

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
3/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$222,102.54
1110-000 - A/R-Maintenance Fees	\$13,249.11
1112-000 - A/R-Late Fees	\$1,060.00
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	(\$1,998.46)
1410-000 - Prepaid Insurance-General	\$40,469.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$280,968.14

Reserve

1060-000 - MMA-Popular Bank	\$102,856.74
1080-000 - Merrill Lynch - Cash	\$462,748.18
1081-000 - Merrill Lynch - CD's	\$1,145,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$268,503.16

Reserve Total

\$1,979,108.08

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

\$3,372,362.26

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,065.53
2100-000 - Loan - Clubhouse	\$901,156.25
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$916,503.78

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$32,457.88
2460-000 - Unearned Revenue-Cable Rebate	\$41,035.75

Other Total

\$73,493.63

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$366,072.50
3021-000 - Reserve-Master Paving	\$193,298.54
3022-000 - Reserve-Streets	\$248,929.85
3022-001 - Reserve-Walks/Curb	\$64,238.99
3023-000 - Reserve-Roof Repair/Replace	\$169,338.45
3025-000 - Reserve-Recreation Area	\$182,853.65
3025-001 - Reserve-Pool Resurfacing, Equipment	\$25,747.16
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$60,922.55
3031-000 - Exterior Home Repair/Replace	(\$9,426.62)

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
3/31/2026

3040-000 - Reserve-Sewer	\$235,449.96	
3041-000 - Reserve-Water	\$190,957.15	
3046-000 - Reserve-Sprinklers Irrig	\$19,405.08	
3052-000 - Reserve-Storm Drains	\$110,456.03	
3080-000 - Reserve-Interest	\$98,112.38	
<u>Reserve Total</u>	<u>\$1,979,108.08</u>	
<u>Retained Earnings</u>	\$384,190.56	
<u>Net Income</u>	\$18,722.86	
<i>Liabilities & Equity Total</i>		\$3,372,018.91

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,726.92	\$527,180.76
6070-000 - Interest Income-Operating	\$5.41	\$15.44
6071-000 - Interest Income-Reserve	\$11,460.50	\$18,127.28
6082-000 - Late Fee Income	\$175.00	\$550.00
6083-000 - Other Income-General	\$800.00	\$1,800.00
<u>Total Revenues</u>	\$188,167.83	\$547,673.48
<i>Total Income</i>	\$188,167.83	\$547,673.48
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$11,787.00
7210-000 - Legal & Professional	\$211.22	\$874.36
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-008 - Taxes-Federal Income	(\$2,410.39)	(\$2,410.39)
7510-000 - Admin Expenses-Office	(\$96.82)	\$695.05
7710-001 - Mortgage Interest	\$3,239.43	\$10,456.71
7810-000 - Uncollectible Assessments	\$250.00	\$750.00
<u>Total Administrative</u>	\$5,122.44	\$24,652.73
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$31,600.02
8021-000 - Salaries / Payroll Expense	\$1,595.47	\$5,485.79
8110-038 - R&M-Rec Area	\$3,781.84	\$8,249.37
8210-001 - Grounds-Lawn Service	\$9,979.82	\$29,939.46
8312-000 - Pool-Service-General	\$1,284.94	\$2,754.94
8710-001 - Utilities-Electric	\$2,166.63	\$6,763.03
8710-004 - Utilities-Electric-Pool Heating	\$1,237.26	\$4,859.34
8710-007 - Utilities-Sewer & Water	\$32,323.35	\$97,346.79
8710-010 - Utilities-Reclaimed Water	\$2,575.17	\$8,364.62
8710-012 - Utilities-Cable TV	\$19,518.60	\$58,555.80
<u>Total Services & Utilities</u>	\$84,996.42	\$253,919.16
<i>Total Expense</i>	\$90,118.86	\$278,571.89
Operating Net Income	\$98,048.97	\$269,101.59
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$28,749.99
9621-000 - Reserve-Master Paving	\$2,083.33	\$6,249.99
9622-000 - Reserve-Streets	\$2,083.33	\$6,249.99

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$5,900.01
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$144,999.99
9625-000 - Reserve-Recreation Area	\$1,000.00	\$3,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$500.01
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$851.49
9631-000 - Exterior Home Repair	\$2,500.00	\$7,500.00
9640-000 - Reserve-Sewer	\$833.33	\$2,499.99
9641-000 - Reserve-Water	\$4,166.67	\$12,500.01
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$6,999.99
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$6,249.99
9900-000 - Reserve Expense-Interest	\$11,460.50	\$18,127.28
<u>Total Reserve Expense</u>	<u>\$88,877.65</u>	<u>\$250,378.73</u>
<i>Total Reserve Expense</i>	\$88,877.65	\$250,378.73
Reserve Net Income	<u>(\$88,877.65)</u>	<u>(\$250,378.73)</u>
Net Income	<u>\$9,171.32</u>	<u>\$18,722.86</u>

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$175,726.92	\$175,719.92	\$7.00	0.00%	\$527,180.76	\$527,159.76	\$21.00	0.00%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$5.41	\$0.00	\$5.41	100.00%	\$15.44	\$0.00	\$15.44	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$11,460.50	\$0.00	\$11,460.50	100.00%	\$18,127.28	\$0.00	\$18,127.28	100.00%	\$0.00
6082-000 - Late Fee Income	\$175.00	\$0.00	\$175.00	100.00%	\$550.00	\$0.00	\$550.00	100.00%	\$0.00
6083-000 - Other Income-General	\$800.00	\$0.00	\$800.00	100.00%	\$1,800.00	\$0.00	\$1,800.00	100.00%	\$0.00
<u>Total Revenues</u>	\$188,167.83	\$175,719.92	\$12,447.91	7.08%	\$547,673.48	\$527,159.76	\$20,513.72	3.89%	\$2,108,639.00
Total Income	\$188,167.83	\$175,719.92	\$12,447.91	7.08%	\$547,673.48	\$527,159.76	\$20,513.72	3.89%	\$2,108,639.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$11,787.00	\$11,424.99	(\$362.01)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$211.22	\$583.33	\$372.11	63.79%	\$874.36	\$1,749.99	\$875.63	50.04%	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	100.00%	\$2,500.00	\$1,625.01	(\$874.99)	(53.85%)	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.08	\$5.08	100.00%	\$0.00	\$15.24	\$15.24	100.00%	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$353.07	\$353.07	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$75.00	\$75.00	100.00%	\$300.00
7310-008 - Taxes-Federal Income	(\$2,410.39)	\$795.00	\$3,205.39	403.19%	(\$2,410.39)	\$2,385.00	\$4,795.39	201.06%	\$9,540.00
7510-000 - Admin Expenses-Office	(\$96.82)	\$367.58	\$464.40	126.34%	\$695.05	\$1,102.74	\$407.69	36.97%	\$4,411.00
7710-001 - Mortgage Interest	\$3,239.43	\$7,379.33	\$4,139.90	56.10%	\$10,456.71	\$22,137.99	\$11,681.28	52.77%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$3,000.00
<u>Total Administrative</u>	\$5,122.44	\$13,873.01	\$8,750.57	63.08%	\$24,652.73	\$41,619.03	\$16,966.30	40.77%	\$166,476.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$31,600.02	\$31,599.99	(\$0.03)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$1,595.47	\$1,762.33	\$166.86	9.47%	\$5,485.79	\$5,286.99	(\$198.80)	(3.76%)	\$21,148.00
8110-038 - R&M-Rec Area	\$3,781.84	\$1,369.92	(\$2,411.92)	(176.06%)	\$8,249.37	\$4,109.76	(\$4,139.61)	(100.73%)	\$16,439.00
8150-000 - Operating Contingency	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$4,100.01	\$4,100.01	100.00%	\$16,400.00
8210-001 -									

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026**

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Grounds-Lawn Service	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$29,939.46	\$32,187.00	\$2,247.54	6.98%	\$128,748.00
8312-000 - Pool-Service-General	\$1,284.94	\$1,340.00	\$55.06	4.11%	\$2,754.94	\$4,020.00	\$1,265.06	31.47%	\$16,080.00
8710-001 - Utilities-Electric	\$2,166.63	\$2,470.42	\$303.79	12.30%	\$6,763.03	\$7,411.26	\$648.23	8.75%	\$29,645.00
8710-004 - Utilities-Electric-Pool Heating	\$1,237.26	\$1,385.17	\$147.91	10.68%	\$4,859.34	\$4,155.51	(\$703.83)	(16.94%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,323.35	\$31,080.83	(\$1,242.52)	(4.00%)	\$97,346.79	\$93,242.49	(\$4,104.30)	(4.40%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$2,575.17	\$2,561.17	(\$14.00)	(0.55%)	\$8,364.62	\$7,683.51	(\$681.11)	(8.86%)	\$30,734.00
8710-012 - Utilities-Cable TV	\$19,518.60	\$19,830.92	\$312.32	1.57%	\$58,555.80	\$59,492.76	\$936.96	1.57%	\$237,971.00
<u>Total Services & Utilities</u>	\$84,996.42	\$84,429.76	(\$566.66)	(0.67%)	\$253,919.16	\$253,289.28	(\$629.88)	(0.25%)	\$1,013,157.00
Total Expense	\$90,118.86	\$98,302.77	\$8,183.91	8.33%	\$278,571.89	\$294,908.31	\$16,336.42	5.54%	\$1,179,633.00
Operating Net Income	\$98,048.97	\$77,417.15	\$20,631.82	26.65%	\$269,101.59	\$232,251.45	\$36,850.14	15.87%	\$929,006.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$9,583.33	\$0.00	0.00%	\$28,749.99	\$28,749.99	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$6,249.99	\$6,249.99	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$6,249.99	\$6,249.99	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$5,900.01	\$5,900.01	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$144,999.99	\$144,999.99	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00	\$3,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$500.01	\$500.01	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$851.49	\$851.49	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$30,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$2,499.99	\$2,499.99	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$12,500.01	\$12,500.01	\$0.00	0.00%	\$50,000.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$6,999.99	\$6,999.99	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$6,249.99	\$6,249.99	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$11,460.50	\$0.00	(\$11,460.50)	(100.00%)	\$18,127.28	\$0.00	(\$18,127.28)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$88,877.65	\$77,417.15	(\$11,460.50)	(14.80%)	\$250,378.73	\$232,251.45	(\$18,127.28)	(7.81%)	\$929,006.00
Total Reserve Expense	\$88,877.65	\$77,417.15	(\$11,460.50)	(14.80%)	\$250,378.73	\$232,251.45	(\$18,127.28)	(7.81%)	\$929,006.00
Reserve Net Income	(\$88,877.65)	(\$77,417.15)	(\$11,460.50)	14.80%	(\$250,378.73)	(\$232,251.45)	(\$18,127.28)	7.81%	(\$929,006.00)
Net Income	\$9,171.32	\$0.00	\$9,171.32	100.00%	\$18,722.86	\$0.00	\$18,722.86	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
3/1/2026 - 3/31/2026

Account	3/1/2026 - 3/31/2026		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	\$28,749.99	\$0.00	\$366,072.50
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	\$6,249.99	\$0.00	\$193,298.54
3022-000 Reserve-Streets	\$2,083.33	\$775.00	\$244,189.83	\$6,249.99	\$1,509.97	\$248,929.85
3022-001 Reserve-Walks/Curb	\$1,966.67	\$160.60	\$58,499.58	\$5,900.01	\$160.60	\$64,238.99
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$84,827.86	\$156,519.29	\$144,999.99	\$132,180.83	\$169,338.45
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$1,498.00	\$4,044.83	\$187,650.56	\$3,498.00	\$8,294.91	\$182,853.65
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$500.01	\$0.00	\$25,747.16
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	\$851.49	\$0.00	\$60,922.55
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	\$8,066.24	\$0.15	\$7,500.00	\$16,926.77	(\$9,426.62)
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	\$2,499.99	\$0.00	\$235,449.96
3041-000 Reserve-Water	\$4,166.67	\$492.25	\$180,214.64	\$12,500.01	\$1,757.50	\$190,957.15
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,383.33	\$2,330.44	\$19,027.02	\$7,149.99	\$6,771.93	\$19,405.08
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	\$6,249.99	\$0.00	\$110,456.03
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	\$11,460.50	\$0.00	\$79,985.10	\$18,127.28	\$0.00	\$98,112.38
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$89,425.65	\$100,697.22	\$1,879,432.17	\$251,026.73	\$167,602.51	\$1,962,856.39