



Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION INC.

**Board of Directors' Meeting
October 13, 2026 7:00 P.M.
Unit Five Clubhouse
4275 Mainlands Blvd. South
Pinellas Park, FL 33782**

Agenda

- **Call to Order**
- **Roll Call**
- **Approval of September 8, 2026 Minutes**
- **Reports**
 - **President's Report**
 - **First Vice Presidents Report**
 - **Second Vice President Report**
 - **Treasurer's Report**
 - **Secretary's Report**
 - **Roof/Paint Director Report**
 - **Lawn Director Report**

Old Business:

None at this time.

New Business:

Peggy Bartolotta-Whyte - President

Leased Units

Motion to place on the annual meeting agenda for membership vote to amend the Declaration to define a leased unit, language to read " For purposes of this Declaration, a unit is considered "leased" when occupied by any person or persons other than the record title holder(s), except that the record title holder(s) may permit his/her "Immediate Family" to occupy the unit in his/her absence. "Immediate Family" is defined as the parents, siblings and children (and their respective spouses) of the record title holder(s). "



Mainlands Unit 5

Diane Bachman - 1st Vice President

Declaration Amendment

Motion to place on the annual meeting agenda for membership vote to amend the Declaration to include the language

Common Elements

(c) The common area sewers shall be cleaned and inspected with a camera every five (5) years, with the exact frequency and phasing determined by the Board of Director

Patrick Breen - Treasurer

2027 Budget

Motion to approve the 2027 budget to be sent to our residents for their review.

Auditor

Motion to approve hiring a new auditor, Adams Nakamura & Associates, for \$6,500.00 for the audit and \$500.00 for tax preparations.

Homeowner Questions

Adjournment

Adams Nakamura & Associates

6235 66th t. North
Pinellas Park, FL 33781
727 549-2122

Brandi.Adams@Macdodcpa.com

September 24, 2026

Board of Directors and Association Management
Mainlands of Tamarac by the Gulf Unit 5 Association, Inc
Pinellas Park, L 33782

We are pleased to confirm our understanding of the services we are to provide for Mainlands of Tamarac by the Gulf Unit 5 Association, Inc (the Association) for the fiscal year ended December 31, 2026.

We will audit the financial statements of the Association which comprise the balance sheet as of December 31, 2026, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements. The document we submit to you will include supplementary information about future major repairs and replacements required by the Financial Accounting Standards Board (FASB). Although we will apply certain limited procedures with respect to the required supplementary information, we will not audit the information and will not express an opinion on it. Also, the following supplementary information accompanying the financial statements may be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, in accordance with auditing standards generally accepted in the United States of America, and our auditor's report will provide an opinion on it in relation to the financial statements as a whole:

- Schedule of Operating Fund Revenues and Expenses

Audit Objective

The objective of our audit is the expression of an opinion about whether the Association financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add an emphasis-of-matter or other-matter paragraph. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement.

Audit Procedures

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include direct confirmation of certain assets and liabilities by correspondence with selected owners, creditors, and financial institutions. Our procedures will not determine whether the funds designated for future major repairs and replacements are adequate to meet such future costs because such a determination is outside the scope of the engagement. We may also request written representations from your attorneys as part of the engagement. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about

whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Association or to acts by management or employees acting on behalf of the Association.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements.

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

Management Responsibilities

The Association agrees to assume all management responsibilities for the tax services and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and the results of the services; and accept responsibility for them.

The Association is responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles. The Association is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. The Association is also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the Association from whom we determine it necessary to obtain audit evidence.

The Association's responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

The Association is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Association involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. The Association's responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Association received in communications from employees, former employees, regulators, or others. In addition, the Association is responsible for identifying and ensuring that the Association complies with applicable laws and regulations. The Association is responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. The Association agrees to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

Engagement Administration, Fees, and Other

We understand that the Association's management company personnel will assist us in the process of confirming information with third parties that we require during the audit and will locate and provide to us any documents selected by us for testing.

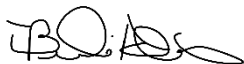
Brandi Adams, CPA is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. We expect to begin our audit upon receipt of this signed engagement letter and to complete the Association tax return and issue our report no later than the 90 days after receipt of all requested records and information. If, for any reason, the association requires an earlier completion date, please let us know.

Our fees will be \$6,500 for the audit and \$500 for tax preparation. The fee estimate is based on anticipated cooperation from management and your personnel and the assumption that unexpected circumstances will not be

encountered during the engagement. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. A retainer of \$1,000 is due before commencement of the audit.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Adams, Nakamura & Associates

RESPONSE:

This letter correctly sets forth the understanding of Mainlands of Tamarac by the Gulf Unit 5 Association, Inc:

Management Signature: _____

Title: _____

Date: _____

Mainlands Unit Five
2027 Proposed Budget
January 1, 2027 - December 31, 2027

OPERATING ACCOUNTS

ACCT#	ITEM	ANNUAL	MONTHLY
7110-000	Insurance-General	\$41,548.98	\$3,462.42
7210-000	Legal & Professional	\$3,980.00	\$331.67
7212-001	Professional-Audit Fees	\$6,500.00	\$541.67
7310-002	Taxes-Corp Annual	\$70.00	\$5.83
7310-003	Taxes-Condo Fee	\$1,152.00	\$96.00
7310-008	Taxes-Federal Income	\$18,000.00	\$1,500.00
7510-000	Admin Expenses-General	\$2,540.00	\$211.67
8010-000	Master Association Fees	\$100,617.02	\$8,384.75
8021-000	Salaries / Payroll Expense	\$10,178.00	\$848.17
8110-010	R&M-Clubhouse/Janitorial Labor	\$10,500.00	\$875.00
8110-038	R&M-Rec Area	\$4,000.00	\$333.33
8110-040	Gate Project	\$0.00	\$0.00
8210-001	Grounds-Lawn Service	\$142,390.29	\$11,865.86
8210-005	Grounds-General Maintenance	\$0.00	\$0.00
8210-009	Grounds-Irrigation Repairs	\$15,000.00	\$1,250.00
8210-011	Grounds-Lakes/Banks	\$5,200.00	\$433.33
8311-000	Clubhouse Expenses / Interior	\$8,000.00	\$666.67
8312-000	Pool-Service-General/Permits	\$10,000.00	\$833.33
8710-001	Utilities-Electric	\$41,526.26	\$3,460.52
8710-005	Utilities-Telephone	\$0.00	\$0.00
8710-007	Utilities-Sewer & Water-General	\$318,714.05	\$26,559.50
8710-010	Utilities-Reclaimed Water	\$30,358.74	\$2,529.90
8710-012	Utilities-Cable TV	\$200,152.62	\$16,679.39
8410-000	Home-Woodwork	\$20,000.00	\$1,666.67
TOTAL OPERATING		\$990,427.96	\$82,535.66

RESERVE ACCOUNTS

ACCT #	ITEM	Est. life new	Est. Repair / Replacement cost	Anticipated Balance	Remaining to be funded	Est. Remain Life	Fully Funded Annual	Fully Funded Post Interest
9620-000	Reserve-Wash/Paint Homes	6	\$800,000.00	\$356,600.48	\$443,399.52	1-6	\$0.00	\$0.00
9622-000	Reserve-Streets	25/20	\$585,629.00	\$409,556.16	\$176,072.84	9-14	\$15,933.00	\$13,185.32
9622-001	Reserve-Curbs/Sidewalks	1	\$92,700.00	\$63,848.18	\$28,851.82	1	\$14,321.00	\$11,851.32
9625-001	Reserve-Pool & Pool Area	5-30	\$217,234.00	\$149,679.75	\$67,554.25	1-16	\$6,576.00	\$5,441.96
9626-000	Reserve-Landscaping Sod	1	\$85,000.00	\$26,093.76	\$58,906.24	1	\$0.00	\$0.00
9639-000	Reserve-Recreation Area	8-25	\$147,900.00	\$70,846.68	\$77,053.32	1-12	\$23,973.00	\$19,838.81
9639-002	Reserve-Clubhouse	5-30	\$267,893.00	\$133,257.02	\$134,635.98	1-26	\$8,369.00	\$6,925.75
9640-000	Reserve-Sewer	50	\$1,014,000.00	\$591,018.71	\$422,981.29	9	\$38,672.00	\$32,002.94
9641-000	Reserve-Water System	50	\$948,291.00	\$552,484.30	\$395,806.70	9	\$32,203.00	\$26,649.53
9646-000	Reserve-Sprinklers/Irrigation	1	\$18,000.00	\$73,191.83	-\$55,191.83	1	\$19,200.00	\$15,888.92
9652-000	Reserve-Storm Drains	50	\$950,000.00	\$448,544.28	\$501,455.72	8	\$57,938.00	\$47,946.48
9665-000	Reserve-Lakes and Banks	12-25	\$222,000.00	\$75,942.99	\$146,057.01	8-20	\$9,463.00	\$7,831.09
Total			\$5,348,647.00	\$2,951,064.14	\$2,397,582.86		\$226,648.00	\$187,562.12
							Interest applied \$ 39,085.88	

TOTAL ANNUAL OPERATING & RESERVE \$1,177,990.08

SEE 2025 RESERVE STUDY FOR EXPANDED SCHEDULE

Lot	A	B,C
Homeowner Monthly Payment	\$316.27	\$342.59

**PROPOSED AMENDMENTS TO THE AMENDED AND RESTATED CONSOLIDATED
DECLARATION OF CONDOMINIUM OF THE MAINLANDS OF TAMARAC BY THE
GULF UNIT FIVE, A CONDOMINIUM**

1. Proposed amendment to ARTICLE XI.A.2 of the Amended and Restated Consolidated Declaration of Condominium of the Mainlands of Tamarac by the Gulf Unit Five, a Condominium (the "Declaration"), to add a new ARTICLE XI.A.2(c), to read as follows:

XI.
MAINTENANCE, ALTERATION AND IMPROVEMENT

A. GENERALLY. The responsibility for maintenance of the common recreational facilities, the Condominium property and the Association property, and restrictions upon the alterations and improvement thereon, shall be as follows:

...

2. Common Elements.

...

(c) The common area sewers shall be cleaned and inspected with a camera every five (5) years, with the exact frequency and phasing determined by the Board of Directors.

2. Proposed amendment to ARTICLE XIII.B of the Declaration, to read as follows:

ARTICLE XIII
SALES, LEASES AND OTHER
TRANSFERS OF CONDOMINIUM UNITS

...

B. LEASE APPROVAL AND RELATED RESTRICTIONS. All leases shall be subject to prior approval of the Association. For purposes of this Declaration, a unit is considered "leased" when occupied by any person or persons other than the record title holder(s), except that the record title holder(s) may permit his/her "Immediate Family" to occupy the unit in his/her absence. "Immediate Family" is defined as the parents, siblings and children (and their respective spouses) of the record title holder(s). Within a reasonable time, not less than twenty (20) days prior to the commencement of the proposed lease term, a unit owner or his agent shall apply to the Association for approval of such lease on the application form prescribed by the Association, and pay such application fee as established by the Board from time to time, not to exceed the amount allowed by the Florida Statutes. . . .

**PLEASE NOTE: NEW LANGUAGE INDICATED BY UNDERLINING; EXISTING
LANGUAGE INDICATED BY "..."**