

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

**Balance Sheet**

**4/30/2026**

**Assets**

Operating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$223,590.41
1110-000 - A/R-Maintenance Fees	\$16,689.13
1112-000 - A/R-Late Fees	\$1,260.00
1113-000 - A/R-Owner Interest	\$153.02
1114-000 - A/R-Administrative Fees	\$20.00
1115-000 - A/R-Legal Costs	\$1,853.95
1125-000 - Delinquent Water Bills	\$1,254.49
1190-000 - Allowance for Bad Debts	(\$2,248.46)
1410-000 - Prepaid Insurance-General	\$36,540.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total \_\_\_\_\_ \$281,927.03

Reserve

1060-000 - MVA-Popular Bank	\$102,890.56
1080-000 - Merrill Lynch - Cash	\$219,000.03
1081-000 - Merrill Lynch - CDs	\$1,390,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$242,038.67

Reserve Total \_\_\_\_\_ \$1,953,929.26

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*

\$3,348,142.33

**Liabilities and Equity**

Operating

2010-000 - Accounts Payable	\$6,065.53
2100-000 - Loan - Clubhouse	\$897,347.06
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total \_\_\_\_\_ \$912,694.59

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$29,529.14
2460-000 - Unearned Revenue-Cable Rebate	\$39,712.00

Other Total \_\_\_\_\_ \$69,241.14

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$364,600.83
3021-000 - Reserve-Master Paving	\$195,381.87
3022-000 - Reserve-Streets	\$251,013.18
3022-001 - Reserve-Walks/Curb	\$66,205.66
3023-000 - Reserve-Roof Repair/Replace	\$149,124.25
3025-000 - Reserve-Recreation Area	\$176,545.33
3025-001 - Reserve-Pool Resurfacing, Equipment	\$25,913.83
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$61,206.38
3031-000 - Exterior Home Repair/Replace	(\$12,048.53)
3040-000 - Reserve-Sewer	\$236,283.29
3041-000 - Reserve-Water	\$194,365.22
3046-000 - Reserve-Sprinklers Irrig	\$19,743.38
3052-000 - Reserve-Storm Drains	\$103,437.82
3080-000 - Reserve-Interest	\$99,404.34

Reserve Total \_\_\_\_\_ \$1,953,929.26

Retained Earnings \_\_\_\_\_ \$384,190.56

Net Income \_\_\_\_\_ \$27,743.43

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc  
Balance Sheet  
4/30/2026

*Liabilities & Equity Total*

\$3,347,798.98

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

**Income Statement**

**4/1/2026 - 4/30/2026**

	4/1/2026 - 4/30/2026	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,726.92	\$702,907.68
6070-000 - Interest Income-Operating	\$5.02	\$20.46
6071-000 - Interest Income-Reserve	\$1,291.96	\$19,419.24
6082-000 - Late Fee Income	\$275.00	\$825.00
6083-000 - Other Income-General	\$0.00	\$1,800.00
<u>Total Revenues</u>	\$177,298.90	\$724,972.38
<i>Total Income</i>	\$177,298.90	\$724,972.38
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$15,716.00
7210-000 - Legal & Professional	\$812.35	\$1,686.71
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$61.25	\$61.25
7310-008 - Taxes-Federal Income	\$0.00	(\$2,410.39)
7510-000 - Admin Expenses-Office	\$281.12	\$976.17
7710-001 - Mbrtgage Interest	\$3,570.11	\$14,026.82
7810-000 - Uncollectible Assessments	\$250.00	\$1,000.00
<u>Total Administrative</u>	\$8,903.83	\$33,556.56
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$42,133.36
8021-000 - Salaries / Payroll Expense	\$1,143.73	\$6,629.52
8110-038 - R&M-Rec Area	\$1,396.12	\$9,645.49
8210-001 - Grounds-Lawn Service	\$9,979.82	\$39,919.28
8312-000 - Pool-Service-General	\$905.18	\$3,660.12
8710-001 - Utilities-Electric	\$2,168.62	\$8,931.65
8710-004 - Utilities-Electric-Pool Heating	\$1,235.99	\$6,095.33
8710-007 - Utilities-Sewer & Water	\$32,171.39	\$129,518.18
8710-010 - Utilities-Reclaimed Water	\$1,612.60	\$9,977.22
8710-012 - Utilities-Cable TV	\$19,518.60	\$78,074.40
<u>Total Services &amp; Utilities</u>	\$80,665.39	\$334,584.55
<i>Total Expense</i>	\$89,569.22	\$368,141.11
Operating Net Income	\$87,729.68	\$356,831.27
<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	\$38,333.32
9621-000 - Reserve-Master Paving	\$2,083.33	\$8,333.32
9622-000 - Reserve-Streets	\$2,083.33	\$8,333.32
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$7,866.68
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$193,333.32
9625-000 - Reserve-Recreation Area	\$1,000.00	\$4,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$666.68
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$1,135.32
9631-000 - Exterior Home Repair	\$2,500.00	\$10,000.00
9640-000 - Reserve-Sewer	\$833.33	\$3,333.32
9641-000 - Reserve-Water	\$4,166.67	\$16,666.68
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$9,333.32
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$8,333.32

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
9900-000 - Reserve Expense-Interest	\$1,291.96	\$19,419.24
<u>Total Reserve Expense</u>	<u>\$78,709.11</u>	<u>\$329,087.84</u>
<i>Total Reserve Expense</i>	\$78,709.11	\$329,087.84
Reserve Net Income	(\$78,709.11)	(\$329,087.84)
Net Income	\$9,020.57	\$27,743.43

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

**Budget Comparison Report**

**4/1/2026 - 4/30/2026**

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$175,726.92	\$175,719.92	\$7.00	0.00%	\$702,907.68	\$702,879.68	\$28.00	0.00%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$5.02	\$0.00	\$5.02	100.00%	\$20.46	\$0.00	\$20.46	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,291.96	\$0.00	\$1,291.96	100.00%	\$19,419.24	\$0.00	\$19,419.24	100.00%	\$0.00
6082-000 - Late Fee Income	\$275.00	\$0.00	\$275.00	100.00%	\$825.00	\$0.00	\$825.00	100.00%	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	0.00%	\$1,800.00	\$0.00	\$1,800.00	100.00%	\$0.00
<b>Total Revenues</b>	<b>\$177,298.90</b>	<b>\$175,719.92</b>	<b>\$1,578.98</b>	<b>0.90%</b>	<b>\$724,972.38</b>	<b>\$702,879.68</b>	<b>\$22,092.70</b>	<b>3.14%</b>	<b>\$2,108,639.00</b>
<b>Total Income</b>	<b>\$177,298.90</b>	<b>\$175,719.92</b>	<b>\$1,578.98</b>	<b>0.90%</b>	<b>\$724,972.38</b>	<b>\$702,879.68</b>	<b>\$22,092.70</b>	<b>3.14%</b>	<b>\$2,108,639.00</b>
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$15,716.00	\$15,233.32	(\$482.68)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$812.35	\$583.33	(\$229.02)	(39.26%)	\$1,686.71	\$2,333.32	\$646.61	27.71%	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	100.00%	\$2,500.00	\$2,166.68	(\$333.32)	(15.38%)	\$6,500.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.08	(\$56.17)	(1,105.71%)	\$61.25	\$20.32	(\$40.93)	(201.43%)	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$470.76	\$470.76	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$100.00	\$100.00	100.00%	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	(\$2,410.39)	\$3,180.00	\$5,590.39	175.80%	\$9,540.00
7510-000 - Admin Expenses-Office	\$281.12	\$367.58	\$86.46	23.52%	\$976.17	\$1,470.32	\$494.15	33.61%	\$4,411.00
7710-001 - Mortgage Interest	\$3,570.11	\$7,379.33	\$3,809.22	51.62%	\$14,026.82	\$29,517.32	\$15,490.50	52.48%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
<b>Total Administrative</b>	<b>\$8,903.83</b>	<b>\$13,873.01</b>	<b>\$4,969.18</b>	<b>35.82%</b>	<b>\$33,556.56</b>	<b>\$55,492.04</b>	<b>\$21,935.48</b>	<b>39.53%</b>	<b>\$166,476.00</b>
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$42,133.36	\$42,133.32	(\$0.04)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$1,143.73	\$1,762.33	\$618.60	35.10%	\$6,629.52	\$7,049.32	\$419.80	5.96%	\$21,148.00
8110-038 - R&M-Rec Area	\$1,396.12	\$1,369.92	(\$26.20)	(1.91%)	\$9,645.49	\$5,479.68	(\$4,165.81)	(76.02%)	\$16,439.00
8150-000 - Operating Contingency	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$5,466.68	\$5,466.68	100.00%	\$16,400.00
8210-001 - Grounds-Lawn Service	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$39,919.28	\$42,916.00	\$2,996.72	6.98%	\$128,748.00
8312-000 - Pool-Service-General	\$905.18	\$1,340.00	\$434.82	32.45%	\$3,660.12	\$5,360.00	\$1,699.88	31.71%	\$16,080.00
8710-001 - Utilities-Electric	\$2,168.62	\$2,470.42	\$301.80	12.22%	\$8,931.65	\$9,881.68	\$950.03	9.61%	\$29,645.00
8710-004 - Utilities-Electric-Pool Heating	\$1,235.99	\$1,385.17	\$149.18	10.77%	\$6,095.33	\$5,540.68	(\$554.65)	(10.01%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,171.39	\$31,080.83	(\$1,090.56)	(3.51%)	\$129,518.18	\$124,323.32	(\$5,194.86)	(4.18%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$1,612.60	\$2,561.17	\$948.57	37.04%	\$9,977.22	\$10,244.68	\$267.46	2.61%	\$30,734.00
8710-012 - Utilities-Cable TV	\$19,518.60	\$19,830.92	\$312.32	1.57%	\$78,074.40	\$79,323.68	\$1,249.28	1.57%	\$237,971.00
<b>Total Services &amp; Utilities</b>	<b>\$80,665.39</b>	<b>\$84,429.76</b>	<b>\$3,764.37</b>	<b>4.46%</b>	<b>\$334,584.55</b>	<b>\$337,719.04</b>	<b>\$3,134.49</b>	<b>0.93%</b>	<b>\$1,013,157.00</b>
<b>Total Expense</b>	<b>\$89,569.22</b>	<b>\$98,302.77</b>	<b>\$8,733.55</b>	<b>8.88%</b>	<b>\$368,141.11</b>	<b>\$393,211.08</b>	<b>\$25,069.97</b>	<b>6.38%</b>	<b>\$1,179,633.00</b>
<b>Operating Net Income</b>	<b>\$87,729.68</b>	<b>\$77,417.15</b>	<b>\$10,312.53</b>	<b>13.32%</b>	<b>\$356,831.27</b>	<b>\$309,668.60</b>	<b>\$47,162.67</b>	<b>15.23%</b>	<b>\$929,006.00</b>
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$9,583.33	\$0.00	0.00%	\$38,333.32	\$38,333.32	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$8,333.32	\$8,333.32	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$8,333.32	\$8,333.32	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$7,866.68	\$7,866.68	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$193,333.32	\$193,333.32	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$4,000.00	\$4,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$666.68	\$666.68	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$1,135.32	\$1,135.32	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$30,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$3,333.32	\$3,333.32	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$16,666.68	\$16,666.68	\$0.00	0.00%	\$50,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$9,333.32	\$9,333.32	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$8,333.32	\$8,333.32	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$1,291.96	\$0.00	(\$1,291.96)	(100.00%)	\$19,419.24	\$0.00	(\$19,419.24)	(100.00%)	\$0.00
<b>Total Reserve Expense</b>	<b>\$78,709.11</b>	<b>\$77,417.15</b>	<b>(\$1,291.96)</b>	<b>(1.67%)</b>	<b>\$329,087.84</b>	<b>\$309,668.60</b>	<b>(\$19,419.24)</b>	<b>(6.27%)</b>	<b>\$929,006.00</b>

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

**Budget Comparison Report**

**4/1/2026 - 4/30/2026**

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<b>Total Reserve Expense</b>	\$78,709.11	\$77,417.15	(\$1,291.96)	(1.67%)	\$329,087.84	\$309,668.60	(\$19,419.24)	(6.27%)	\$929,006.00
Reserve Net Income	(\$78,709.11)	(\$77,417.15)	(\$1,291.96)	1.67%	(\$329,087.84)	(\$309,668.60)	(\$19,419.24)	6.27%	(\$929,006.00)
Net Income	\$9,020.57	\$0.00	\$9,020.57	100.00%	\$27,743.43	\$0.00	\$27,743.43	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc**  
**Reserve Statement**  
**4/1/2026 - 4/30/2026**

Account	4/1/2026 - 4/30/2026		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	\$11,055.00	\$337,322.51	\$38,333.32	\$11,055.00	\$364,600.83
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	\$8,333.32	\$0.00	\$195,381.87
3022-000 Reserve-Streets	\$2,083.33	\$0.00	\$244,189.83	\$8,333.32	\$1,509.97	\$251,013.18
3022-001 Reserve-Walks/Curb	\$1,966.67	\$0.00	\$58,499.58	\$7,866.68	\$160.60	\$66,205.66
3023-000 Reserve-Roof Repair/Replace	\$65,238.33	\$85,452.53	\$156,519.29	\$210,238.32	\$217,633.36	\$149,124.25
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$1,170.18	\$7,478.50	\$187,650.56	\$4,668.18	\$15,773.41	\$176,545.33
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$666.68	\$0.00	\$25,913.83
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	\$1,135.32	\$0.00	\$61,206.38
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	\$5,121.91	\$0.15	\$10,000.00	\$22,048.68	(\$12,048.53)
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	\$3,333.32	\$0.00	\$236,283.29
3041-000 Reserve-Water	\$4,166.67	\$758.60	\$180,214.64	\$16,666.68	\$2,516.10	\$194,365.22
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,333.33	\$1,995.03	\$19,027.02	\$9,483.32	\$8,766.96	\$19,743.38
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	\$9,101.54	\$104,206.04	\$8,333.32	\$9,101.54	\$103,437.82
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	\$1,291.96	\$0.00	\$79,985.10	\$19,419.24	\$0.00	\$99,404.34
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$95,784.29	\$120,963.11	\$1,879,432.17	\$346,811.02	\$288,565.62	\$1,937,677.57