

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
5/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$240,763.56
1110-000 - A/R-Maintenance Fees	\$14,853.28
1112-000 - A/R-Late Fees	\$850.00
1113-000 - A/R-Owner Interest	\$35.26
1114-000 - A/R-Administrative Fees	\$30.00
1115-000 - A/R-Legal Costs	\$442.00
1125-000 - Delinquent Water Bills	\$1,939.86
1190-000 - Allowance for Bad Debts	(\$1,351.27)
1410-000 - Prepaid Insurance-General	\$31,135.53
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$291,512.22

Reserve

1060-000 - MMA-Popular Bank	\$102,513.52
1080-000 - Merrill Lynch - Cash	\$219,300.38
1081-000 - Merrill Lynch - CD's	\$1,138,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$342,810.29

Reserve Total

\$1,802,624.19

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

\$3,206,422.45

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,358.00
2100-000 - Loan - Clubhouse	\$939,115.55
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$954,755.55

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$34,997.61
2460-000 - Unearned Revenue-Cable Rebate	\$54,273.25

Other Total

\$89,270.86

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$270,239.20
3021-000 - Reserve-Master Paving	\$169,548.55
3022-000 - Reserve-Streets	\$221,806.52
3022-001 - Reserve-Walks/Curb	\$50,373.89
3023-000 - Reserve-Roof Repair/Replace	\$176,366.38
3025-000 - Reserve-Recreation Area	\$186,708.87
3025-001 - Reserve-Pool Resurfacing, Equipment	\$38,382.61
3026-000 - Reserve-Landscaping Sod	\$16,919.10
3027-000 - Reserve-Sea Walls	\$57,904.56
3031-000 - Exterior Home Repair/Replace	(\$8.18)

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3040-000 - Reserve-Sewer	\$227,116.66	
3041-000 - Reserve-Water	\$153,209.56	
3046-000 - Reserve-Sprinklers Irrig	\$21,586.89	
3052-000 - Reserve-Storm Drains	\$115,343.39	
3080-000 - Reserve-Interest	\$97,126.19	
<u>Reserve Total</u>	\$1,802,624.19	
<u>Retained Earnings</u>	\$346,771.25	
<u>Net Income</u>	\$12,657.25	
<i>Liabilities & Equity Total</i>		\$3,206,079.10

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$171,200.39	\$855,401.95
6070-000 - Interest Income-Operating	\$6.04	\$29.31
6071-000 - Interest Income-Reserve	\$6,814.48	\$22,328.67
6082-000 - Late Fee Income	\$175.00	\$800.00
6083-000 - Other Income-General	\$300.00	\$1,400.00
<u>Total Revenues</u>	<u>\$178,495.91</u>	<u>\$879,959.93</u>
<i>Total Income</i>	<i>\$178,495.91</i>	<i>\$879,959.93</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,719.00	\$18,595.00
7210-000 - Legal & Professional	\$1,063.26	\$2,133.76
7212-001 - Professional-Audit Fees	\$6,300.00	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-Office	\$52.48	\$686.66
7710-001 - Mortgage Interest	\$3,614.37	\$18,339.79
<u>Total Administrative</u>	<u>\$14,749.11</u>	<u>\$46,416.46</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,017.51	\$50,087.55
8021-000 - Salaries / Payroll Expense	\$1,033.73	\$8,543.17
8110-038 - R&M-Rec Area	\$1,303.12	\$6,942.52
8110-040 - Gate Project	\$0.00	\$0.00
8150-000 - Operating Contingency	\$3,200.00	\$3,200.00
8210-001 - Grounds-Lawn Service	\$19,497.65	\$58,368.25
8312-000 - Pool-Service-General	\$1,589.68	\$7,970.47
8710-001 - Utilities-Electric	\$0.00	\$8,874.33
8710-004 - Utilities-Electric-Pool Heating	\$1,357.35	\$7,054.60
8710-007 - Utilities-Sewer & Water	\$29,157.50	\$147,925.41
8710-010 - Utilities-Reclaimed Water	\$3,240.61	\$11,392.73
8710-012 - Utilities-Cable TV	\$18,970.41	\$96,234.42
<u>Total Services & Utilities</u>	<u>\$89,367.56</u>	<u>\$406,593.45</u>
<i>Total Expense</i>	<i>\$104,116.67</i>	<i>\$453,009.91</i>
Operating Net Income	\$74,379.24	\$426,950.02
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
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025	Year To Date
9621-000 - Reserve-Master Paving	\$2,500.00	\$12,500.00
9622-000 - Reserve-Streets	\$3,333.33	\$16,666.65
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$6,250.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$241,666.65
9625-000 - Reserve-Recreation Area	\$416.67	\$2,083.35
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$9,166.65
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$4,166.65
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$1,547.50
9631-000 - Exterior Home Repair	\$1,666.67	\$8,333.35
9640-000 - Reserve-Sewer	\$833.33	\$4,166.65
9641-000 - Reserve-Water	\$5,000.00	\$25,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$10,416.65
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$2,083.35
9900-000 - Reserve Expense-Interest	\$6,814.48	\$22,328.67
<u>Total Reserve Expense</u>	<u>\$85,207.30</u>	<u>\$414,292.77</u>
 <i>Total Reserve Expense</i>	 \$85,207.30	 \$414,292.77
 Reserve Net Income	 <u>(\$85,207.30)</u>	 <u>(\$414,292.77)</u>
Net Income	(\$10,828.06)	\$12,657.25

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$171,200.39	\$171,047.58	\$152.81	0.09%	\$855,401.95	\$855,237.90	\$164.05	0.02%	\$2,052,571.00
6070-000 - Interest Income-Operating	\$6.04	\$0.00	\$6.04	100.00%	\$29.31	\$0.00	\$29.31	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$6,814.48	\$0.00	\$6,814.48	100.00%	\$22,328.67	\$0.00	\$22,328.67	100.00%	\$0.00
6082-000 - Late Fee Income	\$175.00	\$0.00	\$175.00	100.00%	\$800.00	\$0.00	\$800.00	100.00%	\$0.00
6083-000 - Other Income-General	\$300.00	\$0.00	\$300.00	100.00%	\$1,400.00	\$0.00	\$1,400.00	100.00%	\$0.00
<u>Total Revenues</u>	\$178,495.91	\$171,047.58	\$7,448.33	4.35%	\$879,959.93	\$855,237.90	\$24,722.03	2.89%	\$2,052,571.00
Total Income	\$178,495.91	\$171,047.58	\$7,448.33	4.35%	\$879,959.93	\$855,237.90	\$24,722.03	2.89%	\$2,052,571.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,719.00	\$3,889.17	\$170.17	4.38%	\$18,595.00	\$19,445.85	\$850.85	4.38%	\$46,670.00
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	\$1,063.26	\$583.33	(\$479.93)	(82.27%)	\$2,133.76	\$2,916.65	\$782.89	26.84%	\$7,000.00
7212-001 - Professional-Audit Fees	\$6,300.00	\$525.00	(\$5,775.00)	(1,100.00%)	\$6,300.00	\$2,625.00	(\$3,675.00)	(140.00%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.20	\$10.20	100.00%	\$61.25	\$51.00	(\$10.25)	(20.10%)	\$122.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.65	\$117.65	100.00%	\$0.00	\$588.25	\$588.25	100.00%	\$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	\$795.00	\$795.00	100.00%	\$0.00	\$3,975.00	\$3,975.00	100.00%	\$9,540.00
7510-000 - Admin Expenses-Office	\$52.48	\$394.75	\$342.27	86.71%	\$686.66	\$1,973.75	\$1,287.09	65.21%	\$4,737.00
7710-001 - Mortgage Interest	\$3,614.37	\$7,379.33	\$3,764.96	51.02%	\$18,339.79	\$36,896.65	\$18,556.86	50.29%	\$88,552.00
7810-000 - Uncollectible Assessments	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$1,250.00	\$1,250.00	100.00%	\$3,000.00
<u>Total Administrative</u>	\$14,749.11	\$13,994.43	(\$754.68)	(5.39%)	\$46,416.46	\$69,972.15	\$23,555.69	33.66%	\$167,933.00
<u>Services & Utilities</u>									

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8010-000 - Master Association Fees	\$10,017.51	\$10,017.50	(\$0.01)	0.00%	\$50,087.55	\$50,087.50	(\$0.05)	0.00%	\$120,210.00
8021-000 - Salaries / Payroll Expense	\$1,033.73	\$1,443.58	\$409.85	28.39%	\$8,543.17	\$7,217.90	(\$1,325.27)	(18.36%)	\$17,323.00
8110-038 - R&M-Rec Area	\$1,303.12	\$1,804.67	\$501.55	27.79%	\$6,942.52	\$9,023.35	\$2,080.83	23.06%	\$21,656.00
8110-040 - Gate Project	\$0.00	\$4.17	\$4.17	100.00%	\$0.00	\$20.85	\$20.85	100.00%	\$50.00
8150-000 - Operating Contingency	\$3,200.00	\$683.33	(\$2,516.67)	(368.29%)	\$3,200.00	\$3,416.65	\$216.65	6.34%	\$8,200.00
8210-001 - Grounds-Lawn Service	\$19,497.65	\$10,778.50	(\$8,719.15)	(80.89%)	\$58,368.25	\$53,892.50	(\$4,475.75)	(8.30%)	\$129,342.00
8312-000 - Pool-Service-General	\$1,589.68	\$988.33	(\$601.35)	(60.85%)	\$7,970.47	\$4,941.65	(\$3,028.82)	(61.29%)	\$11,860.00
8710-001 - Utilities-Electric	\$0.00	\$2,507.00	\$2,507.00	100.00%	\$8,874.33	\$12,535.00	\$3,660.67	29.20%	\$30,084.00
8710-004 - Utilities-Electric-Pool Heating	\$1,357.35	\$1,375.00	\$17.65	1.28%	\$7,054.60	\$6,875.00	(\$179.60)	(2.61%)	\$16,500.00
8710-005 - Utilities-Telephone	\$0.00	\$45.00	\$45.00	100.00%	\$0.00	\$225.00	\$225.00	100.00%	\$540.00
8710-007 - Utilities-Sewer & Water	\$29,157.50	\$28,811.08	(\$346.42)	(1.20%)	\$147,925.41	\$144,055.40	(\$3,870.01)	(2.69%)	\$345,733.00
8710-010 - Utilities-Reclaimed Water	\$3,240.61	\$1,503.00	(\$1,737.61)	(115.61%)	\$11,392.73	\$7,515.00	(\$3,877.73)	(51.60%)	\$18,036.00
8710-012 - Utilities-Cable TV	\$18,970.41	\$18,699.17	(\$271.24)	(1.45%)	\$96,234.42	\$93,495.85	(\$2,738.57)	(2.93%)	\$224,390.00
<u>Total Services & Utilities</u>	\$89,367.56	\$78,660.33	(\$10,707.23)	(13.61%)	\$406,593.45	\$393,301.65	(\$13,291.80)	(3.38%)	\$943,924.00
Total Expense	\$104,116.67	\$92,654.76	(\$11,461.91)	(12.37%)	\$453,009.91	\$463,273.80	\$10,263.89	2.22%	\$1,111,857.00
Operating Net Income	\$74,379.24	\$78,392.82	(\$4,013.58)	(5.12%)	\$426,950.02	\$391,964.10	\$34,985.92	8.93%	\$940,714.00
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	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$30,000.00
9622-000 - Reserve-Streets	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$16,666.65	\$16,666.65	\$0.00	0.00%	\$40,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$6,250.00	\$6,250.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
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	\$416.67	\$416.67	\$0.00	0.00%	\$2,083.35	\$2,083.35	\$0.00	0.00%	\$5,000.00
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$1,833.33	\$0.00	0.00%	\$9,166.65	\$9,166.65	\$0.00	0.00%	\$22,000.00
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$833.33	\$0.00	0.00%	\$4,166.65	\$4,166.65	\$0.00	0.00%	\$10,000.00
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	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$8,333.35	\$8,333.35	\$0.00	0.00%	\$20,000.00
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	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$25,000.00	\$25,000.00	\$0.00	0.00%	\$60,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$10,416.65	\$10,416.65	\$0.00	0.00%	\$25,000.00
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	\$6,814.48	\$0.00	(\$6,814.48)	(100.00%)	\$22,328.67	\$0.00	(\$22,328.67)	(100.00%)	\$0.00
Total Reserve Expense	\$85,207.30	\$78,392.82	(\$6,814.48)	(8.69%)	\$414,292.77	\$391,964.10	(\$22,328.67)	(5.70%)	\$940,714.00
Total Reserve Expense	\$85,207.30	\$78,392.82	(\$6,814.48)	(8.69%)	\$414,292.77	\$391,964.10	(\$22,328.67)	(5.70%)	\$940,714.00
Reserve Net Income	(\$85,207.30)	(\$78,392.82)	(\$6,814.48)	8.69%	(\$414,292.77)	(\$391,964.10)	(\$22,328.67)	5.70%	(\$940,714.00)
Net Income	(\$10,828.06)	\$0.00	(\$10,828.06)	100.00%	\$12,657.25	\$0.00	\$12,657.25	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
5/1/2025 - 5/31/2025

Account	5/1/2025 - 5/31/2025		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	\$223,034.55	\$47,916.65	\$712.00	\$270,239.20
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	\$2,500.00	\$0.00	\$157,048.55	\$12,500.00	\$0.00	\$169,548.55
3022-000 Reserve-Streets	\$3,333.33	\$0.00	\$205,139.87	\$16,666.65	\$0.00	\$221,806.52
3022-001 Reserve-Walks/Curb	\$1,250.00	\$0.00	\$44,123.89	\$6,250.00	\$0.00	\$50,373.89
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$66,592.44	\$200,365.45	\$251,481.65	\$275,480.72	\$176,366.38
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$50,289.17	\$53,540.00	\$190,726.20	\$51,955.85	\$55,973.18	\$186,708.87
3025-001 Reserve-Pool Resurfacing, Equipment	\$1,833.33	\$0.00	\$29,215.96	\$9,166.65	\$0.00	\$38,382.61
3025-002 Reserve-Pool Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3026-000 Reserve-Landscaping Sod	\$833.33	\$0.00	\$12,752.45	\$4,166.65	\$0.00	\$16,919.10
3027-000 Reserve-Sea Walls	\$309.50	\$0.00	\$56,357.06	\$1,547.50	\$0.00	\$57,904.56
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3031-000 Exterior Home Repair/Replace	\$1,666.67	\$2,698.89	\$898.61	\$8,522.44	\$9,429.23	(\$8.18)
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	\$222,950.01	\$4,166.65	\$0.00	\$227,116.66
3041-000 Reserve-Water	\$5,000.00	\$0.00	\$128,293.42	\$25,000.00	\$83.86	\$153,209.56
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,109.46	\$3,998.51	\$23,301.60	\$10,442.78	\$12,157.49	\$21,586.89
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	\$121,940.22	\$2,083.35	\$8,680.18	\$115,343.39
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	\$6,814.48	\$50,172.50	\$124,970.02	\$22,328.67	\$50,172.50	\$97,126.19
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$135,105.93	\$177,002.34	\$1,724,866.17	\$474,195.49	\$412,689.16	\$1,786,372.50