

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
5/31/2023

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$158,980.36
1110-000 - A/R-Maintenance Fees	\$396.33
1112-000 - A/R-Late Fees	\$85.00
1125-000 - Delinquent Water Bills	\$879.84
1190-000 - Allowance for Bad Debts	(\$1,361.17)
1410-000 - Prepaid Insurance-General	\$26,874.25
1420-000 - Prepaid Expenses	\$1,674.46
1430-000 - AR Prepaid Tax	\$310.00
1500-000 - Utility Deposits-General	\$5,541.70

Operating Total

\$193,380.77

Reserve

1060-000 - MMA-Popular Bank	\$101,696.69
1080-000 - Merrill Lynch - Cash	\$253,479.10
1081-000 - Merrill Lynch - CD's	\$1,063,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$255,946.85

Reserve Total

\$1,674,122.64

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

\$2,979,789.45

Liabilities and EquityOperating

2100-000 - Loan - Clubhouse	\$1,024,267.67
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Operating Total

\$1,024,267.67

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$33,873.90
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Other Total

\$33,873.90

Reserve

3020-001 - Reserve-House & Roof Painting	\$75,212.30
3020-003 - Reserve-Roof Cleaning	\$16,141.49
3021-000 - Reserve-Master Paving	\$124,131.86
3022-000 - Reserve-Streets	\$153,927.07
3022-001 - Reserve-Walks/Curb	\$68,404.51
3023-000 - Reserve-Roof Repair/Replace	\$503,916.10
3025-000 - Reserve-Recreation Area	\$198,631.32
3025-001 - Reserve-Pool Resurfacing, Equipment	\$25,572.36
3026-000 - Reserve-Landscaping Sod	\$16,772.45
3027-000 - Reserve-Sea Walls	\$50,476.56
3031-000 - Exterior Home Repair/Replace	\$20,463.82
3040-000 - Reserve-Sewer	\$171,761.20
3041-000 - Reserve-Water	\$70,771.98
3046-000 - Reserve-Sprinklers Irrig	\$7,012.19

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
5/31/2023

3052-000 - Reserve-Storm Drains	\$128,440.41	
3079-000 - Reserve-Truck/Vehicles	\$7,268.75	
3080-000 - Reserve-Interest	\$35,218.27	
<u>Reserve Total</u>	<u>\$1,674,122.64</u>	
<u>Retained Earnings</u>	\$215,674.82	
<u>Net Income</u>	\$31,507.07	
<i>Liabilities & Equity Total</i>		\$2,979,446.10

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$132,151.59	\$660,947.95
6070-000 - Interest Income-Operating	\$3.82	\$18.38
6071-000 - Interest Income-Reserve	\$4,835.13	\$15,498.20
6076-000 - Interest Income-Owner	\$0.00	\$92.14
6082-000 - Late Fee Income	\$25.00	\$390.00
6083-000 - Other Income-General	\$550.00	\$2,650.00
6083-098 - Other Income-Legal	\$0.00	\$2,275.50
<u>Total Revenues</u>	\$137,565.54	\$681,872.17
<i>Total Income</i>	\$137,565.54	\$681,872.17
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	(\$1,990.94)	\$10,571.65
7210-000 - Legal & Professional	\$1,080.80	\$1,735.80
7212-001 - Professional-Audit Fees	\$3,295.00	\$3,295.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$117.65	\$588.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-Office	(\$132.26)	\$1,317.21
7710-001 - Mortgage Interest	\$3,940.38	\$19,962.72
7810-000 - Uncollectible Assessments	(\$455.49)	(\$2,191.43)
<u>Total Administrative</u>	\$5,855.14	\$35,640.45
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$14,477.39	\$51,860.63
8021-000 - Salaries / Payroll Expense	\$1,835.67	\$11,511.21
8110-038 - R&M-Rec Area	\$1,757.30	\$6,041.63
8110-040 - Gate Project	\$0.00	\$0.00
8150-000 - Operating Contingency	\$0.00	\$350.00
8210-001 - Grounds-Lawn Service	\$10,145.51	\$48,411.29
8312-000 - Pool-Service-General	\$942.60	\$2,781.37
8710-001 - Utilities-Electric	\$2,342.46	\$11,225.61
8710-004 - Utilities-Electric-Pool Heating	\$626.88	\$4,176.37
8710-005 - Utilities-Telephone	\$39.99	\$199.95
8710-007 - Utilities-Sewer & Water	\$965.84	\$3,330.62
8710-010 - Utilities-Reclaimed Water	\$2,225.99	\$9,509.04
8710-012 - Utilities-Cable TV	\$19,679.08	\$97,864.48
<u>Total Services & Utilities</u>	\$55,038.71	\$247,262.20
<i>Total Expense</i>	\$60,893.85	\$282,902.65
Operating Net Income	\$76,671.69	\$398,969.52
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$7,500.00	\$37,500.00
9621-000 - Reserve-Master Paving	\$416.67	\$2,083.35
9622-000 - Reserve-Streets	\$2,500.00	\$12,500.00
9622-001 - Reserve Expense-Walks/Curb	\$833.33	\$4,166.65
9623-000 - Reserve- Roof Repair/Replace	\$47,500.00	\$237,500.00
9625-001 - Reserve-Pool Remarcite	\$416.67	\$2,083.35
9625-002 - Reserve-Pool Heating Eq	\$916.67	\$4,583.35
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$1,547.50
9631-000 - Exterior Home Repair	\$166.67	\$833.35
9640-000 - Reserve-Sewer	\$3,166.67	\$15,833.35
9641-000 - Reserve-Water	\$2,500.00	\$12,500.00
9646-000 - Reserve-Sprinklers Irrig	\$3,750.00	\$18,750.00
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$2,083.35
9900-000 - Reserve Expense-Interest	\$4,835.13	\$15,498.20
<u>Total Reserve Expense</u>	\$75,227.98	\$367,462.45
<i>Total Reserve Expense</i>	\$75,227.98	\$367,462.45
Reserve Net Income	(\$75,227.98)	(\$367,462.45)
Net Income	\$1,443.71	\$31,507.07

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023				1/1/2023 - 5/31/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$132,151.59	\$132,188.50	(\$36.91)	(0.03%)	\$660,947.95	\$660,942.50	\$5.45	0.00%	\$1,586,262.00
6070-000 - Interest Income-Operating	\$3.82	\$0.00	\$3.82	100.00%	\$18.38	\$0.00	\$18.38	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$4,835.13	\$0.00	\$4,835.13	100.00%	\$15,498.20	\$0.00	\$15,498.20	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$92.14	\$0.00	\$92.14	100.00%	\$0.00
6082-000 - Late Fee Income	\$25.00	\$0.00	\$25.00	100.00%	\$390.00	\$0.00	\$390.00	100.00%	\$0.00
6083-000 - Other Income-General	\$550.00	\$0.00	\$550.00	100.00%	\$2,650.00	\$0.00	\$2,650.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$2,275.50	\$0.00	\$2,275.50	100.00%	\$0.00
<u>Total Revenues</u>	\$137,565.54	\$132,188.50	\$5,377.04	4.07%	\$681,872.17	\$660,942.50	\$20,929.67	3.17%	\$1,586,262.00
Total Income	\$137,565.54	\$132,188.50	\$5,377.04	4.07%	\$681,872.17	\$660,942.50	\$20,929.67	3.17%	\$1,586,262.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	(\$1,990.94)	\$2,114.33	\$4,105.27	194.16%	\$10,571.65	\$10,571.65	\$0.00	0.00%	\$25,372.00
7115-001 - Bank Charges	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$125.00	\$125.00	100.00%	\$300.00
7210-000 - Legal & Professional	\$1,080.80	\$833.33	(\$247.47)	(29.70%)	\$1,735.80	\$4,166.65	\$2,430.85	58.34%	\$10,000.00
7212-001 - Professional-Audit Fees	\$3,295.00	\$583.33	(\$2,711.67)	(464.86%)	\$3,295.00	\$2,916.65	(\$378.35)	(12.97%)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.17	\$10.17	100.00%	\$61.25	\$50.85	(\$10.40)	(20.45%)	\$122.00
7310-003 - Taxes-Condo Fee	\$117.65	\$117.65	\$0.00	0.00%	\$588.25	\$588.25	\$0.00	0.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$125.00	(\$175.00)	(140.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$375.00	\$375.00	100.00%	\$0.00	\$1,875.00	\$1,875.00	100.00%	\$4,500.00
7510-000 - Admin Expenses-Office	(\$132.26)	\$300.00	\$432.26	144.09%	\$1,317.21	\$1,500.00	\$182.79	12.19%	\$3,600.00
7710-001 - Mortgage Interest	\$3,940.38	\$7,379.33	\$3,438.95	46.60%	\$19,962.72	\$36,896.65	\$16,933.93	45.90%	\$88,552.00
7810-000 - Uncollectible Assessments	(\$455.49)	\$416.67	\$872.16	209.32%	(\$2,191.43)	\$2,083.35	\$4,274.78	205.19%	\$5,000.00
<u>Total Administrative</u>	\$5,855.14	\$12,179.81	\$6,324.67	51.93%	\$35,640.45	\$60,899.05	\$25,258.60	41.48%	\$146,158.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$14,477.39	\$9,345.83	(\$5,131.56)	(54.91%)	\$51,860.63	\$46,729.15	(\$5,131.48)	(10.98%)	\$112,150.00
8021-000 - Salaries / Payroll Expense	\$1,835.67	\$2,575.83	\$740.16	28.73%	\$11,511.21	\$12,879.15	\$1,367.94	10.62%	\$30,910.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023				1/1/2023 - 5/31/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-038 - R&M-Rec Area	\$1,757.30	\$1,050.00	(\$707.30)	(67.36%)	\$6,041.63	\$5,250.00	(\$791.63)	(15.08%)	\$12,600.00
8110-040 - Gate Project	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$125.00	\$125.00	100.00%	\$300.00
8150-000 - Operating Contingency	\$0.00	\$416.67	\$416.67	100.00%	\$350.00	\$2,083.35	\$1,733.35	83.20%	\$5,000.00
8210-001 - Grounds-Lawn Service	\$10,145.51	\$9,507.25	(\$638.26)	(6.71%)	\$48,411.29	\$47,536.25	(\$875.04)	(1.84%)	\$114,087.00
8312-000 - Pool-Service-General	\$942.60	\$666.67	(\$275.93)	(41.39%)	\$2,781.37	\$3,333.35	\$551.98	16.56%	\$8,000.00
8710-001 - Utilities-Electric	\$2,342.46	\$2,487.42	\$144.96	5.83%	\$11,225.61	\$12,437.10	\$1,211.49	9.74%	\$29,849.00
8710-004 - Utilities-Electric-Pool Heating	\$626.88	\$1,235.33	\$608.45	49.25%	\$4,176.37	\$6,176.65	\$2,000.28	32.38%	\$14,824.00
8710-005 - Utilities-Telephone	\$39.99	\$40.00	\$0.01	0.03%	\$199.95	\$200.00	\$0.05	0.03%	\$480.00
8710-007 - Utilities-Sewer & Water	\$965.84	\$1,012.17	\$46.33	4.58%	\$3,330.62	\$5,060.85	\$1,730.23	34.19%	\$12,146.00
8710-010 - Utilities-Reclaimed Water	\$2,225.99	\$1,814.00	(\$411.99)	(22.71%)	\$9,509.04	\$9,070.00	(\$439.04)	(4.84%)	\$21,768.00
8710-012 - Utilities-Cable TV	\$19,679.08	\$19,439.67	(\$239.41)	(1.23%)	\$97,864.48	\$97,198.35	(\$666.13)	(0.69%)	\$233,276.00
<u>Total Services & Utilities</u>	\$55,038.71	\$49,615.84	(\$5,422.87)	(10.93%)	\$247,262.20	\$248,079.20	\$817.00	0.33%	\$595,390.00
Total Expense	\$60,893.85	\$61,795.65	\$901.80	1.46%	\$282,902.65	\$308,978.25	\$26,075.60	8.44%	\$741,548.00
Operating Net Income	\$76,671.69	\$70,392.85	\$6,278.84	8.92%	\$398,969.52	\$351,964.25	\$47,005.27	13.36%	\$844,714.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-001 - Reserve-House/Roof Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$37,500.00	\$37,500.00	\$0.00	0.00%	\$90,000.00
9621-000 - Reserve-Master Paving	\$416.67	\$416.67	\$0.00	0.00%	\$2,083.35	\$2,083.35	\$0.00	0.00%	\$5,000.00
9622-000 - Reserve-Streets	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$30,000.00
9622-001 - Reserve Expense-Walks/Curb	\$833.33	\$833.33	\$0.00	0.00%	\$4,166.65	\$4,166.65	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roof Repair/Replace	\$47,500.00	\$47,500.00	\$0.00	0.00%	\$237,500.00	\$237,500.00	\$0.00	0.00%	\$570,000.00
9625-001 - Reserve-Pool Remarcite	\$416.67	\$416.67	\$0.00	0.00%	\$2,083.35	\$2,083.35	\$0.00	0.00%	\$5,000.00
9625-002 - Reserve-Pool Heating Eq	\$916.67	\$916.67	\$0.00	0.00%	\$4,583.35	\$4,583.35	\$0.00	0.00%	\$11,000.00
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$309.50	\$0.00	0.00%	\$1,547.50	\$1,547.50	\$0.00	0.00%	\$3,714.00
9631-000 - Exterior Home Repair	\$166.67	\$166.67	\$0.00	0.00%	\$833.35	\$833.35	\$0.00	0.00%	\$2,000.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2023 - 5/31/2023

	5/1/2023 - 5/31/2023				1/1/2023 - 5/31/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9640-000 - Reserve-Sewer	\$3,166.67	\$3,166.67	\$0.00	0.00%	\$15,833.35	\$15,833.35	\$0.00	0.00%	\$38,000.00
9641-000 - Reserve-Water	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$30,000.00
9646-000 - Reserve-Sprinklers Irrig	\$3,750.00	\$3,750.00	\$0.00	0.00%	\$18,750.00	\$18,750.00	\$0.00	0.00%	\$45,000.00
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$416.67	\$0.00	0.00%	\$2,083.35	\$2,083.35	\$0.00	0.00%	\$5,000.00
9900-000 - Reserve Expense-Interest	\$4,835.13	\$0.00	(\$4,835.13)	(100.00%)	\$15,498.20	\$0.00	(\$15,498.20)	(100.00%)	\$0.00
Total Reserve Expense	\$75,227.98	\$70,392.85	(\$4,835.13)	(6.87%)	\$367,462.45	\$351,964.25	(\$15,498.20)	(4.40%)	\$844,714.00
Total Reserve Expense	\$75,227.98	\$70,392.85	(\$4,835.13)	(6.87%)	\$367,462.45	\$351,964.25	(\$15,498.20)	(4.40%)	\$844,714.00
Reserve Net Income	(\$75,227.98)	(\$70,392.85)	(\$4,835.13)	6.87%	(\$367,462.45)	(\$351,964.25)	(\$15,498.20)	4.40%	(\$844,714.00)
Net Income	\$1,443.71	\$0.00	\$1,443.71	100.00%	\$31,507.07	\$0.00	\$31,507.07	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
5/1/2023 - 5/31/2023

Account	5/1/2023 - 5/31/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$20,411.01	\$0.00	\$0.00	\$20,411.01
3020-001 Reserve-House & Roof Painting	\$7,500.00	\$0.00	\$38,622.30	\$37,500.00	\$910.00	\$75,212.30
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	\$11,141.49	\$5,000.00	\$0.00	\$16,141.49
3021-000 Reserve-Master Paving	\$416.67	\$0.00	\$122,048.51	\$2,083.35	\$0.00	\$124,131.86
3022-000 Reserve-Streets	\$2,500.00	\$90.91	\$141,517.98	\$12,500.00	\$90.91	\$153,927.07
3022-001 Reserve-Walks/Curb	\$833.33	\$0.00	\$65,438.76	\$4,166.65	\$1,200.90	\$68,404.51
3023-000 Reserve-Roof Repair/Replace	\$47,500.00	\$40,397.79	\$413,640.64	\$237,500.00	\$147,224.54	\$503,916.10
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$0.00	\$8,290.96	\$219,324.15	\$725.31	\$21,418.14	\$198,631.32
3025-001 Reserve-Pool Resurfacing, Equipment	\$7,633.34	\$12,682.00	\$37,802.59	\$50,474.42	\$62,704.65	\$25,572.36
3025-002 Reserve-Pool Heating	\$0.00	\$0.00	\$31,262.72	\$3,805.25	\$35,067.97	\$0.00
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$16,772.45	\$0.00	\$0.00	\$16,772.45
3027-000 Reserve-Sea Walls	\$309.50	\$0.00	\$48,929.06	\$1,547.50	\$0.00	\$50,476.56
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3031-000 Exterior Home Repair/Replace	\$166.67	\$647.01	\$22,294.44	\$833.35	\$2,663.97	\$20,463.82
3039-000 Reserve-Clubhouse Windows/Doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$3,166.67	\$4,281.00	\$163,591.65	\$15,833.35	\$7,663.80	\$171,761.20
3041-000 Reserve-Water	\$2,500.00	\$364.39	\$61,326.87	\$12,500.00	\$3,054.89	\$70,771.98
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$4,300.00	\$4,176.01	\$6,023.38	\$19,850.00	\$18,861.19	\$7,012.19
3048-000 Reserve-Grounds Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$416.67	\$0.00	\$126,424.84	\$2,083.35	\$67.78	\$128,440.41
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	\$7,268.75	\$0.00	\$0.00	\$7,268.75
3080-000 Reserve-Interest	\$4,835.13	\$300.00	\$25,020.07	\$15,498.20	\$5,300.00	\$35,218.27
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$82,077.98	\$71,230.07	\$1,578,861.66	\$421,900.73	\$306,228.74	\$1,694,533.65