

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
8/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$217,308.86
1110-000 - A/R-Maintenance Fees	\$22,848.51
1112-000 - A/R-Late Fees	\$1,444.75
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
1117-000 - A/R-Fines	\$255.00
1125-000 - Delinquent Water Bills	\$1,041.62
1190-000 - Allowance for Bad Debts	(\$2,708.98)
1410-000 - Prepaid Insurance-General	\$20,824.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$265,855.22

Reserve

1060-000 - MMA-Popular Bank	\$103,029.34
1080-000 - Merrill Lynch - Cash	\$227,794.68
1081-000 - Merrill Lynch - CD's	\$1,401,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$213,270.51

Reserve Total

\$1,945,094.53

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

\$3,323,235.79

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,104.04
2100-000 - Loan - Clubhouse	\$881,726.54
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$897,112.58

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$21,752.95
2460-000 - Unearned Revenue-Cable Rebate	\$34,417.00

Other Total

\$56,169.95

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$275,909.15
3021-000 - Reserve-Master Paving	\$203,715.19
3022-000 - Reserve-Streets	\$259,346.50
3022-001 - Reserve-Walks/Curb	\$73,072.34
3023-000 - Reserve-Roof Repair/Replace	\$166,267.16
3025-000 - Reserve-Recreation Area	\$173,781.83
3025-001 - Reserve-Pool Resurfacing, Equipment	\$26,580.51
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$62,341.70

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Balance Sheet

8/31/2026

3031-000 - Exterior Home Repair/Replace	(\$12,344.66)	
3040-000 - Reserve-Sewer	\$239,371.82	
3041-000 - Reserve-Water	\$207,380.46	
3046-000 - Reserve-Sprinklers Irrig	\$15,788.25	
3052-000 - Reserve-Storm Drains	\$111,771.14	
3080-000 - Reserve-Interest	\$119,360.73	
<u>Reserve Total</u>	\$1,945,094.53	
<u>Retained Earnings</u>	\$384,190.56	
<u>Net Income</u>	\$40,324.82	
<i>Liabilities & Equity Total</i>		\$3,322,892.44

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,682.92	\$1,405,815.36
6070-000 - Interest Income-Operating	\$5.27	\$42.17
6071-000 - Interest Income-Reserve	\$1,272.73	\$39,675.63
6082-000 - Late Fee Income	\$175.00	\$1,590.00
6083-000 - Other Income-General	\$250.00	\$3,290.00
<u>Total Revenues</u>	\$177,385.92	\$1,450,413.16
<i>Total Income</i>	\$177,385.92	\$1,450,413.16
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$31,432.00
7210-000 - Legal & Professional	\$1,767.76	\$6,441.86
7212-001 - Professional-Audit Fees	\$3,950.00	\$6,450.00
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	\$1,578.46
7710-001 - Mortgage Interest	\$3,507.96	\$27,923.50
7810-000 - Uncollectible Assessments	\$250.00	\$2,000.00
<u>Total Administrative</u>	\$13,623.19	\$73,776.68
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$84,266.72
8021-000 - Salaries / Payroll Expense	\$1,587.37	\$12,975.88
8110-038 - R&M-Rec Area	\$1,406.96	\$15,510.18
8210-001 - Grounds-Lawn Service	\$9,979.82	\$89,618.56
8312-000 - Pool-Service-General	\$735.00	\$6,803.56
8710-001 - Utilities-Electric	\$2,445.16	\$18,232.94
8710-004 - Utilities-Electric-Pool Heating	\$1,429.06	\$12,592.88
8710-007 - Utilities-Sewer & Water	\$32,166.91	\$258,621.31
8710-010 - Utilities-Reclaimed Water	\$2,855.90	\$22,528.00
8710-012 - Utilities-Cable TV	\$19,518.60	\$156,148.80
<u>Total Services & Utilities</u>	\$82,658.12	\$677,298.83
<i>Total Expense</i>	\$96,281.31	\$751,075.51
Operating Net Income	\$81,104.61	\$699,337.65
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	\$76,666.64

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
9621-000 - Reserve-Master Paving	\$2,083.33	\$16,666.64
9622-000 - Reserve-Streets	\$2,083.33	\$16,666.64
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$15,733.36
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$386,666.64
9625-000 - Reserve-Recreation Area	\$1,000.00	\$8,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$1,333.36
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$2,270.64
9631-000 - Exterior Home Repair	\$2,500.00	\$20,000.00
9640-000 - Reserve-Sewer	\$833.33	\$6,666.64
9641-000 - Reserve-Water	\$4,166.67	\$33,333.36
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$18,666.64
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$16,666.64
9900-000 - Reserve Expense-Interest	\$1,272.73	\$39,675.63
<u>Total Reserve Expense</u>	<u>\$78,689.88</u>	<u>\$659,012.83</u>
 <i>Total Reserve Expense</i>	 \$78,689.88	 \$659,012.83
 Reserve Net Income	 (\$78,689.88)	 (\$659,012.83)
 Net Income	 \$2,414.73	 \$40,324.82

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$175,682.92	\$175,719.92	(\$37.00)	(0.02%)	\$1,405,815.36	\$1,405,759.36	\$56.00	0.00%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$5.27	\$0.00	\$5.27	100.00%	\$42.17	\$0.00	\$42.17	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,272.73	\$0.00	\$1,272.73	100.00%	\$39,675.63	\$0.00	\$39,675.63	100.00%	\$0.00
6082-000 - Late Fee Income	\$175.00	\$0.00	\$175.00	100.00%	\$1,590.00	\$0.00	\$1,590.00	100.00%	\$0.00
6083-000 - Other Income-General	\$250.00	\$0.00	\$250.00	100.00%	\$3,290.00	\$0.00	\$3,290.00	100.00%	\$0.00
<u>Total Revenues</u>	\$177,385.92	\$175,719.92	\$1,666.00	0.95%	\$1,450,413.16	\$1,405,759.36	\$44,653.80	3.18%	\$2,108,639.00
Total Income	\$177,385.92	\$175,719.92	\$1,666.00	0.95%	\$1,450,413.16	\$1,405,759.36	\$44,653.80	3.18%	\$2,108,639.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$31,432.00	\$30,466.64	(\$965.36)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$1,767.76	\$583.33	(\$1,184.43)	(203.05%)	\$6,441.86	\$4,666.64	(\$1,775.22)	(38.04%)	\$7,000.00
7212-001 - Professional-Audit Fees	\$3,950.00	\$541.67	(\$3,408.33)	(629.23%)	\$6,450.00	\$4,333.36	(\$2,116.64)	(48.85%)	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.08	\$5.08	100.00%	\$61.25	\$40.64	(\$20.61)	(50.71%)	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$941.52	\$941.52	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$200.00	(\$100.00)	(50.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	(\$2,410.39)	\$6,360.00	\$8,770.39	137.90%	\$9,540.00
7510-000 - Admin Expenses-Office	\$218.47	\$367.58	\$149.11	40.57%	\$1,578.46	\$2,940.64	\$1,362.18	46.32%	\$4,411.00
7710-001 - Mortgage Interest	\$3,507.96	\$7,379.33	\$3,871.37	52.46%	\$27,923.50	\$59,034.64	\$31,111.14	52.70%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$3,000.00
<u>Total Administrative</u>	\$13,623.19	\$13,873.01	\$249.82	1.80%	\$73,776.68	\$110,984.08	\$37,207.40	33.52%	\$166,476.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$84,266.72	\$84,266.64	(\$0.08)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$1,587.37	\$1,762.33	\$174.96	9.93%	\$12,975.88	\$14,098.64	\$1,122.76	7.96%	\$21,148.00
8110-038 - R&M-Rec Area	\$1,406.96	\$1,369.92	(\$37.04)	(2.70%)	\$15,510.18	\$10,959.36	(\$4,550.82)	(41.52%)	\$16,439.00
8150-000 - Operating Contingency	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$10,933.36	\$10,933.36	100.00%	\$16,400.00
8210-001 - Grounds-Lawn Service	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$89,618.56	\$85,832.00	(\$3,786.56)	(4.41%)	\$128,748.00
8312-000 - Pool-Service-General	\$735.00	\$1,340.00	\$605.00	45.15%	\$6,803.56	\$10,720.00	\$3,916.44	36.53%	\$16,080.00
8710-001 - Utilities-Electric	\$2,445.16	\$2,470.42	\$25.26	1.02%	\$18,232.94	\$19,763.36	\$1,530.42	7.74%	\$29,645.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8710-004 - Utilities-Electric-Pool Heating	\$1,429.06	\$1,385.17	(\$43.89)	(3.17%)	\$12,592.88	\$11,081.36	(\$1,511.52)	(13.64%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,166.91	\$31,080.83	(\$1,086.08)	(3.49%)	\$258,621.31	\$248,646.64	(\$9,974.67)	(4.01%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$2,855.90	\$2,561.17	(\$294.73)	(11.51%)	\$22,528.00	\$20,489.36	(\$2,038.64)	(9.95%)	\$30,734.00
8710-012 - Utilities-Cable TV	\$19,518.60	\$19,830.92	\$312.32	1.57%	\$156,148.80	\$158,647.36	\$2,498.56	1.57%	\$237,971.00
Total Services & Utilities	\$82,658.12	\$84,429.76	\$1,771.64	2.10%	\$677,298.83	\$675,438.08	(\$1,860.75)	(0.28%)	\$1,013,157.00
Total Expense	\$96,281.31	\$98,302.77	\$2,021.46	2.06%	\$751,075.51	\$786,422.16	\$35,346.65	4.49%	\$1,179,633.00
Operating Net Income	\$81,104.61	\$77,417.15	\$3,687.46	4.76%	\$699,337.65	\$619,337.20	\$80,000.45	12.92%	\$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%	\$76,666.64	\$76,666.64	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$16,666.64	\$16,666.64	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$16,666.64	\$16,666.64	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$15,733.36	\$15,733.36	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$386,666.64	\$386,666.64	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$8,000.00	\$8,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$1,333.36	\$1,333.36	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$2,270.64	\$2,270.64	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$20,000.00	\$20,000.00	\$0.00	0.00%	\$30,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$33,333.36	\$33,333.36	\$0.00	0.00%	\$50,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$18,666.64	\$18,666.64	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$16,666.64	\$16,666.64	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$1,272.73	\$0.00	(\$1,272.73)	(100.00%)	\$39,675.63	\$0.00	(\$39,675.63)	(100.00%)	\$0.00
Total Reserve Expense	\$78,689.88	\$77,417.15	(\$1,272.73)	(1.64%)	\$659,012.83	\$619,337.20	(\$39,675.63)	(6.41%)	\$929,006.00
Total Reserve Expense	\$78,689.88	\$77,417.15	(\$1,272.73)	(1.64%)	\$659,012.83	\$619,337.20	(\$39,675.63)	(6.41%)	\$929,006.00
Reserve Net Income	(\$78,689.88)	(\$77,417.15)	(\$1,272.73)	1.64%	(\$659,012.83)	(\$619,337.20)	(\$39,675.63)	6.41%	(\$929,006.00)
Net Income	\$2,414.73	\$0.00	\$2,414.73	100.00%	\$40,324.82	\$0.00	\$40,324.82	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
8/1/2026 - 8/31/2026

Account	8/1/2026 - 8/31/2026		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	\$76,666.64	\$138,080.00	\$275,909.15
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	\$16,666.64	\$0.00	\$203,715.19
3022-000 Reserve-Streets	\$2,083.33	\$0.00	\$244,189.83	\$16,666.64	\$1,509.97	\$259,346.50
3022-001 Reserve-Walks/Curb	\$1,966.67	\$0.00	\$58,499.58	\$15,733.36	\$1,160.60	\$73,072.34
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$1,017.71	\$156,519.29	\$403,571.64	\$393,823.77	\$166,267.16
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	\$1,800.00	\$187,650.56	\$8,668.18	\$22,536.91	\$173,781.83
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$1,333.36	\$0.00	\$26,580.51
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	\$2,270.64	\$0.00	\$62,341.70
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	\$1,630.05	\$0.15	\$20,000.00	\$32,344.81	(\$12,344.66)
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	\$6,666.64	\$244.79	\$239,371.82
3041-000 Reserve-Water	\$4,166.67	\$731.54	\$180,214.64	\$33,333.36	\$6,167.54	\$207,380.46
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,489.07	\$3,165.09	\$19,027.02	\$21,211.51	\$24,450.28	\$15,788.25
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	\$16,666.64	\$9,101.54	\$111,771.14
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	\$6,615.53	\$5,342.80	\$79,985.10	\$45,018.43	\$5,642.80	\$119,360.73
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$84,188.42	\$13,687.19	\$1,879,432.17	\$684,473.68	\$635,063.01	\$1,928,842.84