

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
6/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$243,204.46
1110-000 - A/R-Maintenance Fees	\$15,689.64
1112-000 - A/R-Late Fees	\$850.00
1113-000 - A/R-Owner Interest	\$188.28
1114-000 - A/R-Administrative Fees	\$10.00
1115-000 - A/R-Legal Costs	\$2,295.95
1125-000 - Delinquent Water Bills	\$1,939.86
1190-000 - Allowance for Bad Debts	(\$1,351.27)
1410-000 - Prepaid Insurance-General	\$27,416.53
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$293,057.45

Reserve

1060-000 - MMA-Popular Bank	\$102,548.35
1080-000 - Merrill Lynch - Cash	\$220,643.18
1081-000 - Merrill Lynch - CD's	\$1,138,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$314,315.94

Reserve Total

\$1,775,507.47

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

\$3,180,850.96

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,358.00
2100-000 - Loan - Clubhouse	\$935,456.19
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$951,096.19

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$30,022.00
2460-000 - Unearned Revenue-Cable Rebate	\$52,949.50

Other Total

\$82,971.50

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$279,822.53
3021-000 - Reserve-Master Paving	\$172,048.55
3022-000 - Reserve-Streets	\$225,139.85
3022-001 - Reserve-Walks/Curb	\$51,481.76
3023-000 - Reserve-Roof Repair/Replace	\$121,428.45
3025-000 - Reserve-Recreation Area	\$187,125.54
3025-001 - Reserve-Pool Resurfacing, Equipment	\$40,215.94
3026-000 - Reserve-Landscaping Sod	\$17,752.43
3027-000 - Reserve-Sea Walls	\$58,214.06
3031-000 - Exterior Home Repair/Replace	\$113.20

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc

Balance Sheet

6/30/2025

3040-000 - Reserve-Sewer	\$227,949.99	
3041-000 - Reserve-Water	\$158,209.56	
3046-000 - Reserve-Sprinklers Irrig	\$21,734.11	
3052-000 - Reserve-Storm Drains	\$115,760.06	
3080-000 - Reserve-Interest	\$98,511.44	
<u>Reserve Total</u>	\$1,775,507.47	
<u>Retained Earnings</u>	\$346,771.25	
<u>Net Income</u>	\$24,161.20	
<i>Liabilities & Equity Total</i>		\$3,180,507.61

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$171,118.39	\$1,026,520.34
6070-000 - Interest Income-Operating	\$5.57	\$34.88
6071-000 - Interest Income-Reserve	\$1,385.25	\$23,713.92
6076-000 - Interest Income-Owner	\$153.02	\$153.02
6082-000 - Late Fee Income	\$75.00	\$875.00
6083-000 - Other Income-General	\$350.00	\$1,750.00
6083-098 - Other Income-Legal	\$1,853.95	\$1,853.95
<u>Total Revenues</u>	\$174,941.18	\$1,054,901.11
<i>Total Income</i>	\$174,941.18	\$1,054,901.11
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,719.00	\$22,314.00
7210-000 - Legal & Professional	\$200.00	\$2,333.76
7212-001 - Professional-Audit Fees	\$0.00	\$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	\$198.54	\$885.20
7710-001 - Mortgage Interest	\$3,719.94	\$22,059.73
<u>Total Administrative</u>	\$7,837.48	\$54,253.94
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,017.51	\$60,105.06
8021-000 - Salaries / Payroll Expense	\$1,527.47	\$10,070.64
8110-038 - R&M-Rec Area	\$910.81	\$7,853.33
8110-040 - Gate Project	\$0.00	\$0.00
8150-000 - Operating Contingency	\$0.00	\$3,200.00
8210-001 - Grounds-Lawn Service	\$9,867.65	\$68,235.90
8312-000 - Pool-Service-General	\$1,234.58	\$9,205.05
8710-001 - Utilities-Electric	\$76.64	\$8,950.97
8710-004 - Utilities-Electric-Pool Heating	\$1,025.53	\$8,080.13
8710-007 - Utilities-Sewer & Water	\$29,067.37	\$176,992.78
8710-010 - Utilities-Reclaimed Water	\$3,123.71	\$14,516.44
8710-012 - Utilities-Cable TV	\$18,970.41	\$115,204.83
<u>Total Services & Utilities</u>	\$75,821.68	\$482,415.13
<i>Total Expense</i>	\$83,659.16	\$536,669.07
Operating Net Income	\$91,282.02	\$518,232.04
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025	Year To Date
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$57,499.98
9621-000 - Reserve-Master Paving	\$2,500.00	\$15,000.00
9622-000 - Reserve-Streets	\$3,333.33	\$19,999.98
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$7,500.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$289,999.98
9625-000 - Reserve-Recreation Area	\$416.67	\$2,500.02
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$10,999.98
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$4,999.98
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$1,857.00
9631-000 - Exterior Home Repair	\$1,666.67	\$10,000.02
9640-000 - Reserve-Sewer	\$833.33	\$4,999.98
9641-000 - Reserve-Water	\$5,000.00	\$30,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$12,499.98
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$2,500.02
9900-000 - Reserve Expense-Interest	\$1,385.25	\$23,713.92
<u>Total Reserve Expense</u>	<u>\$79,778.07</u>	<u>\$494,070.84</u>
 <i>Total Reserve Expense</i>	 \$79,778.07	 \$494,070.84
 Reserve Net Income	 <u>(\$79,778.07)</u>	 <u>(\$494,070.84)</u>
 Net Income	 <u>\$11,503.95</u>	 <u>\$24,161.20</u>

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
Revenues									
6010-000 - Maintenance Fees	\$171,118.39	\$171,047.58	\$70.81	0.04%	\$1,026,520.34	\$1,026,285.48	\$234.86	0.02%	\$2,052,571.00
6070-000 - Interest Income-Operating	\$5.57	\$0.00	\$5.57	100.00%	\$34.88	\$0.00	\$34.88	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,385.25	\$0.00	\$1,385.25	100.00%	\$23,713.92	\$0.00	\$23,713.92	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$153.02	\$0.00	\$153.02	100.00%	\$153.02	\$0.00	\$153.02	100.00%	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$875.00	\$0.00	\$875.00	100.00%	\$0.00
6083-000 - Other Income-General	\$350.00	\$0.00	\$350.00	100.00%	\$1,750.00	\$0.00	\$1,750.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$1,853.95	\$0.00	\$1,853.95	100.00%	\$1,853.95	\$0.00	\$1,853.95	100.00%	\$0.00
Total Revenues	\$174,941.18	\$171,047.58	\$3,893.60	2.28%	\$1,054,901.11	\$1,026,285.48	\$28,615.63	2.79%	\$2,052,571.00
Total Income	\$174,941.18	\$171,047.58	\$3,893.60	2.28%	\$1,054,901.11	\$1,026,285.48	\$28,615.63	2.79%	\$2,052,571.00
Expense									
Administrative									
7110-000 - Insurance-General	\$3,719.00	\$3,889.17	\$170.17	4.38%	\$22,314.00	\$23,335.02	\$1,021.02	4.38%	\$46,670.00
7115-001 - Bank Charges	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$150.00	\$150.00	100.00%	\$300.00
7210-000 - Legal & Professional	\$200.00	\$583.33	\$383.33	65.71%	\$2,333.76	\$3,499.98	\$1,166.22	33.32%	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$3,150.00	(\$3,150.00)	(100.00%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.20	\$10.20	100.00%	\$61.25	\$61.20	(\$0.05)	(0.08%)	\$122.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.65	\$117.65	100.00%	\$0.00	\$705.90	\$705.90	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%	\$0.00	\$4,770.00	\$4,770.00	100.00%	\$9,540.00
7510-000 - Admin Expenses-Office	\$198.54	\$394.75	\$196.21	49.70%	\$885.20	\$2,368.50	\$1,483.30	62.63%	\$4,737.00
7710-001 - Mortgage Interest	\$3,719.94	\$7,379.33	\$3,659.39	49.59%	\$22,059.73	\$44,275.98	\$22,216.25	50.18%	\$88,552.00
7810-000 - Uncollectible Assessments	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$3,000.00
Total Administrative	\$7,837.48	\$13,994.43	\$6,156.95	44.00%	\$54,253.94	\$83,966.58	\$29,712.64	35.39%	\$167,933.00
Services & Utilities									
8010-000 - Master Association Fees	\$10,017.51	\$10,017.50	(\$0.01)	0.00%	\$60,105.06	\$60,105.00	(\$0.06)	0.00%	\$120,210.00
8021-000 - Salaries / Payroll Expense	\$1,527.47	\$1,443.58	(\$83.89)	(5.81%)	\$10,070.64	\$8,661.48	(\$1,409.16)	(16.27%)	\$17,323.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8110-038 - R&M-Rec Area	\$910.81	\$1,804.67	\$893.86	49.53%	\$7,853.33	\$10,828.02	\$2,974.69	27.47%	\$21,656.00
8110-040 - Gate Project	\$0.00	\$4.17	\$4.17	100.00%	\$0.00	\$25.02	\$25.02	100.00%	\$50.00
8150-000 - Operating Contingency	\$0.00	\$683.33	\$683.33	100.00%	\$3,200.00	\$4,099.98	\$899.98	21.95%	\$8,200.00
8210-001 - Grounds-Lawn Service	\$9,867.65	\$10,778.50	\$910.85	8.45%	\$68,235.90	\$64,671.00	(\$3,564.90)	(5.51%)	\$129,342.00
8312-000 - Pool-Service-General	\$1,234.58	\$988.33	(\$246.25)	(24.92%)	\$9,205.05	\$5,929.98	(\$3,275.07)	(55.23%)	\$11,860.00
8710-001 - Utilities-Electric	\$76.64	\$2,507.00	\$2,430.36	96.94%	\$8,950.97	\$15,042.00	\$6,091.03	40.49%	\$30,084.00
8710-004 - Utilities-Electric-Pool Heating	\$1,025.53	\$1,375.00	\$349.47	25.42%	\$8,080.13	\$8,250.00	\$169.87	2.06%	\$16,500.00
8710-005 - Utilities-Telephone	\$0.00	\$45.00	\$45.00	100.00%	\$0.00	\$270.00	\$270.00	100.00%	\$540.00
8710-007 - Utilities-Sewer & Water	\$29,067.37	\$28,811.08	(\$256.29)	(0.89%)	\$176,992.78	\$172,866.48	(\$4,126.30)	(2.39%)	\$345,733.00
8710-010 - Utilities-Reclaimed Water	\$3,123.71	\$1,503.00	(\$1,620.71)	(107.83%)	\$14,516.44	\$9,018.00	(\$5,498.44)	(60.97%)	\$18,036.00
8710-012 - Utilities-Cable TV	\$18,970.41	\$18,699.17	(\$271.24)	(1.45%)	\$115,204.83	\$112,195.02	(\$3,009.81)	(2.68%)	\$224,390.00
<u>Total Services & Utilities</u>	\$75,821.68	\$78,660.33	\$2,838.65	3.61%	\$482,415.13	\$471,961.98	(\$10,453.15)	(2.21%)	\$943,924.00
Total Expense	\$83,659.16	\$92,654.76	\$8,995.60	9.71%	\$536,669.07	\$555,928.56	\$19,259.49	3.46%	\$1,111,857.00
Operating Net Income	\$91,282.02	\$78,392.82	\$12,889.20	16.44%	\$518,232.04	\$470,356.92	\$47,875.12	10.18%	\$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%	\$57,499.98	\$57,499.98	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$15,000.00	\$15,000.00	\$0.00	0.00%	\$30,000.00
9622-000 - Reserve-Streets	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$19,999.98	\$19,999.98	\$0.00	0.00%	\$40,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$15,000.00
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	\$416.67	\$416.67	\$0.00	0.00%	\$2,500.02	\$2,500.02	\$0.00	0.00%	\$5,000.00
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$1,833.33	\$0.00	0.00%	\$10,999.98	\$10,999.98	\$0.00	0.00%	\$22,000.00
9626-000 -									

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Reserve Expense-Landscaping Sod	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$309.50	\$0.00	0.00%	\$1,857.00	\$1,857.00	\$0.00	0.00%	\$3,714.00
9631-000 - Exterior Home Repair	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$10,000.02	\$10,000.02	\$0.00	0.00%	\$20,000.00
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	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$30,000.00	\$30,000.00	\$0.00	0.00%	\$60,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$12,499.98	\$12,499.98	\$0.00	0.00%	\$25,000.00
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$416.67	\$0.00	0.00%	\$2,500.02	\$2,500.02	\$0.00	0.00%	\$5,000.00
9900-000 - Reserve Expense-Interest	\$1,385.25	\$0.00	(\$1,385.25)	(100.00%)	\$23,713.92	\$0.00	(\$23,713.92)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$79,778.07	\$78,392.82	(\$1,385.25)	(1.77%)	\$494,070.84	\$470,356.92	(\$23,713.92)	(5.04%)	\$940,714.00
Total Reserve Expense	\$79,778.07	\$78,392.82	(\$1,385.25)	(1.77%)	\$494,070.84	\$470,356.92	(\$23,713.92)	(5.04%)	\$940,714.00
Reserve Net Income	(\$79,778.07)	(\$78,392.82)	(\$1,385.25)	1.77%	(\$494,070.84)	(\$470,356.92)	(\$23,713.92)	5.04%	(\$940,714.00)
Net Income	\$11,503.95	\$0.00	\$11,503.95	100.00%	\$24,161.20	\$0.00	\$24,161.20	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
6/1/2025 - 6/30/2025

Account	6/1/2025 - 6/30/2025		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	\$57,499.98	\$712.00	\$279,822.53
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	\$15,000.00	\$0.00	\$172,048.55
3022-000 Reserve-Streets	\$3,333.33	\$0.00	\$205,139.87	\$19,999.98	\$0.00	\$225,139.85
3022-001 Reserve-Walks/Curb	\$1,250.00	\$142.13	\$44,123.89	\$7,500.00	\$142.13	\$51,481.76
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$103,271.26	\$200,365.45	\$299,814.98	\$378,751.98	\$121,428.45
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$416.67	\$0.00	\$190,726.20	\$52,372.52	\$55,973.18	\$187,125.54
3025-001 Reserve-Pool Resurfacing, Equipment	\$1,833.33	\$0.00	\$29,215.96	\$10,999.98	\$0.00	\$40,215.94
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	\$4,999.98	\$0.00	\$17,752.43
3027-000 Reserve-Sea Walls	\$309.50	\$0.00	\$56,357.06	\$1,857.00	\$0.00	\$58,214.06
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	\$1,545.29	\$898.61	\$10,189.11	\$10,974.52	\$113.20
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	\$4,999.98	\$0.00	\$227,949.99
3041-000 Reserve-Water	\$5,000.00	\$0.00	\$128,293.42	\$30,000.00	\$83.86	\$158,209.56
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,233.33	\$2,086.11	\$23,301.60	\$12,676.11	\$14,243.60	\$21,734.11
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	\$2,500.02	\$8,680.18	\$115,760.06
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	\$1,385.25	\$0.00	\$124,970.02	\$23,713.92	\$50,172.50	\$98,511.44
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$79,928.07	\$107,044.79	\$1,724,866.17	\$554,123.56	\$519,733.95	\$1,759,255.78