

APPROVED 2023 MAINLANDS UNIT 4 PARTIALLY FUNDED BUDGET

JANUARY 1, 2023 - DECEMBER 31, 2023

OPERATING ACCOUNTS

ACCT #	ITEM	BUDGET 2022	ACTUAL TO JUNE 30, 2022	PROJECTED 2022	BUDGET 2023	MONTHLY PER HOMEOWNER
7110-000	INSURANCE-GENERAL	18,150.00	9,075.00	18,000.00	19,965.00	5.30
7210-000	PROFESSIONAL-LEGAL	5,000.00	918.75	3,000.00	3,000.00	0.80
7212-001	AUDIT	8,000.00	0.00	6,500.00	6,500.00	1.73
7310-008	TAXES - FEDERAL INCOME	3,000.00	0.00	5,200.00	3,500.00	0.93
7310-012	PERMIT LICENSE FEE	2,600.00	689.21	2,900.00	2,000.00	0.53
7510-000	ADMIN EXPENSES GENERAL OFFICE	6,500.00	1,158.38	6,500.00	6,500.00	1.73
7810-000	UNCOLLECTIBLE ASSESSMENTS	2,826.00	102.00	2,800.00	2,500.00	0.66
8010-000	MASTER ASSOCIATION FEES	89,862.09	44,931.06	89,900.00	99,759.24	26.48
8021-000	SALARIES/PAYROLL EXPENSE	17,930.24	8,939.19	18,000.00	18,500.00	4.91
8110-038	R&M - REC AREA	25,000.00	14,532.31	28,000.00	30,145.00	8.00
8210-007	GROUNDS - LANDSCAPING	125,000.00	53,672.99	128,000.00	134,000.00	35.56
8710-001	UTILITIES - ELECTRIC	20,000.00	13,672.74	27,000.00	21,000.00	5.57
8710-004	UTILITIES - ELECTRIC - POOL HEATING	7,000.00	5,327.47	8,000.00	7,500.00	1.99
8710-005	UTILITIES, TELEPHONE	800.00	357.33	800.00	750.00	0.20
8710-010	UTILITIES - RECLAIMED WATER	14,000.00	8,562.64	15,000.00	14,800.00	3.93
8710-012	UTILITIES - CABLE TV	170,000.00	94,013.09	188,000.00	194,400.00	51.59
8710-022	PINELLAS PARK CITY SERVICE	265,000.00	147,008.65	290,000.00	280,000.00	74.31
	TOTAL	780,668.33	402,960.81	837,600.00	844,819.24	224.21

RESERVE ACCOUNTS

ACCT #	ITEM	BUDGET 2022	ACTUAL TO JUNE 30, 2022	PROJECTED 2022	BUDGET 2023	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	95,500.00	22,050.00	95,000.00	100,300.00	26.62
3022-000	RESERVE EXPENSE - STREETS	4,000.00	700.41	3,000.00	4,000.00	1.06
3022-001	RESERVE EXPENSE - WALKS/GUTTERS	2,000.00	131.71	10,000.00	2,000.00	0.53
3023-000	RESERVE EXPENSE - ROOF, REPAIR/REPLACE	588,333.48	278,626.81	560,000.00	670,000.00	177.81
3025-001	RESERVE EXPENSE - POOL RESURFACE	1,500.00	0.00	0.00	1,500.00	0.40
3027-000	RESERVE EXPENSE - SEA WALLS	1,500.00	110.31	1,000.00	1,500.00	0.40
3031-000	RESERVE EXPENSE - HOUSE REPAIR/WOOD	22,000.00	9,105.24	20,000.00	23,500.00	6.24
3039-000	RESERVE EXPENSE - RECREATION AREA	15,000.00	635.63	5,000.00	10,000.00	2.65
3040-000	RESERVE EXPENSE - SEWER	1,500.00	33.81	3,000.00	3,000.00	0.80
3041-000	RESERVE EXPENSE - WATER	9,000.00	2,503.36	6,000.00	9,000.00	2.39
3046-000	RESERVE EXPENSE - SPRINKLERS/IRRIGATION	21,000.00	14,726.43	25,000.00	23,000.00	6.10
3052-000	RESERVE EXPENSE - STORM DRAINS	3,000.00	2198.08	3,500.00	3,000.00	0.80
	TOTAL	764,333.48	330,821.79	731,500.00	850,800.00	225.80
TOTAL OPERATING AND RESERVE EXPENSES		1,545,001.81			1,695,619.24	
COST PER HOME OWNER (UNIT)		4,920.39			5,400.06	
	PER MONTH	\$410.00			\$450.01	\$450.00

Increase per month \$40.00
Percentage increase 9.76%

APPROVED 9/6/2022

PRESIDENT:

TREASURER: