	\$132,192.00	\$11,016.00	\$132,192.00	\$11,016.00	\$0.00
7810-000	Delinquent Acct	\$3,000.00	\$250.00	\$2,000.00	\$166.67	-\$1,000.00
8010-000	Master Association Fees	\$98,000.00	\$8,166.67	\$100,118.34	\$8,343.20	\$2,118.34
8021-000	Salaries-Maintenance	\$35,000.00	\$2,916.67	\$19,000.00	\$1,583.33	-\$16,000.00
8110-038	Rec Area Maintenance	\$7,500.00	\$625.00	\$22,500.00	\$1,875.00	\$15,000.00
8150-000	Operating Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8210-001	Lawn Contract	\$105,000.00	\$8,750.00	\$113,000.00	\$9,416.67	\$8,000.00
8312-000	Pool Maintenance	\$10,000.00	\$833.33	\$10,000.00	\$833.33	\$0.00
8710-001	Utilities-Electric-Clubhouse	\$20,000.00	\$1,666.67	\$20,600.00	\$1,716.67	\$600.00
8710-005	Utilities-Telephone	\$500.00	\$41.67	\$500.00	\$41.67	\$0.00
8710-006	Utilities-Pool Fuel	\$15,000.00	\$1,250.00	\$15,450.00	\$1,287.50	\$450.00
8710-007	Utilities-Water/Sewer	\$284,000.00	\$23,666.67	\$292,500.00	\$24,375.00	\$8,500.00
8710-010	Reclaimed Water	\$15,500.00	\$1,291.67	\$16,000.00	\$1,333.33	\$500.00
8710-012	Cable TV	\$183,000.00	\$15,250.00	\$195,365.00	\$16,280.42	\$12,365.00
	Total Operating Budget	\$958,583.00	\$79,882	\$989,416.34	\$82,451	\$30,833

Reserve Accounts

ACCT #	DESCRIPTION	ANNUAL 2024	MONTHLY 2024	ANNUAL 2025	MONTHLY 2025	YEARLY CHANGE
3025-000	Rec Area/Pool	\$15,000.00	\$1,250.00	\$15,000.00	\$1,250.00	\$0.00
3020-000	Roof/Hse-Wash/Paint	\$85,000.00	\$7,083.33	\$95,940.00	\$7,995.00	\$10,940.00
3021-000	Paving Streets	\$2,000.00	\$166.67	\$2,000.00	\$166.67	\$0.00
3022-001	Walks	\$6,000.00	\$500.00	\$6,000.00	\$500.00	\$0.00
3023-000	Roofs-Repair/Replace	\$408,000.00	\$34,000.00	\$418,000.00	\$34,833.33	\$10,000.00
3025-001	Pool Resurface	\$1,306.32	\$108.86	\$1,306.32	\$108.86	\$0.00
3026-000	Landscaping Sod	\$3,600.00	\$300.00	\$3,000.00	\$250.00	-\$600.00
3027-000	Sea Walls	\$120.00	\$10.00	\$120.00	\$10.00	\$0.00
3028-000	Def. Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3031-000	Fascia/Bldg./Home Repair	\$25,000.00	\$2,083.33	\$25,000.00	\$2,083.33	\$0.00
3040-000	Sewer	\$240.00	\$20.00	\$200.00	\$16.67	-\$40.00
3041-000	Water	\$15,000.00	\$1,250.00	\$15,000.00	\$1,250.00	\$0.00
3046-000	Sprinklers	\$31,270.68	\$2,605.89	\$33,270.00	\$2,772.50	\$1,999.32
3052-000	Storm Drains	\$1,200.00	\$100.00	\$1,000.00	\$83.33	-\$200.00

Total Reserve Budget	\$593,737.00	\$49,478.08	\$615,836.32	\$51,319.69	\$22,099.32
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Total Operating & Reserve	\$1,552,320.00	\$129,360.00	\$1,605,252.66	\$133,771.06	\$52,932.66
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Monthly Maintenance = Total Amount/294 Homes/12 Months		2024		2025	
		\$440		\$455.00	\$15.00
				% Increase	3.30%

President: _____ Date: _____

Treasurer: _____ Date: _____

**MAINLANDS UNIT II
PROPOSED FULLY FUNDED BUDGET
JANUARY 1, 2025 - DECEMBER 31, 2025**

ACCT #	ITEM	Estimated life when new	Category Repair/Replacement cost	Balance as of 6/30/2024	Estimated Remaining life	Fully Funded Annual
3025-001	Remarcite	20	\$46,655.07	\$5,665.80	7	\$12,017.01
3040-000	Sewer	50	\$1,065,769.42	\$69,105.83	12	\$196,133.57
3041-000	Water	50	\$980,818.64	\$4,115.75	12	\$199,995.04
3052-000	Storm Drains	1	\$5,000.00	\$76,258.81	1	\$0.00
3025-000	Rec. Area/Pool	5-30	\$470,976.26	\$6,364.96	1-30	\$118,735.71
3031-000	Fascia/Bldg./Home Repair	1	\$17,483.63	\$6,614.69	1	\$43,294.95
3026-000	Lawn - Sod	1	\$27,318.18	\$26,945.33	1	\$53,045.00
3046-000	Sprinklers/Pumps	1	\$27,318.18	-\$1,162.36	1	\$26,947.23
3020-000	Roof/Hse-Wash/Paint	7	\$617,400.00	-\$29,517.98	1-7	\$259,197.44
3021-000	Streets	5-25	\$478,228.00	\$69,202.63	2-22	\$98,672.32
3022-001	Walks/Curbs	5	\$117,832.00	\$38,926.53	1-5	\$56,255.09
3023-000	Roofs-Repair/Replace	20-30	\$6,585,865.63	\$934,513.14	1-30	\$2,668,326.24
3027-000	Sea Walls	20	\$61,411.25	\$27,931.35	2	\$18,652.85
	*Please see 2022 reserve study for expanded schedule			Fully Funded Reserve Budget		\$3,751,272.45
					Operating Budget	\$ 989,416.34
	Total Amount					<u>\$4,740,688.79</u>
	Monthly Maintenance = Total Amount/294 Homes/12 Months					<u>\$ 1,344</u>
	President: _____			Date: _____		
	Treasurer: _____			Date: _____		