

JANUARY 1, 2022 - DECEMBER 31, 2022
APPROVED 2022 MAINLANDS UNIT 4 PARTIALLY FUNDED BUDGET

OPERATING ACCOUNTS

ACCT #	ITEM	BUDGET 2021	ACTUAL TO JUNE 30, 2021	PROJECTED 2021	BUDGET 2022	MONTHLY PER HOMEOWNER
7110-000	INSURANCE-GENERAL	16,500.00	8,559.96	16,500.00	18,150.00	4.82
7210-000	PROFESSIONAL-LEGAL	5,000.00	787.50	4,000.00	5,000.00	1.33
7212-001	AUDIT	8,000.00	7,479.90	8,000.00	8,000.00	2.12
7310-008	TAXES - FEDERAL INCOME	3,000.00	2,600.00	5,200.00	3,000.00	0.80
7310-012	PERMIT LICENSE FEE	2,600.00	686.27	2,900.00	2,600.00	0.69
7510-000	ADMIN EXPENSES GENERAL OFFICE	6,500.00	1,241.65	6,500.00	6,500.00	1.73
7810-000	UNCOLLECTIBLE ASSESSMENTS	2,826.00	-131.56	2,800.00	2,826.00	0.75
8010-000	MASTER ASSOCIATION FEES	88,100.00	43,461.12	85,000.00	89,862.09	23.85
8021-000	SALARIES/PAYROLL EXPENSE	17,408.16	9,652.05	17,000.00	17,930.24	4.76
8110-038	R&M - REC AREA	25,000.00	17,612.74	25,000.00	25,000.00	6.63
8210-007	GROUND - LANDSCAPING	125,000.00	58,222.66	125,000.00	125,000.00	33.17
8710-001	UTILITIES - ELECTRIC	23,000.00	10,168.37	23,000.00	20,000.00	5.31
8710-004	UTILITIES - ELECTRIC - POOL HEATING	8,700.00	1,784.10	7,500.00	7,000.00	1.86
8710-005	UTILITIES, TELEPHONE	800.00	364.77	800.00	800.00	0.21
8710-010	UTILITIES - RECLAIMED WATER	13,500.00	8,049.42	15,000.00	14,000.00	3.72
8710-012	UTILITIES - CABLE TV	145,000.00	89,794.37	180,000.00	170,000.00	45.12
8710-022	PINELLAS PARK CITY SERVICE	240,000.00	134,481.00	270,000.00	265,000.00	70.33
	TOTAL	730,934.16	394,814.32	794,200.00	780,668.33	207.18

RESERVE ACCOUNTS

ACCT #	ITEM	BUDGET 2021	ACTUAL TO JUNE 30, 2021	PROJECTED 2021	BUDGET 2022	MONTHLY PER HOMEOWNER
3028-000	RESERVE EXPENSE - DEFERRED MAINTENANCE	0.00	0.00	0.00	0.00	0.00
3020-000	RESERVE EXPENSE- HOUSE PAINTING	98,500.00	18,080.00	95,000.00	95,500.00	25.35
3022-000	RESERVE EXPENSE - STREETS	18,400.00	91.19	10,000.00	4,000.00	1.06
3022-001	RESERVE EXPENSE - WALKS/GUTTERS	20,500.00	14,290.20	15,000.00	2,000.00	0.53
3023-000	RESERVE EXPENSE - ROOF, REPAIR/REPLACE	495,000.00	210,150.44	560,000.00	588,333.48	156.11
3025-001	RESERVE EXPENSE - POOL REMARCIE	4,500.00	36,000.00	36,000.00	1,500.00	0.40
3027-000	RESERVE EXPENSE - SEA WALLS	4,000.00	0.00	2,000.00	1,500.00	0.40
3031-000	RESERVE EXPENSE - HOUSE REPAIR/WOOD	23,600.00	12,072.34	20,000.00	22,000.00	5.84
3039-000	RESERVE EXPENSE - RECREATION AREA	24,300.00	0.00	20,000.00	15,000.00	3.98
3040-000	RESERVE EXPENSE- - SEWER	9,500.00	190.91	4,000.00	1,500.00	0.40
3041-000	RESERVE EXPENSE - WATER	9,500.00	7,586.84	9,000.00	9,000.00	2.39
3046-000	RESERVE EXPENSE - SPRINKLERS/IRRIGATION	23,500.00	17,300.91	25,000.00	21,000.00	5.57
3052-000	RESERVE EXPENSE - STORM DRAINS	3,500.00	0.00	3,500.00	3,000.00	0.80
	TOTAL	734,800.00	315,762.83	799,500.00	764,333.48	202.82
TOTAL OPERATING AND RESERVE EXPENSES		1,465,734.16			1,545,001.81	
COST PER HOME OWNER (UNIT)		4,667.94			4,920.39	
	PER MONTH	389.00			410.03	410.00

Increase per month \$21.01
 Percentage increase 5.40%

APPROVED 9/7/2021

PRESIDENT: _____

TREASURER: _____