Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
9/30/2026

Assets		
Operating		
1030-000 - Alliance Assoc Bank- Operating (2786)	$223,124.02	
1110-000 - A/R-Maintenance Fees	$22,885.34	
1112-000 - A/R-Late Fees	$1,544.75	
1113-000 - A/R-Owner Interest	$153.02	
1114-000 - A/R-Administrative Fees	$10.00	
1115-000 - A/R-Legal Costs	$2,164.36	
1117-000 - A/R-Fines	$255.00	
1125-000 - Delinquent Water Bills	$1,041.62	
1190-000 - Allowance for Bad Debts	($2,957.64)	
1410-000 - Prepaid Insurance-General	$19,576.49	
1430-000 - AR Prepaid Tax	$2,814.00	
Operating Total	$270,610.96	
Reserve		
1060-000 - MMA-Popular Bank	$103,063.22	
1080-000 - Merrill Lynch - Cash	$233,499.88	
1081-000 - Merrill Lynch - CD's	$1,401,000.00	
1090-000 - Alliance Assoc Bank- Reserve (2844)	$178,849.21	
Reserve Total	$1,916,412.31	
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		$3,299,309.31
Liabilities and Equity		
Operating		
2010-000 - Accounts Payable	$6,104.04	
2100-000 - Loan - Clubhouse	$877,840.84	
2125-000 - Federal Income Tax Payable	$9,282.00	
Operating Total	$893,226.88	
Other		
2450-000 - Unearned Revenue-Prepaid Maint Fees	$24,322.46	
2460-000 - Unearned Revenue-Cable Rebate	$33,093.25	
Other Total	$57,415.71	
Reserve		
3020-001 - Reserve-House/Roof Painting/Cleaning	$285,492.48	
3021-000 - Reserve-Master Paving	$205,798.52	
3022-000 - Reserve-Streets	$261,429.83	
3022-001 - Reserve-Walks/Curb	$75,039.01	
3023-000 - Reserve-Roof Repair/Replace	$113,961.54	
3025-000 - Reserve-Recreation Area	$166,084.91	
3025-001 - Reserve-Pool Resurfacing, Equipment	$26,747.18	
3026-000 - Reserve-Landscaping Sod	$22,752.41	
3027-000 - Reserve-Sea Walls	$62,625.53	

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
9/30/2026

3031-000 - Exterior Home Repair/Replace	($11,221.07)	
3040-000 - Reserve-Sewer	$240,205.15	
3041-000 - Reserve-Water	$211,534.62	
3046-000 - Reserve-Sprinklers Irrig	$17,003.08	
3052-000 - Reserve-Storm Drains	$113,854.47	
3080-000 - Reserve-Interest	$125,104.65	
Reserve Total	$1,916,412.31	
Retained Earnings	$384,190.56	
Net Income	$47,720.50	
Liabilities & Equity Total		$3,298,965.96

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Income		
Revenues		
6010-000 - Maintenance Fees	$175,726.92	$1,581,542.28
6070-000 - Interest Income-Operating	$4.81	$46.98
6071-000 - Interest Income-Reserve	$5,743.92	$45,419.55
6076-000 - Interest Income-Owner	$35.22	$35.22
6082-000 - Late Fee Income	$175.00	$1,765.00
6083-000 - Other Income-General	$550.00	$3,840.00
6083-098 - Other Income-Legal	$510.17	$510.17
Total Revenues	$182,746.04	$1,633,159.20
Total Income	$182,746.04	$1,633,159.20
Expense		
Administrative		
7110-000 - Insurance-General	$3,929.00	$35,361.00
7210-000 - Legal & Professional	$1,811.70	$8,253.56
7212-001 - Professional-Audit Fees	$0.00	$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	$743.44	$2,321.90
7710-001 - Mortgage Interest	$3,493.60	$31,417.10
7810-000 - Uncollectible Assessments	$250.00	$2,250.00
Total Administrative	$10,227.74	$84,004.42
Services & Utilities		
8010-000 - Master Association Fees	$10,533.34	$94,800.06
8021-000 - Salaries / Payroll Expense	$2,296.08	$15,271.96
8110-038 - R&M-Rec Area	$1,026.67	$16,536.85
8210-001 - Grounds-Lawn Service	$9,979.82	$99,598.38
8312-000 - Pool-Service-General	$940.73	$7,744.29
8710-001 - Utilities-Electric	$2,400.38	$20,633.32
8710-004 - Utilities-Electric-Pool Heating	$1,407.13	$14,000.01
8710-007 - Utilities-Sewer & Water	$32,342.10	$290,963.41
8710-010 - Utilities-Reclaimed Water	$1,516.70	$24,044.70
8710-012 - Utilities-Cable TV	$19,518.60	$175,667.40
Total Services & Utilities	$81,961.55	$759,260.38
Total Expense	$92,189.29	$843,264.80
Operating Net Income	$90,556.75	$789,894.40
Reserve Income		
Total Reserve Income	$0.00	$0.00
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Reserve Expense		
9620-001 - Reserve-House/Roof Painting	$9,583.33	$86,249.97
9621-000 - Reserve-Master Paving	$2,083.33	$18,749.97
9622-000 - Reserve-Streets	$2,083.33	$18,749.97
9622-001 - Reserve Expense-Walks/Curb	$1,966.67	$17,700.03
9623-000 - Reserve- Roof Repair/Replace	$48,333.33	$434,999.97
9625-000 - Reserve-Recreation Area	$1,000.00	$9,000.00
9625-001 - Reserve-Pool Remarcite	$166.67	$1,500.03
9627-000 - Reserve Expense-Sea Walls	$283.83	$2,554.47
9631-000 - Exterior Home Repair	$2,500.00	$22,500.00
9640-000 - Reserve-Sewer	$833.33	$7,499.97
9641-000 - Reserve-Water	$4,166.67	$37,500.03
9646-000 - Reserve-Sprinklers Irrig	$2,333.33	$20,999.97
9652-000 - Reserve Expense-Storm Drains	$2,083.33	$18,749.97
9900-000 - Reserve Expense-Interest	$5,743.92	$45,419.55
Total Reserve Expense	$83,161.07	$742,173.90
Total Reserve Expense	$83,161.07	$742,173.90
Reserve Net Income	($83,161.07)	($742,173.90)
Net Income	$7,395.68	$47,720.50

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
Revenues									
6010-000 - Maintenance Fees	$175,726.92	$175,719.92	$7.00	0.00%	$1,581,542.28	$1,581,479.28	$63.00	0.00%	$2,108,639.00
6070-000 - Interest Income-Operating	$4.81	$0.00	$4.81	100.00%	$46.98	$0.00	$46.98	100.00%	$0.00
6071-000 - Interest Income-Reserve	$5,743.92	$0.00	$5,743.92	100.00%	$45,419.55	$0.00	$45,419.55	100.00%	$0.00
6076-000 - Interest Income-Owner	$35.22	$0.00	$35.22	100.00%	$35.22	$0.00	$35.22	100.00%	$0.00
6082-000 - Late Fee Income	$175.00	$0.00	$175.00	100.00%	$1,765.00	$0.00	$1,765.00	100.00%	$0.00
6083-000 - Other Income-General	$550.00	$0.00	$550.00	100.00%	$3,840.00	$0.00	$3,840.00	100.00%	$0.00
6083-098 - Other Income-Legal	$510.17	$0.00	$510.17	100.00%	$510.17	$0.00	$510.17	100.00%	$0.00
Total Revenues	$182,746.04	$175,719.92	$7,026.12	4.00%	$1,633,159.20	$1,581,479.28	$51,679.92	3.27%	$2,108,639.00
Total Income	$182,746.04	$175,719.92	$7,026.12	4.00%	$1,633,159.20	$1,581,479.28	$51,679.92	3.27%	$2,108,639.00
Expense									
Administrative									
7110-000 - Insurance-General	$3,929.00	$3,808.33	($120.67)	(3.17%)	$35,361.00	$34,274.97	($1,086.03)	(3.17%)	$45,700.00
7210-000 - Legal & Professional	$1,811.70	$583.33	($1,228.37)	(210.58%)	$8,253.56	$5,249.97	($3,003.59)	(57.21%)	$7,000.00
7212-001 - Professional-Audit Fees	$0.00	$541.67	$541.67	100.00%	$6,450.00	$4,875.03	($1,574.97)	(32.31%)	$6,500.00
7310-002 - Taxes-Corp Annual	$0.00	$5.08	$5.08	100.00%	$61.25	$45.72	($15.53)	(33.97%)	$61.00
7310-003 - Taxes-Condo Fee	$0.00	$117.69	$117.69	100.00%	$0.00	$1,059.21	$1,059.21	100.00%	$1,412.00
7310-006 - Taxes-Pool Permit	$0.00	$25.00	$25.00	100.00%	$300.00	$225.00	($75.00)	(33.33%)	$300.00
7310-008 - Taxes-Federal Income	$0.00	$795.00	$795.00	100.00%	($2,410.39)	$7,155.00	$9,565.39	133.69%	$9,540.00
7510-000 - Admin Expenses-Office	$743.44	$367.58	($375.86)	(102.25%)	$2,321.90	$3,308.22	$986.32	29.81%	$4,411.00
7710-001 - Mortgage Interest	$3,493.60	$7,379.33	$3,885.73	52.66%	$31,417.10	$66,413.97	$34,996.87	52.70%	$88,552.00
7810-000 - Uncollectible Assessments	$250.00	$250.00	$0.00	0.00%	$2,250.00	$2,250.00	$0.00	0.00%	$3,000.00
Total Administrative	$10,227.74	$13,873.01	$3,645.27	26.28%	$84,004.42	$124,857.09	$40,852.67	32.72%	$166,476.00
Services & Utilities									
8010-000 - Master Association Fees	$10,533.34	$10,533.33	($0.01)	0.00%	$94,800.06	$94,799.97	($0.09)	0.00%	$126,400.00
8021-000 - Salaries / Payroll Expense	$2,296.08	$1,762.33	($533.75)	(30.29%)	$15,271.96	$15,860.97	$589.01	3.71%	$21,148.00
8110-038 - R&M-Rec Area	$1,026.67	$1,369.92	$343.25	25.06%	$16,536.85	$12,329.28	($4,207.57)	(34.13%)	$16,439.00
8150-000 - Operating Contingency	$0.00	$1,366.67	$1,366.67	100.00%	$0.00	$12,300.03	$12,300.03	100.00%	$16,400.00
8210-001 - Grounds-Lawn Service	$9,979.82	$10,729.00	$749.18	6.98%	$99,598.38	$96,561.00	($3,037.38)	(3.15%)	$128,748.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
8312-000 - Pool-Service-General	$940.73	$1,340.00	$399.27	29.80%	$7,744.29	$12,060.00	$4,315.71	35.79%	$16,080.00
8710-001 - Utilities-Electric	$2,400.38	$2,470.42	$70.04	2.84%	$20,633.32	$22,233.78	$1,600.46	7.20%	$29,645.00
8710-004 - Utilities-Electric-Pool Heating	$1,407.13	$1,385.17	($21.96)	(1.59%)	$14,000.01	$12,466.53	($1,533.48)	(12.30%)	$16,622.00
8710-007 - Utilities-Sewer & Water	$32,342.10	$31,080.83	($1,261.27)	(4.06%)	$290,963.41	$279,727.47	($11,235.94)	(4.02%)	$372,970.00
8710-010 - Utilities-Reclaimed Water	$1,516.70	$2,561.17	$1,044.47	40.78%	$24,044.70	$23,050.53	($994.17)	(4.31%)	$30,734.00
8710-012 - Utilities-Cable TV	$19,518.60	$19,830.92	$312.32	1.57%	$175,667.40	$178,478.28	$2,810.88	1.57%	$237,971.00
Total Services & Utilities	$81,961.55	$84,429.76	$2,468.21	2.92%	$759,260.38	$759,867.84	$607.46	0.08%	$1,013,157.00
Total Expense	$92,189.29	$98,302.77	$6,113.48	6.22%	$843,264.80	$884,724.93	$41,460.13	4.69%	$1,179,633.00
Operating Net Income	$90,556.75	$77,417.15	$13,139.60	16.97%	$789,894.40	$696,754.35	$93,140.05	13.37%	$929,006.00
Reserve Expense									
Reserve Expense									
9620-001 - Reserve-House/Roof Painting	$9,583.33	$9,583.33	$0.00	0.00%	$86,249.97	$86,249.97	$0.00	0.00%	$115,000.00
9621-000 - Reserve-Master Paving	$2,083.33	$2,083.33	$0.00	0.00%	$18,749.97	$18,749.97	$0.00	0.00%	$25,000.00
9622-000 - Reserve-Streets	$2,083.33	$2,083.33	$0.00	0.00%	$18,749.97	$18,749.97	$0.00	0.00%	$25,000.00
9622-001 - Reserve Expense-Walks/Curb	$1,966.67	$1,966.67	$0.00	0.00%	$17,700.03	$17,700.03	$0.00	0.00%	$23,600.00
9623-000 - Reserve- Roof Repair/Replace	$48,333.33	$48,333.33	$0.00	0.00%	$434,999.97	$434,999.97	$0.00	0.00%	$580,000.00
9625-000 - Reserve-Recreation Area	$1,000.00	$1,000.00	$0.00	0.00%	$9,000.00	$9,000.00	$0.00	0.00%	$12,000.00
9625-001 - Reserve-Pool Remarcite	$166.67	$166.67	$0.00	0.00%	$1,500.03	$1,500.03	$0.00	0.00%	$2,000.00
9627-000 - Reserve Expense-Sea Walls	$283.83	$283.83	$0.00	0.00%	$2,554.47	$2,554.47	$0.00	0.00%	$3,406.00
9631-000 - Exterior Home Repair	$2,500.00	$2,500.00	$0.00	0.00%	$22,500.00	$22,500.00	$0.00	0.00%	$30,000.00
9640-000 - Reserve-Sewer	$833.33	$833.33	$0.00	0.00%	$7,499.97	$7,499.97	$0.00	0.00%	$10,000.00
9641-000 - Reserve-Water	$4,166.67	$4,166.67	$0.00	0.00%	$37,500.03	$37,500.03	$0.00	0.00%	$50,000.00
9646-000 - Reserve-Sprinklers Irrig	$2,333.33	$2,333.33	$0.00	0.00%	$20,999.97	$20,999.97	$0.00	0.00%	$28,000.00
9652-000 - Reserve Expense-Storm Drains	$2,083.33	$2,083.33	$0.00	0.00%	$18,749.97	$18,749.97	$0.00	0.00%	$25,000.00
9900-000 - Reserve Expense-Interest	$5,743.92	$0.00	($5,743.92)	(100.00%)	$45,419.55	$0.00	($45,419.55)	(100.00%)	$0.00
Total Reserve Expense	$83,161.07	$77,417.15	($5,743.92)	(7.42%)	$742,173.90	$696,754.35	($45,419.55)	(6.52%)	$929,006.00
Total Reserve Expense	$83,161.07	$77,417.15	($5,743.92)	(7.42%)	$742,173.90	$696,754.35	($45,419.55)	(6.52%)	$929,006.00
Reserve Net Income	($83,161.07)	($77,417.15)	($5,743.92)	7.42%	($742,173.90)	($696,754.35)	($45,419.55)	6.52%	($929,006.00)

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Net Income	$7,395.68	$0.00	$7,395.68	100.00%	$47,720.50	$0.00	$47,720.50	100.00%	$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			YTD		
Account	**Allocation**	**Disbursement**	**Begin Bal**	**Allocation**	**Disbursement**	**Balance**
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	$86,249.97	$138,080.00	$285,492.48
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	$18,749.97	$0.00	$205,798.52
3022-000 Reserve-Streets	$2,083.33	$0.00	$244,189.83	$18,749.97	$1,509.97	$261,429.83
3022-001 Reserve-Walks/Curb	$1,989.33	$22.66	$58,499.58	$17,722.69	$1,183.26	$75,039.01
3023-000 Reserve-Roof Repair/Replace	$62,732.64	$115,038.26	$156,519.29	$466,304.28	$508,862.03	$113,961.54
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	$8,696.92	$187,650.56	$9,668.18	$31,233.83	$166,084.91
3025-001 Reserve-Pool Resurfacing, Equipment	$166.67	$0.00	$25,247.15	$1,500.03	$0.00	$26,747.18
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	$2,554.47	$0.00	$62,625.53
3028-000 Reserve-Def Maintenance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3031-000 Exterior Home Repair/Replace	$2,558.82	$1,435.23	$0.15	$22,558.82	$33,780.04	($11,221.07)
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	$7,499.97	$244.79	$240,205.15
3041-000 Reserve-Water	$4,203.67	$49.51	$180,214.64	$37,537.03	$6,217.05	$211,534.62
3043-000 Reserve-Clubhouse A/C	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3046-000 Reserve-Sprinklers Irrig	$2,965.02	$1,750.19	$19,027.02	$24,176.53	$26,200.47	$17,003.08
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	$18,749.97	$9,101.54	$113,854.47
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	$5,743.92	$0.00	$79,985.10	$50,762.35	$5,642.80	$125,104.65
4998-000 Capitalized Reserves	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:	$98,310.55	$126,992.77	$1,879,432.17	$782,784.23	$762,055.78	$1,900,160.62