

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
5/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$219,013.92
1110-000 - A/R-Maintenance Fees	\$16,957.34
1112-000 - A/R-Late Fees	\$1,401.31
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	\$1,173.84
1190-000 - Allowance for Bad Debts	(\$1,958.98)
1410-000 - Prepaid Insurance-General	\$32,611.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$274,029.89

Reserve

1060-000 - MMA-Popular Bank	\$102,923.26
1080-000 - Merrill Lynch - Cash	\$219,909.82
1081-000 - Merrill Lynch - CD's	\$1,390,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$282,455.25

Reserve Total

\$1,995,288.33

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

\$3,381,604.26

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,065.53
2100-000 - Loan - Clubhouse	\$893,407.59
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$908,755.12

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$30,083.31
2460-000 - Unearned Revenue-Cable Rebate	\$38,388.25

Other Total

\$68,471.56

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$374,184.16
3021-000 - Reserve-Master Paving	\$197,465.20
3022-000 - Reserve-Streets	\$253,096.51
3022-001 - Reserve-Walks/Curb	\$68,172.33
3023-000 - Reserve-Roof Repair/Replace	\$166,744.30
3025-000 - Reserve-Recreation Area	\$177,545.33
3025-001 - Reserve-Pool Resurfacing, Equipment	\$26,080.50
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$61,490.21
3031-000 - Exterior Home Repair/Replace	(\$13,661.89)

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Balance Sheet

5/31/2026

3040-000 - Reserve-Sewer	\$236,871.83	
3041-000 - Reserve-Water	\$198,520.36	
3046-000 - Reserve-Sprinklers Irrig	\$20,153.03	
3052-000 - Reserve-Storm Drains	\$105,521.15	
3080-000 - Reserve-Interest	\$100,352.90	
<u>Reserve Total</u>	\$1,995,288.33	
<u>Retained Earnings</u>	\$384,190.56	
<u>Net Income</u>	\$24,555.34	
<i>Liabilities & Equity Total</i>		\$3,381,260.91

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,726.92	\$878,634.60
6070-000 - Interest Income-Operating	\$5.59	\$26.05
6071-000 - Interest Income-Reserve	\$1,248.56	\$20,667.80
6082-000 - Late Fee Income	\$240.00	\$1,065.00
6083-000 - Other Income-General	\$350.00	\$2,150.00
<u>Total Revenues</u>	<u>\$177,571.07</u>	<u>\$902,543.45</u>
<i>Total Income</i>	<i>\$177,571.07</i>	<i>\$902,543.45</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$19,645.00
7210-000 - Legal & Professional	\$1,350.00	\$3,036.71
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$300.00	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	(\$2,410.39)
7510-000 - Admin Expenses-Office	(\$78.12)	\$898.05
7710-001 - Mortgage Interest	\$3,439.83	\$17,466.65
7810-000 - Uncollectible Assessments	\$250.00	\$1,250.00
<u>Total Administrative</u>	<u>\$9,190.71</u>	<u>\$42,747.27</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$52,666.70
8021-000 - Salaries / Payroll Expense	\$1,327.78	\$7,957.30
8110-038 - R&M-Rec Area	\$1,045.94	\$10,691.43
8210-001 - Grounds-Lawn Service	\$19,759.82	\$59,679.10
8312-000 - Pool-Service-General	\$735.00	\$4,395.12
8710-001 - Utilities-Electric	\$2,223.54	\$11,155.19
8710-004 - Utilities-Electric-Pool Heating	\$1,851.74	\$7,947.07
8710-007 - Utilities-Sewer & Water	\$32,586.74	\$162,104.92
8710-010 - Utilities-Reclaimed Water	\$3,320.24	\$13,297.46
8710-012 - Utilities-Cable TV	\$19,518.60	\$97,593.00
<u>Total Services & Utilities</u>	<u>\$92,902.74</u>	<u>\$427,487.29</u>
<i>Total Expense</i>	<i>\$102,093.45</i>	<i>\$470,234.56</i>
Operating Net Income	<u>\$75,477.62</u>	<u>\$432,308.89</u>
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$47,916.65

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026	Year To Date
9621-000 - Reserve-Master Paving	\$2,083.33	\$10,416.65
9622-000 - Reserve-Streets	\$2,083.33	\$10,416.65
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$9,833.35
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$241,666.65
9625-000 - Reserve-Recreation Area	\$1,000.00	\$5,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$833.35
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$1,419.15
9631-000 - Exterior Home Repair	\$2,500.00	\$12,500.00
9640-000 - Reserve-Sewer	\$833.33	\$4,166.65
9641-000 - Reserve-Water	\$4,166.67	\$20,833.35
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$11,666.65
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$10,416.65
9900-000 - Reserve Expense-Interest	\$1,248.56	\$20,667.80
<u>Total Reserve Expense</u>	<u>\$78,665.71</u>	<u>\$407,753.55</u>
<i>Total Reserve Expense</i>	\$78,665.71	\$407,753.55
Reserve Net Income	(\$78,665.71)	(\$407,753.55)
Net Income	(\$3,188.09)	\$24,555.34

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				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%	\$878,634.60	\$878,599.60	\$35.00	0.00%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$5.59	\$0.00	\$5.59	100.00%	\$26.05	\$0.00	\$26.05	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,248.56	\$0.00	\$1,248.56	100.00%	\$20,667.80	\$0.00	\$20,667.80	100.00%	\$0.00
6082-000 - Late Fee Income	\$240.00	\$0.00	\$240.00	100.00%	\$1,065.00	\$0.00	\$1,065.00	100.00%	\$0.00
6083-000 - Other Income-General	\$350.00	\$0.00	\$350.00	100.00%	\$2,150.00	\$0.00	\$2,150.00	100.00%	\$0.00
Total Revenues	\$177,571.07	\$175,719.92	\$1,851.15	1.05%	\$902,543.45	\$878,599.60	\$23,943.85	2.73%	\$2,108,639.00
Total Income	\$177,571.07	\$175,719.92	\$1,851.15	1.05%	\$902,543.45	\$878,599.60	\$23,943.85	2.73%	\$2,108,639.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$19,645.00	\$19,041.65	(\$603.35)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$1,350.00	\$583.33	(\$766.67)	(131.43%)	\$3,036.71	\$2,916.65	(\$120.06)	(4.12%)	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	100.00%	\$2,500.00	\$2,708.35	\$208.35	7.69%	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.08	\$5.08	100.00%	\$61.25	\$25.40	(\$35.85)	(141.14%)	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$588.45	\$588.45	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$300.00	\$25.00	(\$275.00)	(1,100.00%)	\$300.00	\$125.00	(\$175.00)	(140.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	(\$2,410.39)	\$3,975.00	\$6,385.39	160.64%	\$9,540.00
7510-000 - Admin Expenses-Office	(\$78.12)	\$367.58	\$445.70	121.25%	\$898.05	\$1,837.90	\$939.85	51.14%	\$4,411.00
7710-001 - Mortgage Interest	\$3,439.83	\$7,379.33	\$3,939.50	53.39%	\$17,466.65	\$36,896.65	\$19,430.00	52.66%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,000.00
Total Administrative	\$9,190.71	\$13,873.01	\$4,682.30	33.75%	\$42,747.27	\$69,365.05	\$26,617.78	38.37%	\$166,476.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$52,666.70	\$52,666.65	(\$0.05)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$1,327.78	\$1,762.33	\$434.55	24.66%	\$7,957.30	\$8,811.65	\$854.35	9.70%	\$21,148.00
8110-038 - R&M-Rec Area	\$1,045.94	\$1,369.92	\$323.98	23.65%	\$10,691.43	\$6,849.60	(\$3,841.83)	(56.09%)	\$16,439.00
8150-000 - Operating	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$6,833.35	\$6,833.35	100.00%	\$16,400.00

**Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Contingency									
8210-001 - Grounds-Lawn Service	\$19,759.82	\$10,729.00	(\$9,030.82)	(84.17%)	\$59,679.10	\$53,645.00	(\$6,034.10)	(11.25%)	\$128,748.00
8312-000 - Pool-Service-General	\$735.00	\$1,340.00	\$605.00	45.15%	\$4,395.12	\$6,700.00	\$2,304.88	34.40%	\$16,080.00
8710-001 - Utilities-Electric	\$2,223.54	\$2,470.42	\$246.88	9.99%	\$11,155.19	\$12,352.10	\$1,196.91	9.69%	\$29,645.00
8710-004 - Utilities-Electric-Pool Heating	\$1,851.74	\$1,385.17	(\$466.57)	(33.68%)	\$7,947.07	\$6,925.85	(\$1,021.22)	(14.75%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,586.74	\$31,080.83	(\$1,505.91)	(4.85%)	\$162,104.92	\$155,404.15	(\$6,700.77)	(4.31%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$3,320.24	\$2,561.17	(\$759.07)	(29.64%)	\$13,297.46	\$12,805.85	(\$491.61)	(3.84%)	\$30,734.00
8710-012 - Utilities-Cable TV	\$19,518.60	\$19,830.92	\$312.32	1.57%	\$97,593.00	\$99,154.60	\$1,561.60	1.57%	\$237,971.00
Total Services & Utilities	\$92,902.74	\$84,429.76	(\$8,472.98)	(10.04%)	\$427,487.29	\$422,148.80	(\$5,338.49)	(1.26%)	\$1,013,157.00
Total Expense	\$102,093.45	\$98,302.77	(\$3,790.68)	(3.86%)	\$470,234.56	\$491,513.85	\$21,279.29	4.33%	\$1,179,633.00
Operating Net Income	\$75,477.62	\$77,417.15	(\$1,939.53)	(2.51%)	\$432,308.89	\$387,085.75	\$45,223.14	11.68%	\$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%	\$47,916.65	\$47,916.65	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$10,416.65	\$10,416.65	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$10,416.65	\$10,416.65	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$9,833.35	\$9,833.35	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$241,666.65	\$241,666.65	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$833.35	\$833.35	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$1,419.15	\$1,419.15	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$30,000.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$4,166.65	\$4,166.65	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$20,833.35	\$20,833.35	\$0.00	0.00%	\$50,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$11,666.65	\$11,666.65	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$10,416.65	\$10,416.65	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$1,248.56	\$0.00	(\$1,248.56)	(100.00%)	\$20,667.80	\$0.00	(\$20,667.80)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$78,665.71	\$77,417.15	(\$1,248.56)	(1.61%)	\$407,753.55	\$387,085.75	(\$20,667.80)	(5.34%)	\$929,006.00
Total Reserve Expense	\$78,665.71	\$77,417.15	(\$1,248.56)	(1.61%)	\$407,753.55	\$387,085.75	(\$20,667.80)	(5.34%)	\$929,006.00
Reserve Net Income	(\$78,665.71)	(\$77,417.15)	(\$1,248.56)	1.61%	(\$407,753.55)	(\$387,085.75)	(\$20,667.80)	5.34%	(\$929,006.00)
Net Income	(\$3,188.09)	\$0.00	(\$3,188.09)	100.00%	\$24,555.34	\$0.00	\$24,555.34	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
5/1/2026 - 5/31/2026

Account	5/1/2026 - 5/31/2026		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	\$47,916.65	\$11,055.00	\$374,184.16
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	\$10,416.65	\$0.00	\$197,465.20
3022-000 Reserve-Streets	\$2,083.33	\$0.00	\$244,189.83	\$10,416.65	\$1,509.97	\$253,096.51
3022-001 Reserve-Walks/Curb	\$1,966.67	\$0.00	\$58,499.58	\$9,833.35	\$160.60	\$68,172.33
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$30,713.28	\$156,519.29	\$258,571.65	\$248,346.64	\$166,744.30
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	\$0.00	\$187,650.56	\$5,668.18	\$15,773.41	\$177,545.33
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$833.35	\$0.00	\$26,080.50
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	\$1,419.15	\$0.00	\$61,490.21
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	\$4,113.36	\$0.15	\$12,500.00	\$26,162.04	(\$13,661.89)
3039-000 Reserve-Clubhouse Windows/Doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$833.33	\$244.79	\$232,949.97	\$4,166.65	\$244.79	\$236,871.83
3041-000 Reserve-Water	\$4,166.67	\$11.53	\$180,214.64	\$20,833.35	\$2,527.63	\$198,520.36
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$4,035.90	\$3,626.25	\$19,027.02	\$13,519.22	\$12,393.21	\$20,153.03
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	\$10,416.65	\$9,101.54	\$105,521.15
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	\$1,248.56	\$300.00	\$79,985.10	\$20,667.80	\$300.00	\$100,352.90
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$80,368.28	\$39,009.21	\$1,879,432.17	\$427,179.30	\$327,574.83	\$1,979,036.64