

**Mainlands of Tamarac by the Gulf Unit 2 Association Inc.**  
**Second Notice of Annual Meeting**  
**November 15, 2022 7:00 p.m.**  
**Clubhouse Two 4320 Mainlands Blvd North Pinellas Park, FL 33782**

The Annual Meeting of the Association will be held for the purpose of *voting on the reserves* and such other business as may lawfully be conducted.

**Agenda:**

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Certifying a Quorum
4. Proof of Notice of Meeting
5. Approval of Minutes of November 16, 2021 Annual Meeting
6. Introduction of Inspectors
7. President's State of the Unit
8. Directors Reports
9. Unfinished Business
10. New Business
- a. Declaration amendment 5.B(2)
- b. Declaration amendment 12.B.(4)
- c. Declaration amendment 12.C.
- d. Declaration amendment 12.A.(2)
- e. Declaration amendment 12. (6)
- f. Bylaws amendment XII (2)
- g. Waiving of reserves
- h. Operating rollover
- i. Announce 2023 Board
11. Adjournment

A minimum 25% of all Association Members (a quorum) must vote in person or by proxy. It is, therefore, **VERY IMPORTANT** that you either **vote the day of the meeting or provide a proxy** in order for us to conduct the business at hand.

**Voting in person at the Clubhouse will be available Tuesday, November 15, 2022 from the hours of 6 P.M. to 7 P.M.**

**(Instructions on voting by proxy are included in this mailing.)**

This year, there will be no election for the Board. There were three positions to be voted upon and three or less candidates responded to fill those positions. **Therefore, an election is not necessary.**

Also enclosed with this notice is a Proxy asking for your vote on the following: Five Amendments to the Declaration of Condominium, One Amendment to the Bylaws, waiving of the fully funded reserve requirements, and roll over any excess operating funds.

Immediately following the Annual Meeting, the Organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association.

The Agenda for this Board of Directors Meeting is as follows:

1. Certifying quorum – Call to Order
2. Proof of Notice of Meeting
3. New Business – **Choose Officers**
4. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS

*Fay Burgeson*

Fay Burgeson, Board Secretary

## YOUR 2022 ANNUAL MEETING LIMITED PROXY IS ENCLOSED AND HAS EIGHT QUESTIONS

### What Voting Yes or No Means on the Items

### **THIS PAGE IS NOT USED FOR VOTING IT IS JUST A GUIDE**

1. *Should the proposed amendment to the amended and restated Declaration, Paragraph 5.B.(2) Alteration and Improvement, be approved or disapproved.*

**YES**→ you are in favor of the amendment which will change the requirement for a material alteration from 75% of the association to 75% of those that vote.

**NO**→you are not in favor of the amendment and wish to keep it at 75% of the association.
2. *Should the proposed amendment to the amended and restated Declaration, Paragraph 12.B.(4) regarding background checks, be approved or disapproved.*

**YES**→ you are in favor of the amendment which will allow the association to perform background checks on new owners and any tenant or guest residing in a unit over 45 days.

**NO**→you are not in favor of background checks for new owners or any tenant or guest residing in a unit over 45 days.
3. *Should the proposed amendment to the amended and restated Declaration, Paragraph 12.C. Disapproval by Association, Section (f), be approved or disapproved.*

**YES**→ you are in favor of the amendment which will allow the association to disapprove a lease or purchase based on certain guidelines outlined in Exhibit C in this packet.

**NO**→you are not in favor of the amendment.
4. *Should the proposed amendment to the amended and restated Declaration, Paragraph 12.A.(2). Lease be approved or disapproved.*

**YES**→ you are in favor of the amendment outlined in exhibit D in this packet.

**NO**→you are not in favor of the amendment.
5. *Should the proposed amendment to the amended and restated Declaration, Paragraph 12.(6) Approval of Occupants, be approved or disapproved.*

**YES**→ you are in favor of the amendment that clarifies an already existing rule that any guests over 45 days must be interviewed and approved by the association.

**NO**→you are not in favor of the amendment.
6. *Should the proposed amendment to the amended and restated By-Laws, Article XII, Registers, Section 2, be approved or disapproved*

**YES**→ you are in favor of the amendment that changes the application fee to \$100 from \$50

**NO**→you are not in favor of the amendment and wish to keep the application fee at \$50
7. *Do you want to roll over 2022 surplus operating funds (if any) into the next fiscal year to avoid taxable consequences by the IRS of such remaining funds pursuant to Revenue Ruling 70-604?*

**YES**→ you are in favor of **allowing the Association to roll over** any surplus funds from the 2022 budget to the 2023 budget.

**NO**→you are not in favor of the roll over. This selection **may cause the association to have taxable Federal penalties.**
8. *Reserve Funding Waiver: Do you want to provide less than full funding of reserves that is required by F.S. Chapter 718.112(2)(f)2, for budget year 2023?*

**YES**→ you are in favor of a **partially funded budget Monthly Maintenance \$396.**

**NO**→ you are in favor of a **fully funded budget Monthly Maintenance \$875.**

### **Instructions for Voting Early by Proxy**

- Use the enclosed **yellow LIMITED PROXY** form
- Fill in your address
- Select either a) or b)
  - a)→ the typical choice and allows the Board Secretary to register the vote as you have chosen
  - b)→ is not usually selected but it means you are allowing another individual, whom you name, to go to the annual meeting and vote for you
- On the ballot there are eight items to be voted on.
- Select your choice and then sign and date your limited proxy.
- Drop off the SIGNED limited proxy at the Clubhouse, the Property Manager's office or return by US mail to **10161 49<sup>th</sup> Street N., Suite L, Pinellas Park, FL 33782.**
- We encourage that proxies be submitted, as soon as possible to avoid a delay in registration, however it **MUST** be **received before** 7 p.m. on November 15, 2022.
- Place the completed and signed LIMITED PROXY in the provided envelope (pre-addressed to the Association) and seal the envelope.
- *Please do so, as soon as possible.*

### **Instructions for Voting In-Person at the Annual Meeting**

- Voting in person at the Clubhouse will be available Tuesday, November 15, 2022 from the hours of 6 P.M. to 7 P.M.
- If you previously voted by proxy and wish to vote by ballot on November 15, 2022, you may do so by proceeding to the table and letting them know you wish to vote in person.

**MAINLANDS OF TAMARAC BY THE GULF UNIT NO. TWO, ASSOCIATION, INC.**

**LIMITED PROXY**

**KNOW ALL PERSON BY THESE PRESENTS:** The undersigned owners, or their voting representing of Unit No./Address \_\_\_\_\_ in Mainlands of Tamarac By the Gulf Unit No. Two, Association, Inc., hereby constitute and appoint the Secretary of the Association, his designee, or \_\_\_\_\_ as nominee, and proxy with powers of substitution for and in the name and place of the undersigned, to appear, represent, and cast votes only as I specifically instruct in reference to the following matter to come before the Mainlands of Tamarac By the Gulf Unit No. Two, Association, Inc., at the meeting to be held on **November 15, 2022 at 7:00 p.m.**, to be held at **The Clubhouse 2, 4320 Mainlands Blvd. North, Pinellas Park, Florida 33782.**

Limited Powers

\_\_\_\_\_ I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matter only as indicated below.

1. Should the proposed amendment to the Amended and Restated Declaration, Paragraph 5.B.(2) Alteration and Improvement, be approved or disapproved. A copy of the proposed amendment is attached hereto and made a part hereof as Exhibit A.

\_\_\_\_\_ Approve Amendment \_\_\_\_\_ Disapprove Amendment

2. Should the proposed amendment to the Amended and Restated Declaration, Paragraph 12.B.(4) regarding background checks on new owners and residents, be approved or disapproved. A copy of the proposed amendment is attached hereto and made a part hereof as Exhibit B.

\_\_\_\_\_ Approve Amendment \_\_\_\_\_ Disapprove Amendment

3. Should the proposed amendment to the Amended and Restated Declaration, Paragraph 12.C. Disapproval by Association, Section (f), be approved or disapproved. A copy of the proposed amendment is attached hereto and made a part hereof as Exhibit C.

\_\_\_\_\_ Approve Amendment \_\_\_\_\_ Disapprove Amendment

4. Should the proposed amendment to the Amended and Restated Declaration, Paragraph 12.A.(2). Lease, be approved or disapproved. A copy of the proposed amendment is attached hereto and made a part hereof as Exhibit D.

\_\_\_\_\_ Approve Amendment \_\_\_\_\_ Disapprove Amendment

5. Should the proposed amendment to the Amended and Restated Declaration, Paragraph 12. (6) Approval of Occupants, be approved or disapproved. A copy of the proposed amendment is attached hereto and made a part hereof as Exhibit E.

\_\_\_\_\_ Approve Amendment \_\_\_\_\_ Disapprove Amendment

6. Should the proposed amendment to the Amended and Restated By-Laws, Article XII, Registers, Section 2, be approved or disapproved. A copy of the proposed amendment is attached hereto and made a part hereof as Exhibit F.

\_\_\_\_\_ Approve Amendment \_\_\_\_\_ Disapprove Amendment

7. Do you want to rollover the 2022 surplus operating funds (if any) into the next fiscal year to avoid taxable consequences by the IRS of such remaining funds pursuant to Revenue Ruling 70-604?

\_\_\_\_\_ Yes \_\_\_\_\_ No

8. Do you want to provide for less than full funding of reserves that is required by F.S. Chapter 718.112(2)(f)2, for budget year 2023?

\_\_\_\_\_ Yes \_\_\_\_\_ No

**WAIVING OF RESERVES IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.**

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

DATED: \_\_\_\_\_

\_\_\_\_\_  
OWNERS OR DESIGNATED VOTER SIGNATURES

**SUBSTITUTION OF PROXYHOLDER**

The undersigned, appointed as proxyholder above, designates \_\_\_\_\_ to substitute for me in voting the proxy as set forth above.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of proxyholder

(This proxy is revocable by the owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.)

## EXHIBIT A

The Amended and Restated Declaration shall be amended as follows:

5. Maintenance, Alteration and Improvement. The responsibility for the maintenance of the condominium property and restrictions upon the alteration and improvement thereof shall be as follows:

B. Common Elements.

(2) Alteration and Improvement. After the completion of the improvements included in the common elements which are contemplated by this Declaration, there shall be no alteration or further improvement of the real property constituting the common elements without prior approval in writing by the owners of ~~not less than seventy-five percent (75%) of the common elements as provided by the Bylaws~~ at a duly called meeting of not less than seventy-five percent (75%) of the unit owners present. Failure of an owner or owners to approve an alteration or improvement approved by owners of seventy-five (75) percent of the common elements at a duly called meeting, shall not relieve such owner or Owners of their respective shares of the cost thereof.

(Coding: Words in underscored type indicate additions and/or amendment from the Declaration, By-Laws or Articles or Incorporation. Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)

## EXHIBIT B

The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

B. Approval by Association. The approval of the Association which is required for the transfer of ownership of units shall be obtained in the following manner:

(4) The Association shall have the right to perform background checks on any new owner who is purchasing a unit within the Association any person that has resided within a unit as a tenant or guest for a period over 45 days.

(Coding: Words in underscored type indicate additions and/or amendment from the Declaration, By-Laws or Articles or Incorporation. Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)

## EXHIBIT C

The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

C. Disapproval by Association. If the Association shall disapprove a transfer of ownership or rental of a unit, the matter shall be disposed of in the following manner:

f. Notwithstanding anything to the contrary herein, the requirement to purchase a unit in the event of a purchase or lease denial shall not apply in the event the following reasons and facts have been provided to the Association and the Association has denied the potential buyer or renter. The Association shall notify the potential buyer or renter of such denial. The Association shall have no responsibility to comply with any provision of this paragraph in the event that the reason for denial is based upon the reasons set forth herein.

### Legal Reasons for Association to Deny Potential Buyers or Renters.

1. There is a violation of a rule outlined in the governing documents;
2. A propensity to violate rules and regulations in the past where the applicant who has lived in an association as a tenant or owner and now wants to buy within this Association has violated the previous Association's rules;
3. Damaged the previous Association or apartment;
4. Harmed or threatened to harm members of the Board of Directors or Officers of the previous Association;
5. Misrepresentations on the potential buyer's or renter's application.
6. The potential buyer or renter has been convicted of a felony for violent crimes involving property and their civil rights have not been restored.
7. The potential buyer or renter is a pedophile, sexual deviant, has been convicted of a sex crime.
8. The potential buyer or tenant has been convicted of burglary, theft, robbery, felony drug offense, including intent to sell within the previous Association or apartment in which the individual has resided.

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## EXHIBIT D

The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

A. Transfers Subject to Approval.

(2) Lease. No unit owner may dispose of a unit or any interest therein by lease without approval of the Association, except to a unit owner. Units can only be rented in their entirety, and no individual room, room, or partial portions of the unit shall be rented. A rental, for purposes of this Declaration, shall be defined as a unit being occupied by anyone other than the record title owner(s). Disapproval of a lease or renewal lease shall include the reasons set forth within Paragraph 12(c)(f), 1-8.

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## EXHIBIT E

The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

(6) Approval of Occupants. Persons residing in units who are neither approved owners or tenants, and who remain in units for longer than Forty-Five (45) total days in a calendar year, will be considered "residents," and are therefore must be approved by the Board of Directors, pursuant to the procedures set forth elsewhere in this Declaration.

(Coding: Words in underscored type indicate additions and/or amendment from the Declaration, By-Laws or Articles or Incorporation. Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)

## EXHIBIT F

The Amended and Restated By-Laws shall be amended as follows:

### Article XII. Registers

Section 2. Any application for the transfer of membership or for a conveyance of interest in a condominium parcel or a lease of a condominium parcel shall be accompanied by an application fee in accordance with Florida Statute to cover the cost of contacting the references given by the applicant and such other costs of investigation that may be incurred by the Board of Directors. The Florida Statute allows for a charge up to a maximum of \$150.00 ~~\$100.00~~. The present charge is \$100.00 ~~\$50.00~~, and to remain unless costs necessitate an increase.

(Coding: Words in underscored type indicate additions and/or amendment from the Declaration, By-Laws or Articles or Incorporation. Unless amended herein, all paragraphs not amended or altered shall remain in full force and effect including all sub-paragraphs.)

**PROPOSED AMENDMENTS TO AMENDED AND RESTATED BY-LAWS  
AND AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OF  
MAINLANDS OF TAMARAC BY THE GULF UNIT NO. TWO, ASSOCIATION, INC.**

1. The purpose of this Amendment is to provide for alteration by 75% vote at a duly called meeting.

The Amended and Restated Declaration shall be amended as follows:

5. Maintenance, Alteration and Improvement. The responsibility for the maintenance of the condominium property and restrictions upon the alteration and improvement thereof shall be as follows:

B. Common Elements.

(2) Alteration and Improvement. After the completion of the improvements included in the common elements which are contemplated by this Declaration, there shall be no alteration or further improvement of the real property constituting the common elements without prior approval in writing by the owners of ~~not less than seventy five percent (75%) of the common elements as provided by the Bylaws~~ at a duly called meeting of not less than seventy-five percent (75%) of the unit owners present. Failure of an owner or owners to approve an alteration or improvement approved by owners of seventy-five (75) percent of the common elements at a duly called meeting, shall not relieve such owner or Owners of their respective shares of the cost thereof.

2. The purpose of this Amendment is to provide for community association interests.

The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

B. Approval by Association. The approval of the Association which is required for the transfer of ownership of units shall be obtained in the following manner:

(4) The Association shall have the right to perform background checks on any new owner who is purchasing a unit within the Association any person that has resided within a unit as a tenant or guest for a period over 45 days.

3. The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

C. Disapproval by Association. If the Association shall disapprove a transfer of ownership or rental of a unit, the matter shall be disposed of in the following manner:

f. Notwithstanding anything to the contrary herein, the requirement to purchase a unit in the event of a purchase or lease denial shall not apply in the event the following reasons and facts have been provided to the Association and the Association has denied the potential buyer or renter. The Association shall notify the potential buyer or renter of such denial. The Association shall have no responsibility to comply with any provision of this paragraph in the event that the reason for denial is based upon the reasons set forth herein.

Legal Reasons for Association to Deny Potential Buyers or Renters.

1. There is a violation of a rule outlined in the governing documents;
2. A propensity to violate rules and regulations in the past where the applicant who has lived in an association as a tenant or owner and now wants to buy within this Association has violated the previous Association's rules;
3. Damaged the previous Association or apartment;
4. Harmed or threatened to harm members of the Board of Directors or Officers of the previous Association;
5. Misrepresentations on the potential buyer's or renter's application.
6. The potential buyer or renter has been convicted of a felony for violent crimes involving property and their civil rights have not been restored.
7. The potential buyer or renter is a pedophile, sexual deviant, has been convicted of a sex crime.
8. The potential buyer or tenant has been convicted of burglary, theft, robbery, felony drug offense, including intent to sell within the previous Association or apartment in which the individual has resided.

4. The purpose of this Amendment is to prohibit single room or partial unit rentals.

The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

A. Transfers Subject to Approval.

(2) Lease. No unit owner may dispose of a unit or any interest therein by lease without approval of the Association, except to a unit owner. Units can only be rented in their entirety, and no individual room, room, or partial portions of the unit shall be rented. A rental, for purposes of this Declaration, shall be defined as a unit being occupied by anyone other than the record title owner(s). Disapproval of a lease or renewal lease shall include the reasons set forth within Paragraph 12(c)(f), 1-8.

5. The purpose of this Amendment is to provide that anyone in a unit for 45 is considered a resident.

The Amended and Restated Declaration shall be amended as follows:

12. Maintenance of Community Interest. In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the units, the transfer of a unit by any shall be subject to the following provisions so long as the Condominium exists, which provisions each unit owner covenants to observe.

(6) Approval of Occupants. Persons residing in units who are neither approved owners or tenants, and who remain in units for longer than Forty-Five (45) total days in a calendar year, will be considered "residents," and are therefore must be approved by the Board of Directors, pursuant to the procedures set forth elsewhere in this Declaration.

6. The purpose of this Amendment is to increase the transfer fee from \$50.00 to \$100.00.

The Amended and Restated By-Laws shall be amended as follows:

Article XII. Registers

Section 2. Any application for the transfer of membership or for a conveyance of interest in a condominium parcel or a lease of a condominium parcel shall be

accompanied by an application fee in accordance with Florida Statute to cover the cost of contacting the references given by the applicant and such other costs of investigation that may be incurred by the Board of Directors. The Florida Statute allows for a charge up to a maximum of \$150.00 ~~\$100.00~~. The present charge is \$100.00 ~~\$50.00~~, and to remain unless costs necessitate an increase.

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**Approved 2023 Mainlands Unit 2 Partially Funded Budget**

**JANUARY 1, 2023 - DECEMBER 31, 2023**

**Operating Accounts**

| ACCT #   | DESCRIPTION                   | ANNUAL 2022         | MONTHLY 2022    | ANNUAL 2023         | MONTHLY 2023    | YEARLY CHANGE   |
|----------|-------------------------------|---------------------|-----------------|---------------------|-----------------|-----------------|
| 7110-000 | Insurance-General             | \$14,000.00         | \$1,167         | \$18,000.00         | \$1,500         | \$4,000         |
| 7110-002 | Insurance-Flood P/P           | \$3,000.00          | \$250           | \$3,648.00          | \$304           | \$648           |
| 7210-000 | Professional-Legal            | \$6,000.00          | \$500           | \$6,000.00          | \$500           | \$0             |
| 7212-001 | Audit                         | \$7,500.00          | \$625           | \$7,000.00          | \$583           | -\$500          |
| 7310-002 | Tax Corp. Annual Exp          | \$123.00            | \$10            | \$123.00            | \$10            | \$0             |
| 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 | Recreation Hall Mortgage      | \$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       | \$84,138.39         | \$7,012         | \$96,345.00         | \$8,029         | \$12,207        |
| 8021-000 | Salaries-Maintenance          | \$30,000.00         | \$2,500         | \$35,000.00         | \$2,917         | \$5,000         |
| 8110-038 | Rec Area Maintenance          | \$5,000.00          | \$417           | \$6,500.00          | \$542           | \$1,500         |
| 8150-000 | Operating Contingency         | \$0.00              | \$0             | \$0.00              | \$0             | \$0             |
| 8210-001 | Lawn Contract                 | \$116,000.00        | \$9,667         | \$100,000.00        | \$8,333         | -\$16,000       |
| 8312-000 | Pool Maintenance              | \$9,000.00          | \$750           | \$10,000.00         | \$833           | \$1,000         |
| 8710-001 | Utilities-Electric-Clubhouse  | \$17,800.00         | \$1,483         | \$19,000.00         | \$1,583         | \$1,200         |
| 8710-005 | Utilities-Telephone           | \$500.00            | \$42            | \$500.00            | \$42            | \$0             |
| 8710-006 | Utilities-Pool Fuel           | \$12,000.00         | \$1,000         | \$13,200.00         | \$1,100         | \$1,200         |
| 8710-007 | Utilities-Water/Sewer         | \$240,000.00        | \$20,000        | \$255,000.00        | \$21,250        | \$15,000        |
| 8710-010 | Reclaimed Water               | \$13,000.00         | \$1,083         | \$14,500.00         | \$1,208         | \$1,500         |
| 8710-012 | Cable TV                      | \$175,000.00        | \$14,583        | \$183,000.00        | \$15,250        | \$8,000         |
|          | <b>Total Operating Budget</b> | <b>\$878,373.39</b> | <b>\$73,198</b> | <b>\$913,128.00</b> | <b>\$76,094</b> | <b>\$34,755</b> |

**Reserve Accounts**

| ACCT #   | DESCRIPTION              | ANNUAL 2022  | MONTHLY 2022 | ANNUAL 2023  | MONTHLY 2023 | YEARLY CHANGE |
|----------|--------------------------|--------------|--------------|--------------|--------------|---------------|
| 3025-000 | Rec Area Pool            | \$4,800.00   | \$400        | \$4,800.00   | \$400        | \$0           |
| 3020-000 | Roof/Hse-Wash/Paint      | \$75,300.00  | \$6,275      | \$78,200.00  | \$6,517      | \$2,900       |
| 3021-000 | Paving Streets           | \$1,200.00   | \$100        | \$1,200.00   | \$100        | \$0           |
| 3022-001 | Walks                    | \$12,000.00  | \$1,000      | \$6,000.00   | \$500        | -\$6,000      |
| 3023-000 | Roofs-Repair/Replace     | \$300,000.00 | \$25,000     | \$322,000.00 | \$26,833     | \$22,000      |
| 3025-001 | Pool Resurface           | \$1,306.32   | \$109        | \$1,306.32   | \$109        | \$0           |
| 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         | \$10,712.29  | \$893        | \$10,712.29  | \$893        | \$0           |
| 3031-000 | Fascia/Bldg./Home Repair | \$16,000.00  | \$1,333      | \$20,000.00  | \$1,667      | \$4,000       |
| 3040-000 | Sewer                    | \$240.00     | \$20         | \$240.00     | \$20         | \$0           |
| 3041-000 | Water                    | \$12,000.00  | \$1,000      | \$12,000.00  | \$1,000      | \$0           |
| 3046-000 | Sprinklers               | \$25,000.00  | \$2,083      | \$25,000.00  | \$2,083      | \$0           |
| 3052-000 | Storm Drains             | \$0.00       | \$0          | \$0.00       | \$0          | \$0           |

|                             |                     |                    |                     |                    |                    |
|-----------------------------|---------------------|--------------------|---------------------|--------------------|--------------------|
| <b>Total Reserve Budget</b> | <b>\$462,278.61</b> | <b>\$38,523.22</b> | <b>\$485,178.61</b> | <b>\$40,431.55</b> | <b>\$22,900.00</b> |
|-----------------------------|---------------------|--------------------|---------------------|--------------------|--------------------|

|                                      |                       |                  |                       |                  |                 |
|--------------------------------------|-----------------------|------------------|-----------------------|------------------|-----------------|
| <b>Total Operating &amp; Reserve</b> | <b>\$1,340,652.00</b> | <b>\$111,721</b> | <b>\$1,398,306.61</b> | <b>\$116,526</b> | <b>\$45,800</b> |
|--------------------------------------|-----------------------|------------------|-----------------------|------------------|-----------------|

|   |              |              |             |
|---|--------------|--------------|-------------|
| <b>Monthly Maintenance = Total Amount/294 Homes/12 Months</b> | <b>\$380</b> | <b>\$396</b> | <b>\$16</b> |
|---|--------------|--------------|-------------|

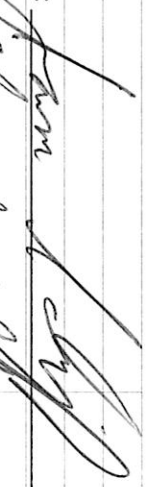

|  |  |                   |              |
|--|--|-------------------|--------------|
|  |  | <b>% Increase</b> | <b>4.12%</b> |
|--|--|-------------------|--------------|

President:  Date: 9/20/2022

Treasurer:  Date: 9/20/2022



**MAINLANDS UNIT II**  
**2023 APPROVED FULLY FUNDED BUDGET**  
**JANUARY 1, 2023 - DECEMBER 31, 2023**

| ACCT #   | ITEM  | Useful Life Est'd   | Replacement Est'd | Estimated Funded Thru 12/31/2023 | Unfunded Replacement Est'd | Remaining Life Est'd | Annual Requirement    |                      |
|----------|---|---|-------------------|----------------------------------|----------------------------|----------------------|-----------------------|----------------------|
| 3025-001 | Remar/dte   | 20  | \$32,000.00       | \$3,707.16                       | \$28,292.84                | 18                   | \$1,571.82            |                      |
| 3040-000 | Sewer   | 45  | \$1,298,386.00    | \$77,875.22                      | \$1,220,510.78             | 4                    | \$305,127.70          |                      |
| 3041-000 | Water   | 50  | \$1,422,283.00    | \$8,715.27                       | \$1,413,567.73             | 4                    | \$353,391.93          |                      |
| 3052-000 | Storm Drains  | 40  | \$961,047.00      | \$79,789.84                      | \$881,257.16               | 17                   | \$51,838.66           |                      |
| 3025-000 | Rec. Area/Pool  | 50  | \$1,342,415.00    | \$16,895.81                      | \$1,325,519.19             | 6                    | \$220,919.87          |                      |
| 3031-000 | Fascia/Bldg./Home Repair                                      | 10  | \$352,259.00      | \$1,000.00                       | \$351,259.00               | 3                    | \$117,086.33          |                      |
| 3026-000 | Lawn - Sod  | 10  | \$246,667.00      | \$25,145.33                      | \$221,521.67               | 5                    | \$44,304.33           |                      |
| 3046-000 | Sprinklers/Pumps  | 40  | \$1,938,746.00    | \$57,440.32                      | \$1,881,305.68             | 10                   | \$188,130.57          |                      |
| 3020-000 | Roof/Hse-Wash/Paint   | 5   | \$265,000.00      | \$5,671.74                       | \$259,328.26               | 4                    | \$64,832.07           |                      |
| 3021-000 | Streets   | 25  | \$220,000.00      | \$71,332.39                      | \$148,667.61               | 17                   | \$8,745.15            |                      |
| 3022-001 | Walks   | 35  | \$1,486,867.00    | \$29,926.53                      | \$1,456,940.47             | 10                   | \$145,694.05          |                      |
| 3023-000 | Roofs-Repair/Replace  | 30  | \$4,750,099.00    | \$755,861.84                     | \$3,994,237.16             | 7                    | \$570,605.31          |                      |
| 3027-000 | Sea Walls   | 50  | \$839,009.00      | \$27,724.64                      | \$811,284.36               | 8                    | \$101,410.55          |                      |
|          | Fully Funded Reserve Budget                                   |   |                   |                                  |                            |                      | <u>\$2,173,658.33</u> |                      |
|          | Operating Budget  |   |                   |                                  |                            |                      | <u>\$ 913,128.00</u>  |                      |
|          | Total Amount  |   |                   |                                  |                            |                      | <u>\$3,086,786.33</u> |                      |
|          | <b>Monthly Maintenance = Total Amount/294 Homes/12 Months</b> |   |                   |                                  |                            |                      |                       | <u><b>\$ 875</b></u> |
|          | President:  |  |                   | Date: 9/20/2022                  |                            |                      |                       |                      |
|          | Treasurer:  |  |                   | Date: 9/20/2022                  |                            |                      |                       |                      |