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

10050 Mainlands Blvd, Pinellas Park, FL 33782

TEL: 727-573-5670 FAX: 727-573-0876

TO: ALL **UNIT 3** HOMEOWNERS

The **Annual Budget Meeting** will be held on **Thursday, September 24, 2026 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 2027 of $2,177,960. 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, 2027:

Monthly Maintenance Fees - Partially Funded Budget			
Lot	**2026**	**2027**	**2027 Monthly $ Change**
Lot B	$468.55	$484.41	**$15.86**
Lot C	$489.48	$505.68	**$16.20**
Lot E	$510.41	$526.97	**$16.56**
Lot F	$541.80	$558.89	**$17.09**

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	
Lot	**2027**
Lot B	$750.50
Lot C	$790.19
Lot E	$829.87
Lot F	$889.40

Please plan to attend the Annual Meeting to be held on October 31 2026, 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 Mainlands Unit 3 Partially Funded Budget - Exhibit A
For Fiscal Year Jan 1, 2027 - Dec. 31 2027

Acct. #	Description	Budget 2026	Budget 2027	Monthly 2027	Avg. Unit Cost/Mo.
	Operating Accounts				
7110-000	Insurance - General	$ 45,700	$ 54,220	$ 4,518	$ 12.80
7115-001	Bank Charges	$ -	$ -	$ -	$ -
7210-000	Legal & Professional	$ 7,000	$ 7,000	$ 583	$ 1.65
7212-001	Professional - Audit Fees	$ 6,500	$ 6,500	$ 542	$ 1.53
7310-002	Taxes Corp. Annual (SunBiz)	$ 61	$ 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	$ 4,411	$ 5,423	$ 452	$ 1.28
7710-001	Mortgage Int (+Prin. #2100-000)	$ 88,552	$ 88,552	$ 7,379	$ 20.90
7810-000	Uncollectible Assessments	$ 3,000	$ 5,000	$ 417	$ 1.18
8010-000	Master Assoc. Fees	$ 126,400	$ 130,243	$ 10,854	$ 30.75
8021-000	Salaries /Payroll (Maintenance)	$ 21,148	$ 19,560	$ 1,630	$ 4.62
8110-038	R&M- Rec Area	$ 16,439	$ 21,935	$ 1,828	$ 5.18
8150-000	Operating Contingency	$ 16,400	$ 6,000	$ 500	$ 1.42
8210-001	Grounds-Lawn Service	$ 128,748	$ 130,815	$ 10,901	$ 30.88
8312-000	Pool Service-General	$ 16,080	$ 13,650	$ 1,138	$ 3.22
8710-001	Utilities - Electric	$ 29,645	$ 28,210	$ 2,351	$ 6.66
8710-004	Utilities - Electric-Pool Heating	$ 16,622	$ 19,843	$ 1,654	$ 4.68
8710-007	Utilities - Water/Sewer/Trash	$ 372,970	$ 412,443	$ 34,370	$ 97.37
8710-010	Utilities - Reclaimed Water	$ 30,734	$ 35,171	$ 2,931	$ 8.30
8710-012	Utilities - Cable TV & Internet	$ 237,971	$ 244,002	$ 20,334	$ 57.60
	Total - Operating	**$ 1,179,631**	**$ 1,239,880**	**$ 103,323**	**$ 292.70**
	Reserve Accounts				
3020-001	House/Roof Painting/Cleaning	$ 115,000	$ 120,000	$ 10,000	$ 28.33
3021-000	Master Paving - Blvd.* (.222013)	$ 25,000	$ 5,000	$ 417	$ 1.18
3022-000	Street Repair	$ 25,000	$ 15,000	$ 1,250	$ 3.54
3022-001	Sidewalks/Curbs Repair Allowance**	$ 23,600	$ 10,000	$ 833	$ 2.36
3023-001	Roof Repair/Replace	$ 580,000	$ 580,000	$ 48,333	$ 136.92
3025-000	Recreation Area	$ 12,000	$ 20,000	$ 1,667	$ 4.72
3025-001	Pool Resurfacing & Equipment	$ 2,000	$ 3,000	$ 250	$ 0.71
3026-000	Landscape Sod Allowance**	$ -	$ -	$ -	$ -
3027-000	Sea Walls Allowance* (.271122)	$ 3,406	$ 4,080	$ 340	$ 0.96
3031-000	Exterior Home Repair/Replace Allow.**	$ 30,000	$ 50,000	$ 4,167	$ 11.80
3040-000	Sewer Systems* (.271122)	$ 10,000	$ 55,000	$ 4,583	$ 12.98
3041-000	Water Systems* (.222013)	$ 50,000	$ 30,000	$ 2,500	$ 7.08
3046-000	Sprinkler/Irrigation Allowance**	$ 28,000	$ 40,000	$ 3,333	$ 9.44
3052-000	Storm Drains Allowance**(.271122)	$ 25,000	$ 6,000	$ 500	$ 1.42
	Total - Reserves	**$ 929,006**	**$ 938,080**	**$ 78,173**	**$ 221.45**
	Grand Total Operating & Partial Reserves Budget	**$ 2,108,637**	**$ 2,177,960**	**$ 181,497**	**$ 514.15**

If you vote "yes" to "waive" a fully funded budget, effective Jan 1, 2027, your maintenance fees will be:

Lot B	Lot C	Lot E	Lot F
$484.41	$505.68	$526.97	$558.89

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.

**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, 2027 - Dec 31, 2027

Description	2026 Costs (from Reserve Study)	2027 Costs w/3.5% inflation add	Est. Balance 12/31	Expected Life When New	Est. Remain Life	$ Req. for Fully Funded Budget
House/Roof Painting/Cleaning	$961,925	$995,592	$278,032	7	2	$358,780
Master Paving - Blvd.* (.222013)	$152,053	$157,375	$212,049	20	1	$0
Street Repair	$341,919	$353,886	$266,180	5-25	3	$29,235
Sidewalks/Curbs Repair Allowance**	$107,200	$110,952	$70,939	1	1	$11,095
Roof Repair/Replace	$7,413,000	$7,672,455	$120,935	1-23	5	$1,510,304
Recreation Area	$403,012	$417,117	$148,682	5-30	17	$15,790
Pool Resurfacing & Equipment	$69,936	$72,384	$27,247	12-20	10	$4,514
Landscape Sod Allowance**	$10,000	$10,350	$22,752	1	1	$0
Sea Walls Allowance* (.271122)	$77,100	$79,799	$63,477	20	4	$4,080
Exterior Home Repair/Replace Allow.**	$40,000	$41,400	-$17,938	1	1	$40,000
Sewer Systems* (.271122)	$1,153,639	$1,194,016	$241,705	50	11	$86,574
Water Systems* (.222013)	$1,050,343	$1,087,105	$224,127	50	11	$78,453
Sprinkler/Irrigation Allowance**	$40,000	$41,400	$10,284	1	1	$40,000
Storm Drains Allowance**(.271122)	$6,000	$6,210	$110,104	1	1	$6,000
Totals	**$11,826,127**	**$12,240,041**	**$1,778,576**			**$2,184,825**
Total Operating Budget						*$1,239,880*
Grand Total Budget/Avg. Mo. Unit Cost						**$3,424,706**

Note: If you vote "no" to waiving a fully funded budget, your maintenance fees would be as follows, effective January 1, 2027

Monthly Maintenance Fees with Fully Funded Budget	
Lot B	$750.50
Lot C	$790.19
Lot E	$829.87
Lot F	$889.40

*Shared expense with other units

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