

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
7/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$244,276.04
1110-000 - A/R-Maintenance Fees	\$16,073.07
1112-000 - A/R-Late Fees	\$900.00
1113-000 - A/R-Owner Interest	\$188.28
1114-000 - A/R-Administrative Fees	\$20.00
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	\$23,697.53
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$290,853.46

Reserve

1060-000 - MMA-Popular Bank	\$102,583.20
1080-000 - Merrill Lynch - Cash	\$226,079.61
1081-000 - Merrill Lynch - CD's	\$1,138,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$259,553.58

Reserve Total

\$1,726,216.39

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

\$3,129,355.89

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,358.00
2100-000 - Loan - Clubhouse	\$931,663.28
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$947,303.28

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$31,283.12
2460-000 - Unearned Revenue-Cable Rebate	\$51,625.75

Other Total

\$82,908.87

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$289,405.86
3021-000 - Reserve-Master Paving	\$174,548.55
3022-000 - Reserve-Streets	\$228,473.18
3022-001 - Reserve-Walks/Curb	\$52,731.76
3023-000 - Reserve-Roof Repair/Replace	\$87,967.62
3025-000 - Reserve-Recreation Area	\$187,542.21
3025-001 - Reserve-Pool Resurfacing, Equipment	\$42,049.27
3026-000 - Reserve-Landscaping Sod	\$18,585.76
3027-000 - Reserve-Sea Walls	\$58,523.56
3031-000 - Exterior Home Repair/Replace	\$416.12

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Balance Sheet

7/31/2025

3040-000 - Reserve-Sewer	\$228,783.32	
3041-000 - Reserve-Water	\$162,146.48	
3046-000 - Reserve-Sprinklers Irrig	\$22,321.00	
3052-000 - Reserve-Storm Drains	\$108,629.60	
3080-000 - Reserve-Interest	\$64,092.10	
<u>Reserve Total</u>	\$1,726,216.39	
<u>Retained Earnings</u>	\$346,771.25	
<u>Net Income</u>	\$25,812.75	
<i>Liabilities & Equity Total</i>		\$3,129,012.54

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$171,050.39	\$1,197,570.73
6070-000 - Interest Income-Operating	\$5.70	\$40.58
6071-000 - Interest Income-Reserve	\$5,478.66	\$29,192.58
6076-000 - Interest Income-Owner	\$0.00	\$153.02
6082-000 - Late Fee Income	\$100.00	\$975.00
6083-000 - Other Income-General	\$650.00	\$2,400.00
6083-098 - Other Income-Legal	\$0.00	\$1,853.95
<u>Total Revenues</u>	<u>\$177,284.75</u>	<u>\$1,232,185.86</u>
<i>Total Income</i>	<i>\$177,284.75</i>	<i>\$1,232,185.86</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,719.00	\$26,033.00
7210-000 - Legal & Professional	\$2,687.99	\$5,021.75
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	\$268.54	\$1,153.74
7710-001 - Mortgage Interest	\$3,586.39	\$25,646.12
<u>Total Administrative</u>	<u>\$10,261.92</u>	<u>\$64,515.86</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,017.51	\$70,122.57
8021-000 - Salaries / Payroll Expense	\$1,998.37	\$12,069.01
8110-038 - R&M-Rec Area	\$1,557.43	\$9,410.76
8110-040 - Gate Project	\$68.00	\$68.00
8150-000 - Operating Contingency	\$0.00	\$3,200.00
8210-001 - Grounds-Lawn Service	\$9,717.65	\$77,953.55
8312-000 - Pool-Service-General	\$1,155.44	\$10,360.49
8710-001 - Utilities-Electric	\$6,929.32	\$15,880.29
8710-004 - Utilities-Electric-Pool Heating	\$299.33	\$8,379.46
8710-007 - Utilities-Sewer & Water	\$29,261.38	\$206,254.16
8710-010 - Utilities-Reclaimed Water	\$1,524.96	\$16,041.40
8710-012 - Utilities-Cable TV	\$18,970.41	\$134,175.24
<u>Total Services & Utilities</u>	<u>\$81,499.80</u>	<u>\$563,914.93</u>
<i>Total Expense</i>	<i>\$91,761.72</i>	<i>\$628,430.79</i>
Operating Net Income	\$85,523.03	\$603,755.07
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	Year To Date
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$67,083.31
9621-000 - Reserve-Master Paving	\$2,500.00	\$17,500.00
9622-000 - Reserve-Streets	\$3,333.33	\$23,333.31
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$8,750.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$338,333.31
9625-000 - Reserve-Recreation Area	\$416.67	\$2,916.69
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$12,833.31
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$5,833.31
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$2,166.50
9631-000 - Exterior Home Repair	\$1,666.67	\$11,666.69
9640-000 - Reserve-Sewer	\$833.33	\$5,833.31
9641-000 - Reserve-Water	\$5,000.00	\$35,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$14,583.31
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$2,916.69
9900-000 - Reserve Expense-Interest	\$5,478.66	\$29,192.58
<u>Total Reserve Expense</u>	<u>\$83,871.48</u>	<u>\$577,942.32</u>
 <i>Total Reserve Expense</i>	 \$83,871.48	 \$577,942.32
 Reserve Net Income	 <u>(\$83,871.48)</u>	 <u>(\$577,942.32)</u>
 Net Income	 <u>\$1,651.55</u>	 <u>\$25,812.75</u>

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$171,050.39	\$171,047.58	\$2.81	0.00%	\$1,197,570.73	\$1,197,333.06	\$237.67	0.02%	\$2,052,571.00
6070-000 - Interest Income-Operating	\$5.70	\$0.00	\$5.70	100.00%	\$40.58	\$0.00	\$40.58	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$5,478.66	\$0.00	\$5,478.66	100.00%	\$29,192.58	\$0.00	\$29,192.58	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$153.02	\$0.00	\$153.02	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$975.00	\$0.00	\$975.00	100.00%	\$0.00
6083-000 - Other Income-General	\$650.00	\$0.00	\$650.00	100.00%	\$2,400.00	\$0.00	\$2,400.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$1,853.95	\$0.00	\$1,853.95	100.00%	\$0.00
<u>Total Revenues</u>	\$177,284.75	\$171,047.58	\$6,237.17	3.65%	\$1,232,185.86	\$1,197,333.06	\$34,852.80	2.91%	\$2,052,571.00
Total Income	\$177,284.75	\$171,047.58	\$6,237.17	3.65%	\$1,232,185.86	\$1,197,333.06	\$34,852.80	2.91%	\$2,052,571.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,719.00	\$3,889.17	\$170.17	4.38%	\$26,033.00	\$27,224.19	\$1,191.19	4.38%	\$46,670.00
7115-001 - Bank Charges	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$175.00	\$175.00	100.00%	\$300.00
7210-000 - Legal & Professional	\$2,687.99	\$583.33	(\$2,104.66)	(360.80%)	\$5,021.75	\$4,083.31	(\$938.44)	(22.98%)	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$3,675.00	(\$2,625.00)	(71.43%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.20	\$10.20	100.00%	\$61.25	\$71.40	\$10.15	14.22%	\$122.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.65	\$117.65	100.00%	\$0.00	\$823.55	\$823.55	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$175.00	(\$125.00)	(71.43%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	\$0.00	\$5,565.00	\$5,565.00	100.00%	\$9,540.00
7510-000 - Admin Expenses-Office	\$268.54	\$394.75	\$126.21	31.97%	\$1,153.74	\$2,763.25	\$1,609.51	58.25%	\$4,737.00
7710-001 - Mortgage Interest	\$3,586.39	\$7,379.33	\$3,792.94	51.40%	\$25,646.12	\$51,655.31	\$26,009.19	50.35%	\$88,552.00
7810-000 - Uncollectible Assessments	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$1,750.00	\$1,750.00	100.00%	\$3,000.00

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Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<u>Total Administrative</u>	\$10,261.92	\$13,994.43	\$3,732.51	26.67%	\$64,515.86	\$97,961.01	\$33,445.15	34.14%	\$167,933.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,017.51	\$10,017.50	(\$0.01)	0.00%	\$70,122.57	\$70,122.50	(\$0.07)	0.00%	\$120,210.00
8021-000 - Salaries / Payroll Expense	\$1,998.37	\$1,443.58	(\$554.79)	(38.43%)	\$12,069.01	\$10,105.06	(\$1,963.95)	(19.44%)	\$17,323.00
8110-038 - R&M-Rec Area	\$1,557.43	\$1,804.67	\$247.24	13.70%	\$9,410.76	\$12,632.69	\$3,221.93	25.50%	\$21,656.00
8110-040 - Gate Project	\$68.00	\$4.17	(\$63.83)	(1,530.70%)	\$68.00	\$29.19	(\$38.81)	(132.96%)	\$50.00
8150-000 - Operating Contingency	\$0.00	\$683.33	\$683.33	100.00%	\$3,200.00	\$4,783.31	\$1,583.31	33.10%	\$8,200.00
8210-001 - Grounds-Lawn Service	\$9,717.65	\$10,778.50	\$1,060.85	9.84%	\$77,953.55	\$75,449.50	(\$2,504.05)	(3.32%)	\$129,342.00
8312-000 - Pool-Service-General	\$1,155.44	\$988.33	(\$167.11)	(16.91%)	\$10,360.49	\$6,918.31	(\$3,442.18)	(49.75%)	\$11,860.00
8710-001 - Utilities-Electric	\$6,929.32	\$2,507.00	(\$4,422.32)	(176.40%)	\$15,880.29	\$17,549.00	\$1,668.71	9.51%	\$30,084.00
8710-004 - Utilities-Electric-Pool Heating	\$299.33	\$1,375.00	\$1,075.67	78.23%	\$8,379.46	\$9,625.00	\$1,245.54	12.94%	\$16,500.00
8710-005 - Utilities-Telephone	\$0.00	\$45.00	\$45.00	100.00%	\$0.00	\$315.00	\$315.00	100.00%	\$540.00
8710-007 - Utilities-Sewer & Water	\$29,261.38	\$28,811.08	(\$450.30)	(1.56%)	\$206,254.16	\$201,677.56	(\$4,576.60)	(2.27%)	\$345,733.00
8710-010 - Utilities-Reclaimed Water	\$1,524.96	\$1,503.00	(\$21.96)	(1.46%)	\$16,041.40	\$10,521.00	(\$5,520.40)	(52.47%)	\$18,036.00
8710-012 - Utilities-Cable TV	\$18,970.41	\$18,699.17	(\$271.24)	(1.45%)	\$134,175.24	\$130,894.19	(\$3,281.05)	(2.51%)	\$224,390.00
<u>Total Services & Utilities</u>	\$81,499.80	\$78,660.33	(\$2,839.47)	(3.61%)	\$563,914.93	\$550,622.31	(\$13,292.62)	(2.41%)	\$943,924.00
Total Expense	\$91,761.72	\$92,654.76	\$893.04	0.96%	\$628,430.79	\$648,583.32	\$20,152.53	3.11%	\$1,111,857.00
Operating Net Income	\$85,523.03	\$78,392.82	\$7,130.21	9.10%	\$603,755.07	\$548,749.74	\$55,005.33	10.02%	\$940,714.00
<u>Reserve Expense</u>									
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$9,583.33	\$0.00	0.00%	\$67,083.31	\$67,083.31	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$17,500.00	\$17,500.00	\$0.00	0.00%	\$30,000.00
9622-000 - Reserve-Streets	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$23,333.31	\$23,333.31	\$0.00	0.00%	\$40,000.00

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Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$8,750.00	\$8,750.00	\$0.00	0.00%	\$15,000.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$338,333.31	\$338,333.31	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$416.67	\$416.67	\$0.00	0.00%	\$2,916.69	\$2,916.69	\$0.00	0.00%	\$5,000.00
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$1,833.33	\$0.00	0.00%	\$12,833.31	\$12,833.31	\$0.00	0.00%	\$22,000.00
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$309.50	\$0.00	0.00%	\$2,166.50	\$2,166.50	\$0.00	0.00%	\$3,714.00
9631-000 - Exterior Home Repair	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$11,666.69	\$11,666.69	\$0.00	0.00%	\$20,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$35,000.00	\$35,000.00	\$0.00	0.00%	\$60,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$14,583.31	\$14,583.31	\$0.00	0.00%	\$25,000.00
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$416.67	\$0.00	0.00%	\$2,916.69	\$2,916.69	\$0.00	0.00%	\$5,000.00
9900-000 - Reserve Expense-Interest	\$5,478.66	\$0.00	(\$5,478.66)	(100.00%)	\$29,192.58	\$0.00	(\$29,192.58)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$83,871.48	\$78,392.82	(\$5,478.66)	(6.99%)	\$577,942.32	\$548,749.74	(\$29,192.58)	(5.32%)	\$940,714.00
Total Reserve Expense	\$83,871.48	\$78,392.82	(\$5,478.66)	(6.99%)	\$577,942.32	\$548,749.74	(\$29,192.58)	(5.32%)	\$940,714.00
Reserve Net Income	(\$83,871.48)	(\$78,392.82)	(\$5,478.66)	6.99%	(\$577,942.32)	(\$548,749.74)	(\$29,192.58)	5.32%	(\$940,714.00)
Net Income	\$1,651.55	\$0.00	\$1,651.55	100.00%	\$25,812.75	\$0.00	\$25,812.75	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
7/1/2025 - 7/31/2025

Account	7/1/2025 - 7/31/2025		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	\$67,083.31	\$712.00	\$289,405.86
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	\$17,500.00	\$0.00	\$174,548.55
3022-000 Reserve-Streets	\$3,333.33	\$0.00	\$205,139.87	\$23,333.31	\$0.00	\$228,473.18
3022-001 Reserve-Walks/Curb	\$1,250.00	\$0.00	\$44,123.89	\$8,750.00	\$142.13	\$52,731.76
3023-000 Reserve-Roof Repair/Replace	\$48,899.02	\$82,359.85	\$200,365.45	\$348,714.00	\$461,111.83	\$87,967.62
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	\$52,789.19	\$55,973.18	\$187,542.21
3025-001 Reserve-Pool Resurfacing, Equipment	\$1,833.33	\$0.00	\$29,215.96	\$12,833.31	\$0.00	\$42,049.27
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	\$5,833.31	\$0.00	\$18,585.76
3027-000 Reserve-Sea Walls	\$309.50	\$0.00	\$56,357.06	\$2,166.50	\$0.00	\$58,523.56
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	\$1,363.75	\$898.61	\$11,855.78	\$12,338.27	\$416.12
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	\$5,833.31	\$0.00	\$228,783.32
3041-000 Reserve-Water	\$5,000.00	\$1,063.08	\$128,293.42	\$35,000.00	\$1,146.94	\$162,146.48
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,083.33	\$1,496.44	\$23,301.60	\$14,759.44	\$15,740.04	\$22,321.00
3048-000 Reserve-Grounds Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$416.67	\$7,547.13	\$121,940.22	\$2,916.69	\$16,227.31	\$108,629.60
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	\$5,478.66	\$39,898.00	\$124,970.02	\$29,192.58	\$90,070.50	\$64,092.10
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$84,437.17	\$133,728.25	\$1,724,866.17	\$638,560.73	\$653,462.20	\$1,709,964.70