

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
8/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$247,017.62
1110-000 - A/R-Maintenance Fees	\$17,422.27
1112-000 - A/R-Late Fees	\$975.00
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	\$19,978.53
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$291,290.24

Reserve

1060-000 - MMA-Popular Bank	\$102,623.67
1080-000 - Merrill Lynch - Cash	\$227,390.88
1081-000 - Merrill Lynch - CD's	\$1,138,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$266,499.65

Reserve Total

\$1,734,514.20

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

\$3,138,090.48

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,358.00
2100-000 - Loan - Clubhouse	\$927,974.40
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$943,614.40

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$27,833.54
2460-000 - Unearned Revenue-Cable Rebate	\$50,302.00

Other Total

\$78,135.54

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$298,989.19
3021-000 - Reserve-Master Paving	\$177,048.55
3022-000 - Reserve-Streets	\$231,806.51
3022-001 - Reserve-Walks/Curb	\$53,902.87
3023-000 - Reserve-Roof Repair/Replace	\$76,423.78
3025-000 - Reserve-Recreation Area	\$187,958.88
3025-001 - Reserve-Pool Resurfacing, Equipment	\$33,908.10
3026-000 - Reserve-Landscaping Sod	\$19,419.09
3027-000 - Reserve-Sea Walls	\$58,833.06
3031-000 - Exterior Home Repair/Replace	\$1,443.80

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8/31/2025

3040-000 - Reserve-Sewer	\$229,616.65	
3041-000 - Reserve-Water	\$167,070.04	
3046-000 - Reserve-Sprinklers Irrig	\$23,597.14	
3052-000 - Reserve-Storm Drains	\$109,046.27	
3080-000 - Reserve-Interest	\$65,450.27	
<u>Reserve Total</u>	\$1,734,514.20	
<u>Retained Earnings</u>	\$346,771.25	
<u>Net Income</u>	\$34,711.74	
<i>Liabilities & Equity Total</i>		\$3,137,747.13

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$171,050.39	\$1,368,621.12
6070-000 - Interest Income-Operating	\$5.98	\$46.56
6071-000 - Interest Income-Reserve	\$1,358.17	\$30,550.75
6076-000 - Interest Income-Owner	\$0.00	\$153.02
6082-000 - Late Fee Income	\$175.00	\$1,150.00
6083-000 - Other Income-General	\$650.00	\$3,050.00
6083-098 - Other Income-Legal	\$0.00	\$1,853.95
<u>Total Revenues</u>	\$173,239.54	\$1,405,425.40
<i>Total Income</i>	\$173,239.54	\$1,405,425.40
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,719.00	\$29,752.00
7210-000 - Legal & Professional	\$728.18	\$5,749.93
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	\$1,352.28
7710-001 - Mortgage Interest	\$3,690.42	\$29,336.54
<u>Total Administrative</u>	\$8,336.14	\$72,852.00
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,017.51	\$80,140.08
8021-000 - Salaries / Payroll Expense	\$1,971.33	\$14,040.34
8110-038 - R&M-Rec Area	\$2,524.68	\$11,935.44
8110-040 - Gate Project	\$0.00	\$68.00
8150-000 - Operating Contingency	\$0.00	\$3,200.00
8210-001 - Grounds-Lawn Service	\$9,717.65	\$87,671.20
8312-000 - Pool-Service-General	\$797.75	\$11,158.24
8710-001 - Utilities-Electric	\$2,415.29	\$18,295.58
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$8,379.46
8710-007 - Utilities-Sewer & Water	\$29,084.23	\$235,338.39
8710-010 - Utilities-Reclaimed Water	\$853.45	\$16,894.85
8710-012 - Utilities-Cable TV	\$18,871.53	\$153,046.77
<u>Total Services & Utilities</u>	\$76,253.42	\$640,168.35
<i>Total Expense</i>	\$84,589.56	\$713,020.35
Operating Net Income	\$88,649.98	\$692,405.05
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
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025	Year To Date
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$76,666.64
9621-000 - Reserve-Master Paving	\$2,500.00	\$20,000.00
9622-000 - Reserve-Streets	\$3,333.33	\$26,666.64
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$10,000.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$386,666.64
9625-000 - Reserve-Recreation Area	\$416.67	\$3,333.36
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$14,666.64
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$6,666.64
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$2,476.00
9631-000 - Exterior Home Repair	\$1,666.67	\$13,333.36
9640-000 - Reserve-Sewer	\$833.33	\$6,666.64
9641-000 - Reserve-Water	\$5,000.00	\$40,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$16,666.64
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$3,333.36
9900-000 - Reserve Expense-Interest	\$1,358.17	\$30,550.75
<u>Total Reserve Expense</u>	<u>\$79,750.99</u>	<u>\$657,693.31</u>
 <i>Total Reserve Expense</i>	 \$79,750.99	 \$657,693.31
 Reserve Net Income	 <u>(\$79,750.99)</u>	 <u>(\$657,693.31)</u>
 Net Income	 <u>\$8,898.99</u>	 <u>\$34,711.74</u>

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
Revenues									
6010-000 - Maintenance Fees	\$171,050.39	\$171,047.58	\$2.81	0.00%	\$1,368,621.12	\$1,368,380.64	\$240.48	0.02%	\$2,052,571.00
6070-000 - Interest Income-Operating	\$5.98	\$0.00	\$5.98	100.00%	\$46.56	\$0.00	\$46.56	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,358.17	\$0.00	\$1,358.17	100.00%	\$30,550.75	\$0.00	\$30,550.75	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	\$175.00	\$0.00	\$175.00	100.00%	\$1,150.00	\$0.00	\$1,150.00	100.00%	\$0.00
6083-000 - Other Income-General	\$650.00	\$0.00	\$650.00	100.00%	\$3,050.00	\$0.00	\$3,050.00	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
Total Revenues	\$173,239.54	\$171,047.58	\$2,191.96	1.28%	\$1,405,425.40	\$1,368,380.64	\$37,044.76	2.71%	\$2,052,571.00
Total Income	\$173,239.54	\$171,047.58	\$2,191.96	1.28%	\$1,405,425.40	\$1,368,380.64	\$37,044.76	2.71%	\$2,052,571.00
Expense									
Administrative									
7110-000 - Insurance-General	\$3,719.00	\$3,889.17	\$170.17	4.38%	\$29,752.00	\$31,113.36	\$1,361.36	4.38%	\$46,670.00
7115-001 - Bank Charges	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$200.00	\$200.00	100.00%	\$300.00
7210-000 - Legal & Professional	\$728.18	\$583.33	(\$144.85)	(24.83%)	\$5,749.93	\$4,666.64	(\$1,083.29)	(23.21%)	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$4,200.00	(\$2,100.00)	(50.00%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.20	\$10.20	100.00%	\$61.25	\$81.60	\$20.35	24.94%	\$122.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.65	\$117.65	100.00%	\$0.00	\$941.20	\$941.20	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$200.00	(\$100.00)	(50.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	\$0.00	\$6,360.00	\$6,360.00	100.00%	\$9,540.00
7510-000 - Admin Expenses-Office	\$198.54	\$394.75	\$196.21	49.70%	\$1,352.28	\$3,158.00	\$1,805.72	57.18%	\$4,737.00
7710-001 - Mortgage Interest	\$3,690.42	\$7,379.33	\$3,688.91	49.99%	\$29,336.54	\$59,034.64	\$29,698.10	50.31%	\$88,552.00
7810-000 - Uncollectible Assessments	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$2,000.00	\$2,000.00	100.00%	\$3,000.00
Total Administrative	\$8,336.14	\$13,994.43	\$5,658.29	40.43%	\$72,852.00	\$111,955.44	\$39,103.44	34.93%	\$167,933.00
Services & Utilities									
8010-000 - Master Association Fees	\$10,017.51	\$10,017.50	(\$0.01)	0.00%	\$80,140.08	\$80,140.00	(\$0.08)	0.00%	\$120,210.00
8021-000 - Salaries / Payroll Expense	\$1,971.33	\$1,443.58	(\$527.75)	(36.56%)	\$14,040.34	\$11,548.64	(\$2,491.70)	(21.58%)	\$17,323.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8110-038 - R&M-Rec Area	\$2,524.68	\$1,804.67	(\$720.01)	(39.90%)	\$11,935.44	\$14,437.36	\$2,501.92	17.33%	\$21,656.00
8110-040 - Gate Project	\$0.00	\$4.17	\$4.17	100.00%	\$68.00	\$33.36	(\$34.64)	(103.84%)	\$50.00
8150-000 - Operating Contingency	\$0.00	\$683.33	\$683.33	100.00%	\$3,200.00	\$5,466.64	\$2,266.64	41.46%	\$8,200.00
8210-001 - Grounds-Lawn Service	\$9,717.65	\$10,778.50	\$1,060.85	9.84%	\$87,671.20	\$86,228.00	(\$1,443.20)	(1.67%)	\$129,342.00
8312-000 - Pool-Service-General	\$797.75	\$988.33	\$190.58	19.28%	\$11,158.24	\$7,906.64	(\$3,251.60)	(41.12%)	\$11,860.00
8710-001 - Utilities-Electric	\$2,415.29	\$2,507.00	\$91.71	3.66%	\$18,295.58	\$20,056.00	\$1,760.42	8.78%	\$30,084.00
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$1,375.00	\$1,375.00	100.00%	\$8,379.46	\$11,000.00	\$2,620.54	23.82%	\$16,500.00
8710-005 - Utilities-Telephone	\$0.00	\$45.00	\$45.00	100.00%	\$0.00	\$360.00	\$360.00	100.00%	\$540.00
8710-007 - Utilities-Sewer & Water	\$29,084.23	\$28,811.08	(\$273.15)	(0.95%)	\$235,338.39	\$230,488.64	(\$4,849.75)	(2.10%)	\$345,733.00
8710-010 - Utilities-Reclaimed Water	\$853.45	\$1,503.00	\$649.55	43.22%	\$16,894.85	\$12,024.00	(\$4,870.85)	(40.51%)	\$18,036.00
8710-012 - Utilities-Cable TV	\$18,871.53	\$18,699.17	(\$172.36)	(0.92%)	\$153,046.77	\$149,593.36	(\$3,453.41)	(2.31%)	\$224,390.00
<u>Total Services & Utilities</u>	\$76,253.42	\$78,660.33	\$2,406.91	3.06%	\$640,168.35	\$629,282.64	(\$10,885.71)	(1.73%)	\$943,924.00
Total Expense	\$84,589.56	\$92,654.76	\$8,065.20	8.70%	\$713,020.35	\$741,238.08	\$28,217.73	3.81%	\$1,111,857.00
Operating Net Income	\$88,649.98	\$78,392.82	\$10,257.16	13.08%	\$692,405.05	\$627,142.56	\$65,262.49	10.41%	\$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%	\$76,666.64	\$76,666.64	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$20,000.00	\$20,000.00	\$0.00	0.00%	\$30,000.00
9622-000 - Reserve-Streets	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$26,666.64	\$26,666.64	\$0.00	0.00%	\$40,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$386,666.64	\$386,666.64	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$416.67	\$416.67	\$0.00	0.00%	\$3,333.36	\$3,333.36	\$0.00	0.00%	\$5,000.00
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$1,833.33	\$0.00	0.00%	\$14,666.64	\$14,666.64	\$0.00	0.00%	\$22,000.00
9626-000 -									

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Reserve Expense-Landscaping Sod	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$309.50	\$0.00	0.00%	\$2,476.00	\$2,476.00	\$0.00	0.00%	\$3,714.00
9631-000 - Exterior Home Repair	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$13,333.36	\$13,333.36	\$0.00	0.00%	\$20,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$40,000.00	\$40,000.00	\$0.00	0.00%	\$60,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$16,666.64	\$16,666.64	\$0.00	0.00%	\$25,000.00
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$416.67	\$0.00	0.00%	\$3,333.36	\$3,333.36	\$0.00	0.00%	\$5,000.00
9900-000 - Reserve Expense-Interest	\$1,358.17	\$0.00	(\$1,358.17)	(100.00%)	\$30,550.75	\$0.00	(\$30,550.75)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$79,750.99	\$78,392.82	(\$1,358.17)	(1.73%)	\$657,693.31	\$627,142.56	(\$30,550.75)	(4.87%)	\$940,714.00
Total Reserve Expense	\$79,750.99	\$78,392.82	(\$1,358.17)	(1.73%)	\$657,693.31	\$627,142.56	(\$30,550.75)	(4.87%)	\$940,714.00
Reserve Net Income	(\$79,750.99)	(\$78,392.82)	(\$1,358.17)	1.73%	(\$657,693.31)	(\$627,142.56)	(\$30,550.75)	4.87%	(\$940,714.00)
Net Income	\$8,898.99	\$0.00	\$8,898.99	100.00%	\$34,711.74	\$0.00	\$34,711.74	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
8/1/2025 - 8/31/2025

Account	8/1/2025 - 8/31/2025		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	\$76,666.64	\$712.00	\$298,989.19
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	\$20,000.00	\$0.00	\$177,048.55
3022-000 Reserve-Streets	\$3,333.33	\$0.00	\$205,139.87	\$26,666.64	\$0.00	\$231,806.51
3022-001 Reserve-Walks/Curb	\$1,250.00	\$78.89	\$44,123.89	\$10,000.00	\$221.02	\$53,902.87
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$59,877.17	\$200,365.45	\$397,047.33	\$520,989.00	\$76,423.78
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	\$53,205.86	\$55,973.18	\$187,958.88
3025-001 Reserve-Pool Resurfacing, Equipment	\$1,833.33	\$9,974.50	\$29,215.96	\$14,666.64	\$9,974.50	\$33,908.10
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	\$6,666.64	\$0.00	\$19,419.09
3027-000 Reserve-Sea Walls	\$309.50	\$0.00	\$56,357.06	\$2,476.00	\$0.00	\$58,833.06
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	\$638.99	\$898.61	\$13,522.45	\$12,977.26	\$1,443.80
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	\$6,666.64	\$0.00	\$229,616.65
3041-000 Reserve-Water	\$5,000.00	\$76.44	\$128,293.42	\$40,000.00	\$1,223.38	\$167,070.04
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	\$807.19	\$23,301.60	\$16,842.77	\$16,547.23	\$23,597.14
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	\$3,333.36	\$16,227.31	\$109,046.27
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	\$1,358.17	\$0.00	\$124,970.02	\$30,550.75	\$90,070.50	\$65,450.27
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$79,750.99	\$71,453.18	\$1,724,866.17	\$718,311.72	\$724,915.38	\$1,718,262.51