

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
6/30/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$223,038.07
1110-000 - A/R-Maintenance Fees	\$19,308.29
1112-000 - A/R-Late Fees	\$1,301.31
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	\$1,041.62
1190-000 - Allowance for Bad Debts	(\$2,208.98)
1410-000 - Prepaid Insurance-General	\$28,682.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$276,003.77

Reserve

1060-000 - MMA-Popular Bank	\$102,959.36
1080-000 - Merrill Lynch - Cash	\$221,259.19
1081-000 - Merrill Lynch - CD's	\$1,401,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$222,913.82

Reserve Total

\$1,948,132.37

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

\$3,336,422.18

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,065.53
2100-000 - Loan - Clubhouse	\$889,567.18
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$904,914.71

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$27,183.05
2460-000 - Unearned Revenue-Cable Rebate	\$37,064.50

Other Total

\$64,247.55

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$337,267.49
3021-000 - Reserve-Master Paving	\$199,548.53
3022-000 - Reserve-Streets	\$255,179.84
3022-001 - Reserve-Walks/Curb	\$69,139.00
3023-000 - Reserve-Roof Repair/Replace	\$137,013.66
3025-000 - Reserve-Recreation Area	\$175,681.83
3025-001 - Reserve-Pool Resurfacing, Equipment	\$26,247.17
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$61,774.04
3031-000 - Exterior Home Repair/Replace	(\$12,937.94)

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Balance Sheet

6/30/2026

3040-000 - Reserve-Sewer	\$237,705.16	
3041-000 - Reserve-Water	\$202,127.05	
3046-000 - Reserve-Sprinklers Irrig	\$16,284.45	
3052-000 - Reserve-Storm Drains	\$107,604.48	
3080-000 - Reserve-Interest	\$112,745.20	
<u>Reserve Total</u>	\$1,948,132.37	
<u>Retained Earnings</u>	\$384,190.56	
<u>Net Income</u>	\$34,593.64	
<i>Liabilities & Equity Total</i>		\$3,336,078.83

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,726.92	\$1,054,361.52
6070-000 - Interest Income-Operating	\$5.17	\$31.22
6071-000 - Interest Income-Reserve	\$12,392.30	\$33,060.10
6082-000 - Late Fee Income	\$150.00	\$1,215.00
6083-000 - Other Income-General	\$200.00	\$2,350.00
<u>Total Revenues</u>	\$188,474.39	\$1,091,017.84
<i>Total Income</i>	\$188,474.39	\$1,091,017.84
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$23,574.00
7210-000 - Legal & Professional	\$807.50	\$3,844.21
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	(\$2,410.39)
7510-000 - Admin Expenses-Office	\$218.47	\$1,116.52
7710-001 - Mortgage Interest	\$3,538.89	\$21,005.54
7810-000 - Uncollectible Assessments	\$250.00	\$1,500.00
<u>Total Administrative</u>	\$8,743.86	\$51,491.13
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$63,200.04
8021-000 - Salaries / Payroll Expense	\$1,537.82	\$9,495.12
8110-038 - R&M-Rec Area	\$1,185.02	\$11,876.45
8210-001 - Grounds-Lawn Service	\$9,979.82	\$69,658.92
8312-000 - Pool-Service-General	\$788.44	\$5,183.56
8710-001 - Utilities-Electric	\$2,233.34	\$13,388.53
8710-004 - Utilities-Electric-Pool Heating	\$1,501.91	\$9,448.98
8710-007 - Utilities-Sewer & Water	\$32,164.68	\$194,269.60
8710-010 - Utilities-Reclaimed Water	\$3,049.44	\$16,346.90
8710-012 - Utilities-Cable TV	\$16,908.97	\$114,501.97
<u>Total Services & Utilities</u>	\$79,882.78	\$507,370.07
<i>Total Expense</i>	\$88,626.64	\$558,861.20
Operating Net Income	\$99,847.75	\$532,156.64
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	\$57,499.98

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
9621-000 - Reserve-Master Paving	\$2,083.33	\$12,499.98
9622-000 - Reserve-Streets	\$2,083.33	\$12,499.98
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$11,800.02
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$289,999.98
9625-000 - Reserve-Recreation Area	\$1,000.00	\$6,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$1,000.02
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$1,702.98
9631-000 - Exterior Home Repair	\$2,500.00	\$15,000.00
9640-000 - Reserve-Sewer	\$833.33	\$4,999.98
9641-000 - Reserve-Water	\$4,166.67	\$25,000.02
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$13,999.98
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$12,499.98
9900-000 - Reserve Expense-Interest	\$12,392.30	\$33,060.10
<u>Total Reserve Expense</u>	\$89,809.45	\$497,563.00
 <i>Total Reserve Expense</i>	 \$89,809.45	 \$497,563.00
 Reserve Net Income	 (\$89,809.45)	 (\$497,563.00)
 Net Income	 \$10,038.30	 \$34,593.64

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$175,726.92	\$175,719.92	\$7.00	0.00%	\$1,054,361.52	\$1,054,319.52	\$42.00	0.00%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$5.17	\$0.00	\$5.17	100.00%	\$31.22	\$0.00	\$31.22	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$12,392.30	\$0.00	\$12,392.30	100.00%	\$33,060.10	\$0.00	\$33,060.10	100.00%	\$0.00
6082-000 - Late Fee Income	\$150.00	\$0.00	\$150.00	100.00%	\$1,215.00	\$0.00	\$1,215.00	100.00%	\$0.00
6083-000 - Other Income-General	\$200.00	\$0.00	\$200.00	100.00%	\$2,350.00	\$0.00	\$2,350.00	100.00%	\$0.00
<u>Total Revenues</u>	\$188,474.39	\$175,719.92	\$12,754.47	7.26%	\$1,091,017.84	\$1,054,319.52	\$36,698.32	3.48%	\$2,108,639.00
Total Income	\$188,474.39	\$175,719.92	\$12,754.47	7.26%	\$1,091,017.84	\$1,054,319.52	\$36,698.32	3.48%	\$2,108,639.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$23,574.00	\$22,849.98	(\$724.02)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$807.50	\$583.33	(\$224.17)	(38.43%)	\$3,844.21	\$3,499.98	(\$344.23)	(9.84%)	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	100.00%	\$2,500.00	\$3,250.02	\$750.02	23.08%	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.08	\$5.08	100.00%	\$61.25	\$30.48	(\$30.77)	(100.95%)	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$706.14	\$706.14	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$150.00	(\$150.00)	(100.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	(\$2,410.39)	\$4,770.00	\$7,180.39	150.53%	\$9,540.00
7510-000 - Admin Expenses-Office	\$218.47	\$367.58	\$149.11	40.57%	\$1,116.52	\$2,205.48	\$1,088.96	49.38%	\$4,411.00
7710-001 - Mortgage Interest	\$3,538.89	\$7,379.33	\$3,840.44	52.04%	\$21,005.54	\$44,275.98	\$23,270.44	52.56%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
<u>Total Administrative</u>	\$8,743.86	\$13,873.01	\$5,129.15	36.97%	\$51,491.13	\$83,238.06	\$31,746.93	38.14%	\$166,476.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$63,200.04	\$63,199.98	(\$0.06)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$1,537.82	\$1,762.33	\$224.51	12.74%	\$9,495.12	\$10,573.98	\$1,078.86	10.20%	\$21,148.00
8110-038 - R&M-Rec Area	\$1,185.02	\$1,369.92	\$184.90	13.50%	\$11,876.45	\$8,219.52	(\$3,656.93)	(44.49%)	\$16,439.00
8150-000 - Operating Contingency	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$8,200.02	\$8,200.02	100.00%	\$16,400.00
8210-001 - Grounds-Lawn Service	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$69,658.92	\$64,374.00	(\$5,284.92)	(8.21%)	\$128,748.00
8312-000 - Pool-Service-General	\$788.44	\$1,340.00	\$551.56	41.16%	\$5,183.56	\$8,040.00	\$2,856.44	35.53%	\$16,080.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8710-001 - Utilities-Electric	\$2,233.34	\$2,470.42	\$237.08	9.60%	\$13,388.53	\$14,822.52	\$1,433.99	9.67%	\$29,645.00
8710-004 - Utilities-Electric-Pool Heating	\$1,501.91	\$1,385.17	(\$116.74)	(8.43%)	\$9,448.98	\$8,311.02	(\$1,137.96)	(13.69%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,164.68	\$31,080.83	(\$1,083.85)	(3.49%)	\$194,269.60	\$186,484.98	(\$7,784.62)	(4.17%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$3,049.44	\$2,561.17	(\$488.27)	(19.06%)	\$16,346.90	\$15,367.02	(\$979.88)	(6.38%)	\$30,734.00
8710-012 - Utilities-Cable TV	\$16,908.97	\$19,830.92	\$2,921.95	14.73%	\$114,501.97	\$118,985.52	\$4,483.55	3.77%	\$237,971.00
Total Services & Utilities	\$79,882.78	\$84,429.76	\$4,546.98	5.39%	\$507,370.07	\$506,578.56	(\$791.51)	(0.16%)	\$1,013,157.00
Total Expense	\$88,626.64	\$98,302.77	\$9,676.13	9.84%	\$558,861.20	\$589,816.62	\$30,955.42	5.25%	\$1,179,633.00
Operating Net Income	\$99,847.75	\$77,417.15	\$22,430.60	28.97%	\$532,156.64	\$464,502.90	\$67,653.74	14.56%	\$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%	\$57,499.98	\$57,499.98	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$12,499.98	\$12,499.98	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$12,499.98	\$12,499.98	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$11,800.02	\$11,800.02	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve-Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$289,999.98	\$289,999.98	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$6,000.00	\$6,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$1,000.02	\$1,000.02	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$1,702.98	\$1,702.98	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$15,000.00	\$15,000.00	\$0.00	0.00%	\$30,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$25,000.02	\$25,000.02	\$0.00	0.00%	\$50,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$13,999.98	\$13,999.98	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$12,499.98	\$12,499.98	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$12,392.30	\$0.00	(\$12,392.30)	(100.00%)	\$33,060.10	\$0.00	(\$33,060.10)	(100.00%)	\$0.00
Total Reserve Expense	\$89,809.45	\$77,417.15	(\$12,392.30)	(16.01%)	\$497,563.00	\$464,502.90	(\$33,060.10)	(7.12%)	\$929,006.00
Total Reserve Expense	\$89,809.45	\$77,417.15	(\$12,392.30)	(16.01%)	\$497,563.00	\$464,502.90	(\$33,060.10)	(7.12%)	\$929,006.00
Reserve Net Income	(\$89,809.45)	(\$77,417.15)	(\$12,392.30)	16.01%	(\$497,563.00)	(\$464,502.90)	(\$33,060.10)	7.12%	(\$929,006.00)
Net Income	\$10,038.30	\$0.00	\$10,038.30	100.00%	\$34,593.64	\$0.00	\$34,593.64	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
6/1/2026 - 6/30/2026

Account	6/1/2026 - 6/30/2026		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	\$46,500.00	\$337,322.51	\$57,499.98	\$57,555.00	\$337,267.49
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	\$12,499.98	\$0.00	\$199,548.53
3022-000 Reserve-Streets	\$2,083.33	\$0.00	\$244,189.83	\$12,499.98	\$1,509.97	\$255,179.84
3022-001 Reserve-Walks/Curb	\$1,966.67	\$1,000.00	\$58,499.58	\$11,800.02	\$1,160.60	\$69,139.00
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$78,063.97	\$156,519.29	\$306,904.98	\$326,410.61	\$137,013.66
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	\$2,863.50	\$187,650.56	\$6,668.18	\$18,636.91	\$175,681.83
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$1,000.02	\$0.00	\$26,247.17
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	\$1,702.98	\$0.00	\$61,774.04
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	\$1,776.05	\$0.15	\$15,000.00	\$27,938.09	(\$12,937.94)
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	\$4,999.98	\$244.79	\$237,705.16
3041-000 Reserve-Water	\$4,166.67	\$559.98	\$180,214.64	\$25,000.02	\$3,087.61	\$202,127.05
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,869.89	\$6,738.47	\$19,027.02	\$16,389.11	\$19,131.68	\$16,284.45
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	\$12,499.98	\$9,101.54	\$107,604.48
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	\$12,392.30	\$0.00	\$79,985.10	\$33,060.10	\$300.00	\$112,745.20
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$90,346.01	\$137,501.97	\$1,879,432.17	\$517,525.31	\$465,076.80	\$1,931,880.68