MAINLANDS UNIT II
BOARD BUDGET MEETING
Tuesday – September 22, 2026 9:00 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. **_____ Patricia Cleary**
    5. **_____ Larry Massingill**
    6. **_____ Alan Waldauer**
    7. **_____**
- **_____ 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 2027 Partially and Fully Funded Budgets**
    - **Motion by: ______________________**
    - **Motion seconded by: ______________________**
    - **Poll Board_______________**
- **Homeowner questions**

Motion to Adjourn by: ______________________
Motion seconded by: ______________________
Poll Board_______________

Proposed 2027 Mainlands Unit 2 Partially Funded Budget

JANUARY 1, 2027 - DECEMBER 31, 2027

Operating Accounts

ACCT #	DESCRIPTION	ANNUAL 2026	MONTHLY 2026	ANNUAL 2027	MONTHLY 2027	YEARLY CHANGE
7110-000	Insurance-General	$27,830.00	$2,319.17	$30,613.00	$2,551.08	$2,783.00
7110-002	Insurance-Flood P/P	$4,012.80	$334.40	$4,213.44	$351.12	$200.64
7210-000	Professional-Legal	$5,000.00	$416.67	$4,000.00	$333.33	-$1,000.00
7212-001	Audit	$7,000.00	$583.33	$7,000.00	$583.33	$0.00
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	$3,000.00	$250.00	$3,000.00	$250.00	$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	$2,000.00	$166.67	$2,000.00	$166.67	$0.00
8010-000	Master Association Fees	$105,273.70	$8,772.81	$108,474.67	$9,039.56	$3,200.97
8021-000	Salaries-Maintenance	$19,000.00	$1,583.33	$19,000.00	$1,583.33	$0.00
8110-038	Rec Area Maintenance	$22,500.00	$1,875.00	$22,500.00	$1,875.00	$0.00
8150-000	Operating Contingency	$0.00	$0.00	$3,000.00	$250.00	$3,000.00
8210-001	Lawn Contract	$117,000.00	$9,750.00	$122,850.00	$10,237.50	$5,850.00
8312-000	Pool Maintenance	$12,000.00	$1,000.00	$12,360.00	$1,030.00	$360.00
8710-001	Utilities-Electric-Clubhouse	$20,600.00	$1,716.67	$21,630.00	$1,802.50	$1,030.00
8710-005	Utilities-Telephone	$500.00	$41.67	$700.00	$58.33	$200.00
8710-006	Utilities-Pool Fuel	$16,222.50	$1,351.88	$25,000.00	$2,083.33	$8,777.50
8710-007	Utilities-Water/Sewer	$304,037.68	$25,336.47	$362,883.17	$30,240.26	$58,845.49
8710-010	Reclaimed Water	$18,400.00	$1,533.33	$23,000.00	$1,916.67	$4,600.00
8710-012	Cable TV	$205,567.89	$17,130.66	$211,734.92	$17,644.58	$6,167.03
	Total Operating Budget	$1,029,759.57	$85,813	$1,123,774.20	$93,648	$94,015
			Reserve Accounts			
ACCT #	DESCRIPTION	ANNUAL 2026	MONTHLY 2026	ANNUAL 2027	MONTHLY 2027	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	$95,940.00	$7,995.00	$100,737.00	$8,394.75	$4,797.00
3021-000	Paving Streets	$2,000.00	$166.67	$2,000.00	$166.67	$0.00
3022-001	Walks	$3,000.00	$250.00	$3,000.00	$250.00	$0.00
3023-000	Roofs-Repair/Replace	$423,000.00	$35,250.00	$409,170.24	$34,097.52	-$13,829.76
3025-001	Pool Resurface	$500.00	$41.67	$500.00	$41.67	$0.00
3026-000	Landscaping Sod	$3,000.00	$250.00	$3,000.00	$250.00	$0.00
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	$200.00	$16.67	$200.00	$16.67	$0.00
3041-000	Water	$19,857.68	$1,654.81	$19,857.68	$1,654.81	$0.00
3046-000	Sprinklers	$33,270.00	$2,772.50	$40,000.00	$3,333.33	$6,730.00
3052-000	Storm Drains	$4,000.00	$333.33	$4,000.00	$333.33	$0.00
	Total Reserve Budget	$624,887.68	$52,073.97	$622,584.92	$51,882.08	-$2,302.76
	Total Operating & Reserve	$1,654,647.25	$137,887.27	$1,746,359.12	$145,529.93	$91,711.87
			2026		2027	
Monthly Maintenance = Total Amount/294 Homes/12 Months			$469		$495.00	$26.00
					% Increase	5.25%

MAINLANDS UNIT II
PROPOSED FULLY FUNDED BUDGET
JANUARY 1, 2027 - DECEMBER 31, 2027

ACCT #	ITEM	Estimated life when new	Category Repair/Replacement cost	Balance as of 6/30/2025	Estimated Remaining life	Fully Funded Annual
3025-001	Remarcite	20	$49,496.36	$7,875.30	14	$15,619.69
3040-000	Sewer	50	$1,130,674.78	$56,718.32	1	$324,031.54
3041-000	Water	50	$1,040,550.50	$16,790.25	1	$281,600.86
3052-000	Storm Drains	1	$5,796.37	$42,207.09	1	$45,398.14
3025-000	Rec. Area/Pool	5-30	$499,658.71	$3,470.65	1-30	$317,714.86
3031-000	Fascia/Bldg./Home Repair	1	$18,548.38	$19,167.92	1	$51,472.92
3026-000	Lawn - Sod	1	$28,981.86	$27,945.33	1	$99,200.00
3046-000	Sprinklers/Pumps	1	$28,981.86	-$10,925.78	1	$91,719.33
3020-000	Roof/Hse-Wash/Paint	7	$654,999.66	-$14,090.00	1-7	$408,504.24
3021-000	Streets	5-25	$507,352.09	$69,260.62	2-22	$148,166.75
3022-001	Walks/Curbs	5	$125,007.97	$41,303.12	1-5	$102,269.94
3023-000	Roofs-Repair/Replace	20-30	$6,986,944.85	$1,167,162.99	1-30	$3,272,449.55
3027-000	Sea Walls	20	$65,151.20	$28,171.35	1	$28,823.50
	*Please see 2022 reserve study for expanded schedule				Fully Funded Reserve Budget	$5,186,971.32
	3% Added each year for increased cost and inflation					
					Operating Budget	$ 1,123,774.20
	Total Amount					$6,310,745.52
	Monthly Maintenance = Total Amount/294 Homes/12 Months					**$ 1,789**