

SECOND NOTICE OF ANNUAL MEETING & ELECTION OF DIRECTORS

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

TO ALL MEMBERS:

On Saturday, **October 31, 2026** at **1:00 p.m.** in the **Clubhouse of Mainlands of Tamarac by the Gulf, Unit No. Three, 10050 Mainlands Blvd.**, the Annual Meeting of the Association will be held for the purpose of electing Directors, and such other business as may lawfully be conducted. The agenda for the Annual Meeting:

1. Appointment of Inspectors of Elections
2. Certifying Quorum – Call to Order
3. Proof of Notice of Meeting
4. Disposal of Unapproved Minutes
5. Reports of Officers & Directors
6. Reports of Committees
7. Unfinished Business
8. New Business –
 - a. Vote to rollover surplus funds.
 - b. Vote to reduce funding of statutory reserves as required by FS 718.112(2)(f).
 - c. Vote to transfer \$20,000.00 from reserve interest to reserve Exterior Home repair account #3031-000.
 - d. Vote to use up to \$50,000.00 from reserve interest to camera and clean the association sewer systems.
9. Election of Directors results
10. Adjournment

A **majority** of the voting interests (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors; however, at least twenty (20%) percent of the eligible voters must cast a ballot in order to have a valid election. It is therefore **VERY IMPORTANT** that you **provide a Limited Proxy** or attend in person in order to conduct business other than the election of Directors.

Enclosed with this Notice is a ballot for the election of Directors, as well as timely submitted Information Sheets, prepared by the candidates for the Board, who are solely responsible for their contents. The Association is transmitting this information in accordance with the requirements of Florida Law; however, the Association is not in a position to verify the accuracy of the information or statements contained therein and disclaims any responsibility for the information contained within the Information Statements.

Instructions for Marking and Returning Ballot for Directors. **FORGERY OF A BALLOT USED IN AN ELECTION IS A CRIME PUNISHABLE AS A THIRD-DEGREE FELONY.**

- The enclosed ballot (green paper) lists all candidates, in alphabetical order, who are qualified to run for the Board. There will be **three (3)** Directors elected. Please vote for no more than **three (3)** candidates by marking the ballot on the box next to the candidate's name.
- The ballot must be placed and sealed in the ballot envelope. The ballot envelope must then be placed and sealed in the envelope addressed to the Association and mailed to the Association's mailing address or delivered in person or placed in the locked box at the Clubhouse.
- You must fill in the unit information on the outside of the envelope addressed to the Association and have the owner or voting member appointed on the Certificate Appointing Voting Member sign his/her name on the back of the envelope.

- The ballot must be received by the Association no later than **1:00 p.m. on Saturday, October 31, 2026**. If you are going to attend the Annual Meeting, you may cast your ballot at the meeting. Ballots will be available at the meeting.

VOTING BY LIMITED PROXY

Even if you intend to attend the Annual Meeting, please submit your Limited Proxy. To vote by proxy, please note the following information about **PROXIES**:

- A **limited proxy** is for the purpose of appointing **another person** to vote for you as you specifically direct (except for non-substantive items) in the event that you might not be able to attend the meeting. It must be signed by the person authorized to cast the vote for the unit. Please note that **you cannot vote for Directors by proxy**. If you intend to vote for Directors **you must vote by using of the enclosed Election Ballot**.
- The proxy should be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association's mailing address at: **10161 49th St, Pinellas Park, FL 33782** or via e-mail to: mainlandsoffice@gmail.com, or placed in the locked box at the Clubhouse. It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
- If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
- A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
- A **Limited Proxy** form is enclosed with this notice for your use.

Please be sure to mail in your proxy and your ballot or hand deliver it, unless you plan to attend the Annual Meeting to cast your votes in person. **DO NOT PLACE YOUR PROXY INSIDE THE BALLOT ENVELOPE AS THIS MAY COMPROMISE THE SECRECY OF YOUR BALLOT IN THE ELECTION.**

ORGANIZATIONAL MEETING AGENDA

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 and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - a. Elect Officers.
4. Adjournment.

Dated: October 17, 2026.

BY ORDER OF THE BOARD OF DIRECTORS

Victor Morton
Victor Morton, Secretary

YOUR 2026 ANNUAL MEETING LIMITED PROXY IS ENCLOSED

What Voting Yes or No Means on the Items

1. *Should the Association rollover and apply any surplus funds that exist in its operating account for its fiscal/calendar year ending 12/31/2026, to offset common expenses that will be incurred in the following fiscal/calendar year, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Rules 70-604?*
 - **YES**→ you are in favor of **allowing the Association to roll over** any surplus funds from the 2026 budget to the 2027 budget.
 - **NO**→ you are not in favor of the roll over. This selection **may cause the association to have taxable Federal penalties.**
2. *Should the reserves required by Section 718.112(2)(f), Florida Statutes, be waived for the next fiscal/calendar year and be reduced to a level presented by the Board of Directors?*
 - **YES**→ you are in favor of a **partially funded** budget. (exhibit A)
Lot B \$484.41, Lot C \$505.68, Lot E \$526.97, Lot F \$558.89
 - **NO**→ you are in favor of a **fully funded** budget. (exhibit B)
Lot B \$750.50, Lot C \$790.19, Lot E \$829.87, Lot F \$889.40
3. *Do you approve transferring \$20,000.00 from reserve interest to reserve Exterior Home Repair, Account #3031-000?*
 - **YES**→ you are in favor of the transfer
 - **NO**→ you do not want the money transferred
4. *Do you approve the use up to \$50,000.00 from reserve interest to camera and clean the Association Sewer systems?*
 - **YES**→ you are in favor of using the reserve interest funds to clean and camera the sewer lines.
 - **NO**→ you are not in favor.

Use the [blue limited proxy](#) form to
select your answers or attend the annual
meeting and vote in person.

In person voting will be available Saturday
October 31, 2026 12 p.m.-1 p.m.

ALL LIMITED PROXIES AND DIRECTOR BALLOTS MUST
BE RECEIVED NO LATER THAN 1:00 P.M. OCTOBER 31, 2026
AT 11:00 A.M. THE OUTER ENVELOPES WILL BE VERIFIED
AGAINST THE ASSOCIATION RECORDS. MEMBERS ARE
WELCOME TO OBSERVE THE PROCESS.
AT 1:00 P.M. THE ELECTION WILL CLOSE.



Association Voting Procedure

— Your vote matters! —

Follow these 6 simple steps to make sure your ballot is counted.

1

Fill out the green ballot according to the instructions on the ballot.



Read the instructions on the ballot carefully.

2

Place the green ballot in the envelope marked "Ballot" and seal it.



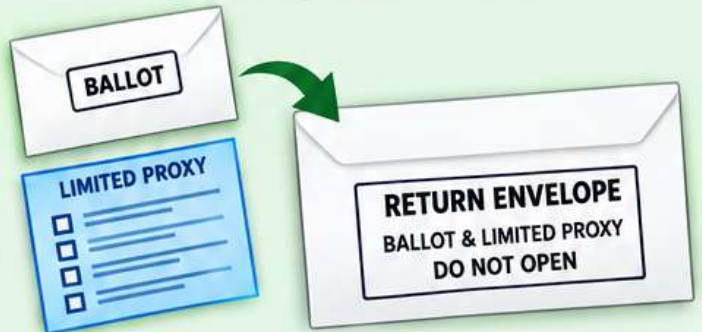
3

Fill out the blue limited proxy according to the instructions.



4

Place the sealed ballot envelope and the blue limited proxy in the marked return envelope and seal it.



5

Sign the back.

After sealing the return envelope, make sure to sign your name on the back.



6

Mail or drop it off.

Return your sealed envelope by mail or drop it off at the management office or the clubhouse.



Thank you for voting!

Instructions for Voting Early

Limited Proxy

- Use the enclosed **blue 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 Limited proxy there are the four items. The meaning of a *yes* or *no* vote means is explained on the previous page.
- Select your choices and then sign and date your Limited Proxy.

Directors Election

- Use the enclosed **green** ballot for electing directors.
 - Select no more than THREE candidates. If you vote for more than THREE candidates, your ballot will be invalid.
 - Place the completed **green** ballot in the envelope marked BALLOT and seal it.
-
- PLACE THE COMPLETED BLUE LIMITED PROXY AND THE BALLOT ENVELOPE IN THE SELF ADDRESSED RETURN ENVELOPE.
 - SEAL THE ENVELOPE AND SIGN THE BACK OF THE RETURN ENVELOPE.
 - Drop off the SIGNED RETURN ENVELOPE CONTAINING THE BALLOT ENVELOPE AND LIMITED PROXY at the Clubhouse, the Property Manager's office or return by US mail to **10161 49th Street N., Suite L, Pinellas Park, FL 33782.**

**ALL LIMITED PROXIES AND DIRECTOR BALLOTS MUST
BE RECEIVED NO LATER THAN 1:00 P.M. OCTOBER 31,
2026**

Instructions for Voting In-Person at the Annual Meeting

- If you wish to vote at the annual meeting a ballot will be provided at the meeting
- In person voting will be available Saturday October 31, 2026 12 p.m.-1 p.m.
- If you previously voted by proxy and wish to vote by ballot on October 31, you may do so by proceeding to the table and letting them know you wish to vote in person.

LIMITED PROXY

The undersigned owner(s) or designated voter of Mainlands of Tamarac By The Gulf, Unit No. Three **APPOINTS:**

☐ a) **VICTOR MORTON, Secretary** of the Association, on behalf of the Board of Directors;
OR

☐ b) _____ (if you check b, write in the name of your proxy) as my proxyholder, with power of substitution, to attend the **Annual Meeting of Mainlands of Tamarac By The Gulf, Unit No. Three Association, Inc., to be held on Saturday, October 31, 2026, at 1:00 P.M. at Clubhouse Three, 10050 Mainlands Blvd. N., Pinellas Park FL 33782.** Failure to check either (a) or (b), or, if (b) is checked, failure to write in the name of the proxy, is an appointment of the Secretary of the Association as your proxyholder. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS: By signing this proxy, your proxyholder automatically has general powers to vote on other issues that might come up at the meeting for which a limited proxy is not required. You can choose not to grant such general powers by checking the box below:

☐ I DO **NOT** grant general powers to my proxyholder.

LIMITED POWERS (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

1. **YES** ☐ **NO** ☐ Should the Association rollover and apply any surplus funds that exist in its Operating Account for its fiscal/calendar year ending 12/31/2026, to offset common expenses that will be incurred in the following fiscal/calendar year, to avoid the taxable consequences of such funds remaining in the account, pursuant to Internal Revenue Ruling 70-604?

2. **YES** ☐ **NO** ☐ Should the reserves required by Section 718.112(2)(f), Florida Statutes, be waived for the next fiscal/calendar year and be reduced to a level presented by the Board of Directors?

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.

3. YES _____ NO _____ Do you approve transferring \$20,000.00 from reserve interest to reserve Exterior Home Repair, Account No. 3131-000?

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.

4. YES _____ NO _____ Do you approve the use of up to \$50,000.00 from reserve interest to camera and clean the Association Sewer Systems?

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.

Unit Address: _____, Pinellas Park FL 33782

Dated: _____, 2026

SIGNATURE(S) OF OWNER(S) OR DESIGNATED VOTER

Printed Name: _____

Printed Name: _____

SUBSTITUTION OF PROXY. This section is ONLY to be filled in by the proxyholder if he/she wishes to appoint a SUBSTITUTE proxyholder in his/her place.

The undersigned, appointed as proxy above, does hereby designate _____
to substitute for me in the proxy set forth above.

Dated: _____, 2026

Proxyholder

THIS PROXY IS REVOCABLE BY THE UNIT 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.

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

BALLOT FOR ELECTING DIRECTORS

Saturday, October 31, 2026, 1:00 p.m.

The following, in alphabetical order, have had their names placed into nomination. Vote for no more than **three (3)** candidates. Be sure your ballot has been submitted prior to 1:00 p.m. on October 31. After that time, no further voting is allowed.

Vote for ONLY three (3) by fully filling in the ☐ next to each chosen name. You may vote for fewer than three (3), but if more than three (3) are marked, your ballot will be invalid.

☐ Daniel Litwin

☐ Danuta Matyka

☐ Victor Morton

☐ Constance Reames

☐ Janet Troutman

DO NOT WRITE ANYTHING ELSE ON THIS BALLOT.

- **Mark ballot as instructed**
- **Insert ballot into the ballot envelope provided**
- **Seal envelope. Do NOT sign or write on the ballot envelope**
- **Place the ballot envelope in the outer, preaddressed envelope**

DR. DANIEL LITWIN DACM



DSLITWIN@GMAIL.COM



631-560-1453

ADDRESS

10020 39th Way N (Unit 3)
Pinellas Park, FL 33782

WORK HISTORY

**Embassies of Italy, New Zealand
Belgium and French Chancellery:**
Chef Tournant, Sous Chef

**The Blue-n-Gold Brewing
Company:** Owner, Brewmaster

- 17 Most distinctive restaurants, middle Atlantic region, *Gourmet Magazine* 1998

The Bayport House: Exec. Chef

- Awarded "Excellent" by the *New York Times*
- ☆☆☆ *Newsday* 2002, 2006

Currently practicing acupuncture and medical massage in downtown Clearwater and Tampa Heights.

EDUCATION

CALIFORNIA CULINARY ACADEMY

Chef du Cuisine

- Runner up La Rougier "Festival of Foie Gras"
- 3rd Place New Zealand. "New Zealand Taste of Orange Roughy"
- Showpiece winner San Francisco Bastille Day Celebration

SEIBEL INSTITUTE OF ZYMOCLOGY AND BREWING SCIENCES

Brewmaster's certification

Nationally recognized IBS beer judge

NEW YORK COLLEGE OF HEALTH PROFESSIONS

Associate of Occupational Studies – Massage Therapy

Bachelor of Professional Studies – Acupuncture

Master of Medical Sciences – Herbal Medicine

PACIFIC COLLEGE OF ORIENTAL MEDICINE

Doctorate of Acupuncture and Chinese Medicine

RELATED EXPERIENCE

FSOMA

(FLORIDA STATE ORIENTAL MEDICINE ASSOCIATION)

Served 2-1/2 years on the board of directors as chairman of the advocacy committee.

Elected to the executive board as Secretary.

PERSONAL INFORMATION

My wife Tania and I moved to The Mainlands in 2023, we have a pet Blue-n-Gold Macaw named "Maui" who is currently 33 years old. My wife recently was awarded her citizenship to the United States from her native country Colombia, she performs speech therapy with children 6 months to 3 years old who have cognitive delays.

We enjoy the outdoors, the beach, running and cycling. In my spare time I still enjoy cooking and entertaining.

To: Members of Mainland's
From: Danuta Matyka, RN, BSN
Date: 09/08/26
Phone: 727-202-8654

Dear Members of Mainland's

This is a notice of intent of candidacy for member of the board of directors.

I have been a resident at Mainland's since January 2024. During that time, I have met many great residents and some are my close friends.

Previously I was BOD member (elsewhere) and enjoyed my position of secretary.

When elected I hope to share new ideas, skills and fresh perspective, embrace our differences and work together to achieve great things and maintain quality of life for all of us for years to come.

I have thoroughly enjoyed working in all my diversified positions over the years and believe that I will be an excellent candidate for board of directors.

I'm most interested in meeting with any members in order to further discuss my qualifications.

Look forward to hearing from you soon.

Respectfully

A handwritten signature in cursive script, appearing to read "Danuta Matyka RN BSN".

Candidate Information

Hi, this is Victor Morton and I have decided to run for election again and hopefully keep my seat on the Board of Directors for Unit 3.

I moved to The Mainlands on March 7, 2022 and first joined the Board in 2023 filling in the remainder of the previous Lawn Director and then re-elected in 2024. Shortly thereafter I moved to the position of Secretary which I feel is a good place for an individual with people skills and a welcoming demeanor. They are often the first person a prospective owner/renter meets and deals with and are viewed as the face of Mainlands Unit 3. (Modestly speaking I think I fit the bill.)

I consider myself to be fiscally responsible (If it ain't broke, don't fix it) and I never forget whose money it is we are spending. I try to maintain a degree of independence and have voted against a majority of the Board when I felt it was in the best interest of the majority of the homeowners to do so.

As is my penchant for limericks, I feel the need to include one.

I'm asking you, please vote for me
I'll do a good job, you will see
It will take just a minute
To participate in it
And it won't cost a dime "cause it's free"

Thank you for reading this far and my best wishes to one and all.

Constance "Coni" Reames
3910 101st Terrace North

My name is Constance Reames, and I have been proud to call the Mainland's home for the past 7 ½ years and am active in the community including attending the board of directors meetings. I am running for the Board of Directors because I would like to use my years of business, management and real estate experience to give back to our community.

Since living in the Mainland's I have served as treasurer and president of the Women's Club and vice president of the Social Board. I helped bring in programs to better our quality of life here.

For 18 years, I owned and operated beauty salons. That experience taught me the importance of managing finances, working with people, solving problems and providing good customer service.

I later pursued a career in real estate, beginning as a sales associate and worked my way up to eventually becoming the broker of a Century 21 office. My experience in real estate gave me a strong understanding of property values, contracts, negotiations, and the many considerations involved in protecting a property investment. One of my most rewarding professional experiences was taking over a struggling Century 21 office. I recruited and trained agents, developed the staff, and worked to improve the operation of the office. By the end of the year, I had helped turn the office around and make it profitable. That experience strengthened my skills in leadership, financial management, problem solving and making responsible business decisions. During these years I served on community boards.

If elected to the board, I would bring those experiences with me. I believe a successful association requires responsible financial management, good communication, careful planning, and a willingness to listen to home owners. I would strive to approach issues fairly, ask questions, consider all sides, and make decisions with the best interest of the community in mind.

I care about the Mainland's and the people who live here, and I would appreciate the opportunity to serve our community. I hope you will consider giving me your vote.

Janet Troutman

September 20, 2026

Unit 3 Members
Mainlands of Tamarac
By the Gulf

Dear Unit 3 Members,

My name is Janet Troutman, and my professional experience was very diverse. I worked for Indiana Bell/AT&T for nearly 18 years full time while pursuing my B. S. in Elementary Education. When it was time to do my student teaching, I quit work to complete my degree. While teaching, I completed my Masters in Elementary Education and School Administration.

I have had the pleasure of serving our community as your Pool Director for the past eight years. During that time, the pool was resurfaced and brought up to code, the "pit area" was raised above the ground, new tables and umbrellas replaced the cracked cement tables and the broken umbrellas, and a new shower was installed. Because we had continuous problems with servicing our heaters, new heaters/coolers were installed in 2026.

With the help from a friend, I built a container to store our pool noodles. Unit 3 pool noodles were donated by residents for everyone's enjoyment. Plants were also donated and maintained by myself and two Unit 3 residents. Unfortunately, the plants attracted many ants, and they were replaced by artificial plants. The artificial plants were destroyed by the hurricanes two years ago, new artificial plants were added September, 2026.

I am a very persistent person who works at a task until it is completed. I work well with others, and I have good communication skills. My decisions are based on facts and common sense. I am committed to do what is best for a situation making sure it is in the best interest of the population at-large and the organization I represent. I have a fiduciary responsibility to ensure my decisions are responsible and ethical.

I would be honored to represent Unit 3 residents of Mainlands of Tamarac by the Gulf for another term.

Sincerely,

Janet Troutman
Janetmt52@yahoo.com
(317) 847-0457



Adopted 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	Expece d Life When New	Est. Remain Life	\$ Req. for Fully Funded Budget	Mo. Unit Cost \$
House/Roof Painting/Cleaning	\$961,925	\$995,592	\$278,032	7	2	\$358,780	\$84.70
Master Paving - Blvd.* (.222013)	\$152,053	\$157,375	\$212,049	20	1	\$0	\$0.00
Street Repair	\$341,919	\$353,886	\$266,180	5-25	3	\$29,235	\$6.90
Sidewalks/Curbs Repair Allowance**	\$107,200	\$110,952	\$70,939	1	1	\$11,095	\$2.62
Roof Repair/Replace	\$7,413,000	\$7,672,455	\$120,935	1-23	5	\$1,510,304	\$356.54
Recreation Area	\$403,012	\$417,117	\$148,682	5-30	17	\$15,790	\$3.73
Pool Resurfacing & Equipment	\$69,936	\$72,384	\$27,247	12-20	10	\$4,514	\$1.07
Landscape Sod Allowance**	\$10,000	\$10,350	\$22,752	1	1	\$0	\$0.00
Sea Walls Allowance* (.271122)	\$77,100	\$79,799	\$63,477	20	4	\$4,080	\$0.96
Exterior Home Repair/Replace Allow.**	\$40,000	\$41,400	-\$17,938	1	1	\$40,000	\$9.44
Sewer Systems* (.271122)	\$1,153,639	\$1,194,016	\$241,705	50	11	\$86,574	\$20.44
Water Systems* (.222013)	\$1,050,343	\$1,087,105	\$224,127	50	11	\$78,453	\$18.52
Sprinkler/Irrigation Allowance**	\$40,000	\$41,400	\$10,284	1	1	\$40,000	\$9.44
Storm Drains Allowance**(.271122)	\$6,000	\$6,210	\$110,104	1	1	\$6,000	\$1.42
Totals	\$11,826,127	\$12,240,041	\$1,778,576			\$2,184,825	\$515.78
<i>Total Operating Budget</i>						<i>\$1,239,880</i>	<i>\$292.70</i>
Grand Total Budget/Avg. Mo. Unit Cost						\$3,424,706	\$808.48

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.

* Splits between units (1-5) already figured into Current Cost figures

Avg Monthly Budget Calculation = Budget ÷ 353 Homes ÷ 12 Months