

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**  
**Balance Sheet**  
**2/28/2026**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$214,776.29
1110-000 - A/R-Maintenance Fees	\$14,338.75
1112-000 - A/R-Late Fees	\$1,010.00
1113-000 - A/R-Owner Interest	\$153.02
1114-000 - A/R-Administrative Fees	\$10.00
1115-000 - A/R-Legal Costs	\$1,853.95
1125-000 - Delinquent Water Bills	\$1,254.49
1190-000 - Allowance for Bad Debts	(\$1,748.46)
1410-000 - Prepaid Insurance-General	\$44,398.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$278,860.53

Reserve

1060-000 - MMA-Popular Bank	\$102,820.67
1080-000 - Merrill Lynch - Cash	\$207,330.22
1081-000 - Merrill Lynch - CD's	\$1,389,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$291,228.76

Reserve Total

\$1,990,379.65

Other

1800-000 - Property & Equipment / 1400-1451	\$427,649.76
1801-000 - Clubhouse	\$1,150,000.00
1890-000 - Accumulated Depreciation	(\$465,363.72)

Other Total

\$1,112,286.04

*Assets Total*

\$3,381,526.22

**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$6,065.53
2100-000 - Loan - Clubhouse	\$905,296.12
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$920,643.65

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$34,057.97
2460-000 - Unearned Revenue-Cable Rebate	\$42,359.50

Other Total

\$76,417.47

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$356,489.17
3021-000 - Reserve-Master Paving	\$191,215.21
3022-000 - Reserve-Streets	\$247,621.52
3022-001 - Reserve-Walks/Curb	\$62,432.92
3023-000 - Reserve-Roof Repair/Replace	\$205,832.98
3025-000 - Reserve-Recreation Area	\$185,400.48
3025-001 - Reserve-Pool Resurfacing, Equipment	\$25,580.49
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$60,638.72
3031-000 - Exterior Home Repair/Replace	(\$3,860.38)

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**

**Balance Sheet**

**2/28/2026**

3040-000 - Reserve-Sewer	\$234,616.63	
3041-000 - Reserve-Water	\$187,282.73	
3046-000 - Reserve-Sprinklers Irrig	\$19,352.19	
3052-000 - Reserve-Storm Drains	\$108,372.70	
3080-000 - Reserve-Interest	\$86,651.88	
<u>Reserve Total</u>	\$1,990,379.65	
<u>Retained Earnings</u>	\$384,190.56	
<u>Net Income</u>	\$9,551.54	
<i>Liabilities &amp; Equity Total</i>		\$3,381,182.87

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**  
**Income Statement**  
**2/1/2026 - 2/28/2026**

	2/1/2026 - 2/28/2026	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,726.92	\$351,453.84
6070-000 - Interest Income-Operating	\$4.70	\$10.03
6071-000 - Interest Income-Reserve	\$1,258.76	\$6,666.78
6082-000 - Late Fee Income	\$200.00	\$375.00
6083-000 - Other Income-General	\$450.00	\$1,000.00
<u>Total Revenues</u>	\$177,640.38	\$359,505.65
<i>Total Income</i>	\$177,640.38	\$359,505.65
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$7,858.00
7210-000 - Legal & Professional	\$363.14	\$663.14
7212-001 - Professional-Audit Fees	\$2,500.00	\$2,500.00
7510-000 - Admin Expenses-Office	\$504.73	\$791.87
7710-001 - Mortgage Interest	\$3,601.43	\$7,217.28
7810-000 - Uncollectible Assessments	\$250.00	\$500.00
<u>Total Administrative</u>	\$11,148.30	\$19,530.29
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$21,066.68
8021-000 - Salaries / Payroll Expense	\$1,166.05	\$3,890.32
8110-038 - R&M-Rec Area	\$1,914.12	\$4,467.53
8210-001 - Grounds-Lawn Service	\$9,979.82	\$19,959.64
8312-000 - Pool-Service-General	\$735.00	\$1,470.00
8710-001 - Utilities-Electric	\$2,328.83	\$4,596.40
8710-004 - Utilities-Electric-Pool Heating	\$1,581.99	\$3,622.08
8710-007 - Utilities-Sewer & Water	\$32,405.39	\$65,023.44
8710-010 - Utilities-Reclaimed Water	\$1,878.66	\$5,789.45
8710-012 - Utilities-Cable TV	\$19,518.60	\$39,037.20
<u>Total Services &amp; Utilities</u>	\$82,041.80	\$168,922.74
<i>Total Expense</i>	\$93,190.10	\$188,453.03
Operating Net Income	\$84,450.28	\$171,052.62
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	\$0.00	\$0.00
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$19,166.66
9621-000 - Reserve-Master Paving	\$2,083.33	\$4,166.66
9622-000 - Reserve-Streets	\$2,083.33	\$4,166.66
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$3,933.34

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**  
**Income Statement**  
**2/1/2026 - 2/28/2026**

	2/1/2026 - 2/28/2026	Year To Date
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$96,666.66
9625-000 - Reserve-Recreation Area	\$1,000.00	\$2,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$333.34
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$567.66
9631-000 - Exterior Home Repair	\$2,500.00	\$5,000.00
9640-000 - Reserve-Sewer	\$833.33	\$1,666.66
9641-000 - Reserve-Water	\$4,166.67	\$8,333.34
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$4,666.66
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$4,166.66
9900-000 - Reserve Expense-Interest	\$1,258.76	\$6,666.78
<u>Total Reserve Expense</u>	<u>\$78,675.91</u>	<u>\$161,501.08</u>
<i>Total Reserve Expense</i>	\$78,675.91	\$161,501.08
Reserve Net Income	<u>(\$78,675.91)</u>	<u>(\$161,501.08)</u>
Net Income	<u>\$5,774.37</u>	<u>\$9,551.54</u>

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**  
**Budget Comparison Report**  
**2/1/2026 - 2/28/2026**

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$175,726.92	\$175,719.92	\$7.00	0.00%	\$351,453.84	\$351,439.84	\$14.00	0.00%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$4.70	\$0.00	\$4.70	100.00%	\$10.03	\$0.00	\$10.03	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,258.76	\$0.00	\$1,258.76	100.00%	\$6,666.78	\$0.00	\$6,666.78	100.00%	\$0.00
6082-000 - Late Fee Income	\$200.00	\$0.00	\$200.00	100.00%	\$375.00	\$0.00	\$375.00	100.00%	\$0.00
6083-000 - Other Income-General	\$450.00	\$0.00	\$450.00	100.00%	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$0.00
<u>Total Revenues</u>	\$177,640.38	\$175,719.92	\$1,920.46	1.09%	\$359,505.65	\$351,439.84	\$8,065.81	2.30%	\$2,108,639.00
<b>Total Income</b>	\$177,640.38	\$175,719.92	\$1,920.46	1.09%	\$359,505.65	\$351,439.84	\$8,065.81	2.30%	\$2,108,639.00
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$7,858.00	\$7,616.66	(\$241.34)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$363.14	\$583.33	\$220.19	37.75%	\$663.14	\$1,166.66	\$503.52	43.16%	\$7,000.00
7212-001 - Professional-Audit Fees	\$2,500.00	\$541.67	(\$1,958.33)	(361.54%)	\$2,500.00	\$1,083.34	(\$1,416.66)	(130.77%)	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.08	\$5.08	100.00%	\$0.00	\$10.16	\$10.16	100.00%	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$235.38	\$235.38	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$50.00	\$50.00	100.00%	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	\$0.00	\$1,590.00	\$1,590.00	100.00%	\$9,540.00
7510-000 - Admin Expenses-Office	\$504.73	\$367.58	(\$137.15)	(37.31%)	\$791.87	\$735.16	(\$56.71)	(7.71%)	\$4,411.00
7710-001 - Mortgage Interest	\$3,601.43	\$7,379.33	\$3,777.90	51.20%	\$7,217.28	\$14,758.66	\$7,541.38	51.10%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
<u>Total Administrative</u>	\$11,148.30	\$13,873.01	\$2,724.71	19.64%	\$19,530.29	\$27,746.02	\$8,215.73	29.61%	\$166,476.00
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$21,066.68	\$21,066.66	(\$0.02)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$1,166.05	\$1,762.33	\$596.28	33.83%	\$3,890.32	\$3,524.66	(\$365.66)	(10.37%)	\$21,148.00
8110-038 - R&M-Rec Area	\$1,914.12	\$1,369.92	(\$544.20)	(39.72%)	\$4,467.53	\$2,739.84	(\$1,727.69)	(63.06%)	\$16,439.00
8150-000 - Operating Contingency	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$2,733.34	\$2,733.34	100.00%	\$16,400.00
8210-001 - Grounds-Lawn Service	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$19,959.64	\$21,458.00	\$1,498.36	6.98%	\$128,748.00

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**  
**Budget Comparison Report**  
**2/1/2026 - 2/28/2026**

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8312-000 - Pool-Service-General	\$735.00	\$1,340.00	\$605.00	45.15%	\$1,470.00	\$2,680.00	\$1,210.00	45.15%	\$16,080.00
8710-001 - Utilities-Electric	\$2,328.83	\$2,470.42	\$141.59	5.73%	\$4,596.40	\$4,940.84	\$344.44	6.97%	\$29,645.00
8710-004 - Utilities-Electric-Pool Heating	\$1,581.99	\$1,385.17	(\$196.82)	(14.21%)	\$3,622.08	\$2,770.34	(\$851.74)	(30.74%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,405.39	\$31,080.83	(\$1,324.56)	(4.26%)	\$65,023.44	\$62,161.66	(\$2,861.78)	(4.60%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$1,878.66	\$2,561.17	\$682.51	26.65%	\$5,789.45	\$5,122.34	(\$667.11)	(13.02%)	\$30,734.00
8710-012 - Utilities-Cable TV	\$19,518.60	\$19,830.92	\$312.32	1.57%	\$39,037.20	\$39,661.84	\$624.64	1.57%	\$237,971.00
<u>Total Services &amp; Utilities</u>	\$82,041.80	\$84,429.76	\$2,387.96	2.83%	\$168,922.74	\$168,859.52	(\$63.22)	(0.04%)	\$1,013,157.00
<b>Total Expense</b>	\$93,190.10	\$98,302.77	\$5,112.67	5.20%	\$188,453.03	\$196,605.54	\$8,152.51	4.15%	\$1,179,633.00
Operating Net Income	\$84,450.28	\$77,417.15	\$7,033.13	9.08%	\$171,052.62	\$154,834.30	\$16,218.32	10.47%	\$929,006.00
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$9,583.33	\$0.00	0.00%	\$19,166.66	\$19,166.66	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$4,166.66	\$4,166.66	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$4,166.66	\$4,166.66	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$3,933.34	\$3,933.34	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve-Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$96,666.66	\$96,666.66	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$333.34	\$333.34	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$567.66	\$567.66	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$30,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$1,666.66	\$1,666.66	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$8,333.34	\$8,333.34	\$0.00	0.00%	\$50,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$4,666.66	\$4,666.66	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$4,166.66	\$4,166.66	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$1,258.76	\$0.00	(\$1,258.76)	(100.00%)	\$6,666.78	\$0.00	(\$6,666.78)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$78,675.91	\$77,417.15	(\$1,258.76)	(1.63%)	\$161,501.08	\$154,834.30	(\$6,666.78)	(4.31%)	\$929,006.00
<b>Total Reserve Expense</b>	\$78,675.91	\$77,417.15	(\$1,258.76)	(1.63%)	\$161,501.08	\$154,834.30	(\$6,666.78)	(4.31%)	\$929,006.00
Reserve Net Income	(\$78,675.91)	(\$77,417.15)	(\$1,258.76)	1.63%	(\$161,501.08)	(\$154,834.30)	(\$6,666.78)	4.31%	(\$929,006.00)
Net Income	\$5,774.37	\$0.00	\$5,774.37	100.00%	\$9,551.54	\$0.00	\$9,551.54	100.00%	\$0.00

3/16/2026

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**  
**Reserve Statement**  
**2/1/2026 - 2/28/2026**

Account	2/1/2026 - 2/28/2026		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	(\$16,251.69)	\$0.00	\$0.00	(\$16,251.69)
3020-001 Reserve-House/Roof Painting/Cleaning	\$9,583.33	\$0.00	\$337,322.51	\$19,166.66	\$0.00	\$356,489.17
3020-002 Reserve Fund-Roof Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3020-003 Reserve-Roof Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3021-000 Reserve-Master Paving	\$2,083.33	\$0.00	\$187,048.55	\$4,166.66	\$0.00	\$191,215.21
3022-000 Reserve-Streets	\$2,083.33	\$149.78	\$244,189.83	\$4,166.66	\$734.97	\$247,621.52
3022-001 Reserve-Walks/Curb	\$1,966.67	\$0.00	\$58,499.58	\$3,933.34	\$0.00	\$62,432.92
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$151.31	\$156,519.29	\$96,666.66	\$47,352.97	\$205,832.98
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$1,000.00	\$3,302.00	\$187,650.56	\$2,000.00	\$4,250.08	\$185,400.48
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$333.34	\$0.00	\$25,580.49
3025-002 Reserve-Pool Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$22,752.41	\$0.00	\$0.00	\$22,752.41
3027-000 Reserve-Sea Walls	\$283.83	\$0.00	\$60,071.06	\$567.66	\$0.00	\$60,638.72
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3031-000 Exterior Home Repair/Replace	\$2,500.00	\$8,429.13	\$0.15	\$5,000.00	\$8,860.53	(\$3,860.38)
3039-000 Reserve-Clubhouse Windows/Doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$833.33	\$0.00	\$232,949.97	\$1,666.66	\$0.00	\$234,616.63
3041-000 Reserve-Water	\$4,166.67	\$224.99	\$180,214.64	\$8,333.34	\$1,265.25	\$187,282.73
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,433.33	\$2,763.88	\$19,027.02	\$4,766.66	\$4,441.49	\$19,352.19
3048-000 Reserve-Grounds Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$2,083.33	\$0.00	\$104,206.04	\$4,166.66	\$0.00	\$108,372.70
3053-000 Reserve Fund-Bridge Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3060-000 Clubhouse Asset	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3079-000 Reserve-Truck/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$1,258.76	\$0.00	\$79,985.10	\$6,666.78	\$0.00	\$86,651.88
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$78,775.91	\$15,021.09	\$1,879,432.17	\$161,601.08	\$66,905.29	\$1,974,127.96