



Approved 2021 Mainlands Unit 2 Partially Funded Budget

Operating Accounts						
ACCT #	DESCRIPTION	ANNUAL 2020	MONTHLY 2020	ANNUAL 2021	MONTHLY 2021	YEARLY CHANGE
7110-000	Insurance-General	\$13,200.00	\$1,100	\$14,000.00	\$1,167	\$800
7110-002	Insurance-Flood P/P	\$2,520.00	\$210	\$3,000.00	\$250	\$480
7210-000	Professional-Legal	\$6,000.00	\$500	\$6,000.00	\$500	\$0
7212-001	Audit	\$8,400.00	\$700	\$8,400.00	\$700	\$0
7310-002	Tax Corp. Annual Exp	\$150.00	\$13	\$123.00	\$10	-\$27
7310-003	Tax-State Condo Agency	\$1,200.00	\$100	\$1,200.00	\$100	\$0
7310-006	Pool Permit	\$300.00	\$25	\$300.00	\$25	\$0
7310-008	Tax-Income	\$6,000.00	\$500	\$6,000.00	\$500	\$0
7510-000	Admin & Office	\$2,620.00	\$218	\$2,620.00	\$218	\$0
7710-001	Lease Recreation Hall	\$132,192.00	\$11,016	\$132,192.00	\$11,016	\$0
7810-000	Delinquent Acct	\$3,000.00	\$250	\$3,000.00	\$250	\$0
8010-000	Master Association Fees	\$78,586.37	\$6,549	\$81,386.00	\$6,782	\$2,800
8021-000	Salaries-Maintenance	\$24,720.00	\$2,060	\$30,000.00	\$2,500	\$5,280
8110-038	Rec Area Maintenance	\$5,000.00	\$417	\$5,000.00	\$417	\$0
8150-000	Operating Contingency	\$0.00	\$0	\$0.00	\$0	\$0
8210-001	Lawn Contract	\$109,197.88	\$9,100	\$114,000.00	\$9,500	\$4,802
8312-000	Pool Maintenance	\$9,000.00	\$750	\$9,000.00	\$750	\$0
8710-001	Utilities-Electric-Clubhouse	\$15,000.00	\$1,250	\$16,300.00	\$1,358	\$1,300
8710-005	Utilities-Telephone	\$500.00	\$42	\$500.00	\$42	\$0
8710-006	Utilities-Pool Fuel	\$10,000.00	\$833	\$10,700.00	\$892	\$700
8710-007	Utilities-Water/Sewer	\$247,200.00	\$20,600	\$227,200.00	\$18,933	-\$20,000
8710-010	Reclaimed Water	\$9,600.00	\$800	\$12,000.00	\$1,000	\$2,400
8710-012	Cable TV	\$157,631.04	\$13,136	\$145,000.00	\$12,083	-\$12,631
	Total Operating Budget	\$842,017.29	\$70,168	\$827,921.00	\$68,993	-\$14,096
Reserve Accounts						
ACCT #	DESCRIPTION	ANNUAL 2020	MONTHLY 2020	ANNUAL 2021	MONTHLY 2021	YEARLY CHANGE
3025-000	Rec Area Pool	\$4,800.00	\$400	\$4,800.00	\$400	\$0
3020-000	Roof/Hse-Wash/Paint	\$69,416.00	\$5,785	\$73,000.00	\$6,083	\$3,584
3021-000	Paving Streets	\$0.00	\$0	\$1,200.00	\$100	\$1,200
3022-001	Walks	\$12,000.00	\$1,000	\$12,000.00	\$1,000	\$0
3023-000	Roofs-Repair/Replace	\$300,000.00	\$25,000	\$300,000.00	\$25,000	\$0
3025-001	Pool Resurface	\$0.00	\$0	\$2,400.00	\$200	\$2,400
3026-000	Landscaping Sod	\$3,600.00	\$300	\$3,600.00	\$300	\$0
3027-000	Sea Walls	\$120.00	\$10	\$120.00	\$10	\$0
3028-000	Def. Maintenance	\$0.00	\$0	\$10,712.29	\$893	\$10,712
3031-000	Fascia/Bldg./Home Repair	\$13,000.00	\$1,083	\$13,000.00	\$1,083	\$0
3040-000	Sewer	\$240.00	\$20	\$240.00	\$20	\$0
3041-000	Water	\$10,800.00	\$900	\$12,000.00	\$1,000	\$1,200
3046-000	Sprinklers	\$25,000.00	\$2,083	\$25,000.00	\$2,083	\$0
3052-000	Storm Drains	\$5,000.00	\$417	\$0.00	\$0	-\$5,000
	Total Reserve Budget	\$443,976.00	\$36,998.00	\$458,072.29	\$38,172.69	\$14,096.29
	Total Operating & Reserve	\$1,285,993.29	\$107,166	\$1,285,993.29	\$107,166	\$28,193
Monthly Maintenance = Total Amount/294 Homes/12 Months			\$365		\$365	\$0
President:		Date:	10/6/2020			
Treasurer:		Date:	10/6/2020			
			% Increase			0