

MAINLANDS OF TAMARAC BY THE GULF UNIT THREE ASSOCIATION, INC.

10050 Mainlands Blvd, Pinellas Park, FL 33782

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TO: ALL **UNIT 3** HOMEOWNERS

The **Annual Budget Meeting** will be held on **Thursday, September 25, 2025 at 6:30 p.m.** Please have this letter and the attached budget exhibits "A" and "B" with you.

As in past years, the Operating Budget has been prepared using historical levels of expenditures and cost data obtained from suppliers. The Reserve Budget has been prepared in the same way; along with data from the Reserve Study. All members of our Board of Directors have participated in developing this proposed budget and we recommend it for your review (attached exhibits A & B).

We have used the Partially Funded Reserve Budget approach to fund reserves in our Proposed Budget, resulting in a total budget for 2026 of \$2,108,637. This increase is due to operating costs we cannot control. It is also, to keep up with house and roof painting costs, roof replacement and to fund future reserve expenses.

If you vote **"Yes", a vote to waive** the Fully Funded Budget, the proposed Partially Funded Budget will go into effect, and the following maintenance fees would apply, effective January 1, 2026:

Monthly Maintenance Fees - Partially Funded Budget			
<u>Lot</u>	2025	2026	2026 Monthly \$ Change
Lot B	\$455.61	\$468.55	\$12.94
Lot C	\$476.31	\$489.48	\$13.17
Lot E	\$497.04	\$510.41	\$13.37
Lot F	\$528.08	\$541.80	\$13.72

If the majority votes **"No" to waiving** the Fully Funded Budget, by Florida law full funding is mandatory and the monthly maintenance fees shown below would apply (refer to attached Exhibit "B").

Monthly Maintenance Fees - Fully Funded Budget	
<u>Lot</u>	2026
Lot B	\$636.68
Lot C	\$669.20
Lot E	\$701.72
Lot F	\$750.50

Please plan to attend the Annual Meeting to be held on October 25, 2025, at 1:00 p.m. and vote prior to the meeting by mailing your proxy, by placing your proxy in the ballot box at the clubhouse prior to the start of the annual meeting, OR by completing a ballot at the annual meeting.

Sincerely,

Board of Directors

Proposed 2025 Mainlands Unit 3 Partially Funded Budget - Exhibit A
For Fiscal Year Jan 1, 2026 - Dec. 31 2026

Acct. #	Description	Budget 2025	Budget 2026	Monthly 2026	Avg. Unit Cost/Mo.
Operating Accounts					
7110-000	Insurance - General	\$ 46,670	\$ 45,700	\$ 3,808	\$ 10.79
7115-001	Bank Charges	\$ 300	\$ -	\$ -	\$ -
7210-000	Legal & Professional	\$ 7,000	\$ 7,000	\$ 583	\$ 1.65
7212-001	Professional - Audit Fees	\$ 6,300	\$ 6,500	\$ 542	\$ 1.53
7310-002	Taxes Corp. Annual (SunBiz)	\$ 122	\$ 61	\$ 5	\$ 0.01
7310-003	Taxes- Condo Fee	\$ 1,412	\$ 1,412	\$ 118	\$ 0.33
7310-006	Taxes - Pool Permit	\$ 300	\$ 300	\$ 25	\$ 0.07
7310-008	Tax - Federal Income	\$ 9,540	\$ 9,540	\$ 795	\$ 2.25
7510-000	Administrative - Office	\$ 4,737	\$ 4,411	\$ 368	\$ 1.04
7710-001	Rec Hall/Mort. Int (+Prin. #2100-000)	\$ 88,552	\$ 88,552	\$ 7,379	\$ 20.90
7810-000	Uncollectible Assessments	\$ 3,000	\$ 3,000	\$ 250	\$ 0.71
8010-000	Master Assoc. Fees	\$ 120,210	\$ 126,400	\$ 10,533	\$ 29.84
8021-000	Salaries/Payroll (Maintenance)	\$ 17,323	\$ 21,148	\$ 1,762	\$ 4.99
8110-038	R&M- Rec Area	\$ 21,656	\$ 16,439	\$ 1,370	\$ 3.88
8110-040	Gate Project	\$ 50	\$ -	\$ -	\$ -
8150-000	Operating Contingency	\$ 8,200	\$ 16,400	\$ 1,367	\$ 3.87
8210-001	Grounds-Lawn Service	\$ 129,342	\$ 128,748	\$ 10,729	\$ 30.39
8312-000	Pool Service-General	\$ 11,860	\$ 16,080	\$ 1,340	\$ 3.80
8710-001	Utilities - Electric	\$ 30,084	\$ 29,645	\$ 2,470	\$ 7.00
8710-004	Utilities - Electric-Pool Heating	\$ 16,500	\$ 16,622	\$ 1,385	\$ 3.92
8710-005	Utilities- Telephone	\$ 540	\$ -	\$ -	\$ -
8710-007	Utilities - Water/Sewer/Trash	\$ 345,733	\$ 372,970	\$ 31,081	\$ 88.05
8710-010	Utilities - Reclaimed Water	\$ 18,036	\$ 30,734	\$ 2,561	\$ 7.26
8710-012	Utilities - Cable TV & Internet	\$ 224,390	\$ 237,971	\$ 19,831	\$ 56.18
Total - Operating		\$ 1,111,857	\$ 1,179,631	\$ 98,303	\$ 278.48
Reserve Accounts					
3020-001	House/Roof Painting/Cleaning	\$ 115,000	\$ 115,000	\$ 9,583	\$ 27.15
3021-000	Master Paving - Blvd.* (.222013)	\$ 30,000	\$ 25,000	\$ 2,083	\$ 5.90
3022-000	Street Repair	\$ 40,000	\$ 25,000	\$ 2,083	\$ 5.90
3022-001	Sidewalks/Curbs Repair Allowance**	\$ 15,000	\$ 23,600	\$ 1,967	\$ 5.57
3023-001	Roof Repair/Replace	\$ 580,000	\$ 580,000	\$ 48,333	\$ 136.92
3025-000	Recreation Area	\$ 5,000	\$ 12,000	\$ 1,000	\$ 2.83
3025-001	Pool Resurfacing & Equipment	\$ 22,000	\$ 2,000	\$ 167	\$ 0.47
3026-000	Landscape Sod Allowance**	\$ 10,000	\$ -	\$ -	\$ -
3027-000	Sea Walls Allowance* (.271122)	\$ 3,714	\$ 3,406	\$ 284	\$ 0.80
3031-000	Exterior Home Repair/Replace Allow.**	\$ 20,000	\$ 30,000	\$ 2,500	\$ 7.08
3040-000	Sewer Systems* (.271122)	\$ 10,000	\$ 10,000	\$ 833	\$ 2.36
3041-000	Water Systems* (.222013)	\$ 60,000	\$ 50,000	\$ 4,167	\$ 11.80
3046-000	Sprinkler/Irrigation Allowance**	\$ 25,000	\$ 28,000	\$ 2,333	\$ 6.61
3052-000	Storm Drains Allowance**(.271122)	\$ 5,000	\$ 25,000	\$ 2,083	\$ 5.90
Total - Reserves		\$ 940,714	\$ 929,006	\$ 77,417	\$ 219.31
Grand Total Operating & Partial Reserves Budget		\$ 2,052,571	\$ 2,108,637	\$ 175,720	\$ 497.79

If you vote "yes" to "waive" a fully funded budget,
effective Jan 1, 2026, your maintenance fees will be:

Lot B	Lot C	Lot E	Lot F
\$468.55	\$489.48	\$510.41	\$541.80

Please Note: Partially Funded Reserves are not funded sufficiently to prevent the possibility of special assessments. The amount of assessments necessary to bring the reserves up to proper level is the difference between the fully funded budget and the reserve balance.

*Split expense with other units

**Per Reserve Study, allowance is used as we are replacing as we go.

(please see reverse)

Mainlands of Tamarac, Unit #3, Fully Funded Budget - Exhibit B

Budget Fiscal Year Jan 1, 2026 - Dec 31, 2026

Description	Current Category Costs (from Reserve	Est. Balance 12/31	Expected Life When New	Est. Remain Life	\$ Req. for Fully Funded Budget	Mo. Unit Cost \$
House/Roof Painting/Cleaning	\$961,925	\$303,323	7	3	\$219,534	\$51.83
Master Paving - Blvd.* (.222013)	\$152,053	\$187,049	20	2	\$0	\$0.00
Street Repair	\$341,919	\$244,640	5-25	4	\$24,320	\$5.74
Sidewalks/Curbs Repair Allowance**	\$107,200	\$28,982	5	5	\$15,644	\$3.69
Roof Repair/Replace	\$7,413,000	\$209,365	1-23	6	\$1,200,606	\$283.43
Recreation Area	\$403,012	\$177,626	5-30	18	\$12,521	\$2.96
Pool Resurfacing & Equipment	\$79,936	\$50,616	12-20	9	\$3,258	\$0.77
Landscape Sod Allowance**	\$10,000	\$18,252	1	1	\$10,000	\$2.36
Sea Walls Allowance* (.271122)	\$77,100	\$60,071	20	5	\$3,406	\$0.80
Exterior Home Repair/Replace Allow.**	\$25,000	\$113	1	1	\$25,000	\$5.90
Sewer Systems* (.271122)	\$1,153,639	\$229,950	50	12	\$76,974	\$18.17
Water Systems* (.222013)	\$1,050,343	\$183,210	50	12	\$72,261	\$17.06
Sprinkler/Irrigation Allowance**	\$40,000	\$14,234	1	1	\$40,000	\$9.44
Storm Drains Allowance**(.271122)	\$6,000	\$113,260	1	1	\$6,000	\$1.42
Totals	\$11,821,127	\$1,820,690			\$1,709,524	\$403.57
<i>Total Operating Budget</i>					<i>\$1,179,631</i>	<i>\$278.48</i>
Grand Total Budget/Avg. Mo. Unit Cost					\$2,889,155	\$682.05

Note: If you vote "no" to waiving a fully funded budget, your maintenance fees would be as follows, effective January 1, 2026

Monthly Maintenance Fees with Fully Funded Budget	
Lot B	\$636.68
Lot C	\$669.20
Lot E	\$701.72
Lot F	\$750.50

*Shared expense with other units

**Per Reserve Study, allowance is used as we are replacing as we go.