

APPROVED 2026 MAINLANDS UNIT 4 PARTIALLY FUNDED BUDGET

JANUARY 1, 2026 - DECEMBER 31, 2026

OPERATING ACCOUNTS


ACCT #	ITEM	BUDGET 2025	ACTUAL TO JUNE 30, 2025	BUDGET 2026	YEARLY CHANGE	MONTHLY PER HOMEOWNER
7110-000	INSURANCE-GENERAL	28,300.00	15,738.00	34,000.00	5,700.00	9.02
7210-000	PROFESSIONAL-LEGAL	3,500.00	464.28	3,500.00	0.00	0.93
7212-001	AUDIT	7,500.00	6,000.00	9,000.00	1,500.00	2.39
7310-008	TAXES - FEDERAL INCOME	7,000.00	0.00	7,000.00	0.00	1.86
7310-012	PERMIT LICENSE FEE	2,500.00	361.25	2,500.00	0.00	0.66
7510-000	ADMIN EXPENSES GENERAL OFFICE	6,000.00	1,648.60	6,000.00	0.00	1.59
7810-000	UNCOLLECTIBLE ASSESSMENTS	1,500.00	0.00	1,500.00	0.00	0.40
8010-000	MASTER ASSOCIATION FEES	106,929.11	53,464.50	112,435.17	5,506.06	29.84
8021-000	SALARIES PAYROLL EXPENSE	18,000.00	7,015.38	18,000.00	0.00	4.78
8110-038	R&M - REC AREA	32,500.00	15,093.99	33,500.00	1,000.00	8.89
8210-007	GROUNDS - LANDSCAPING	150,000.00	64,751.40	153,000.00	3,000.00	40.61
8710-001	UTILITIES - ELECTRIC	31,000.00	13,076.29	32,000.00	1,000.00	8.49
8710-004	UTILITIES - ELECTRIC - POOL HEATING	9,500.00	6,137.30	12,000.00	2,500.00	3.18
8710-005	UTILITIES, TELEPHONE	775.00	131.60	0.00	-775.00	0.00
8710-010	UTILITIES - RECLAIMED WATER	18,500.00	12,912.64	23,000.00	4,500.00	6.10
8710-012	UTILITIES - CABLE TV	200,000.00	102,170.87	210,000.00	10,000.00	55.73
8710-022	PINELLAS PARK CITY SERVICE	322,000.00	161,786.62	335,000.00	13,000.00	88.91
	TOTAL	945,504.11	460,752.72	992,435.17	46,931.06	263.39

RESERVE ACCOUNTS

ACCT #	ITEM	BUDGET 2025	ACTUAL TO JUNE 30, 2025	BUDGET 2026	YEARLY CHANGE	MONTHLY PER HOMEOWNER
3028-000	RESERVE EXPENSE - DEFERRED MAINTENANCE	0.00	8,700.00	0.00	0.00	0.00
3020-000	RESERVE EXPENSE- HOUSE PAINTING	94,000.00	22,853.51	133,217.40	39,217.40	35.35
3022-000	RESERVE EXPENSE - STREETS	5,000.00	0.00	5,000.00	0.00	1.33
3022-001	RESERVE EXPENSE - WALKS/GUTTERS	3,000.00	0.00	3,000.00	0.00	0.80
3023-000	RESERVE EXPENSE - ROOF, REPAIR/REPLACE	615,650.00	437,280.13	622,334.32	6,684.32	165.16
3025-001	RESERVE EXPENSE - POOL RESURFACE	3,000.00	0.00	3,000.00	0.00	0.80
3027-000	RESERVE EXPENSE - SEA WALLS	1,500.00	0.00	1,000.00	-500.00	0.27
3031-000	RESERVE EXPENSE - HOUSE REPAIR WOOD	26,000.00	18,372.03	30,000.00	4,000.00	7.96
3039-000	RESERVE EXPENSE - RECREATION AREA	13,000.00	21,648.14	13,000.00	0.00	3.45
3040-000	RESERVE EXPENSE - SEWER	6,500.00	0.00	8,000.00	1,500.00	2.12
3041-000	RESERVE EXPENSE - WATER	13,500.00	2,868.60	20,000.00	6,500.00	5.31
3046-000	RESERVE EXPENSE - SPRINKLERS/IRRIGATION	25,500.00	12,474.75	27,000.00	1,500.00	7.17
3052-000	RESERVE EXPENSE - STORM DRAINS	6,455.00	9521.24	9,485.00	3,030.00	2.52
3080-000	RESERVE INTEREST	-63,000.00	0.00	-40,000.00	-23,000.00	-10.62
	TOTAL	750,105.00	533,718.40	835,036.72	38,931.72	221.61
TOTAL OPERATING AND RESERVE EXPENSES		1,695,609.11		1,827,471.89		
COST PER HOME OWNER (UNIT)		5,400.03		5,819.97		2026 MONTHLY
	PER MONTH	\$450.00		\$485.00		\$485.00

Increase per month \$35.00
 Percentage increase 7.78%

APPROVED 9/4/2025

PRESIDENT 

TREASURER 