

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
9/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$251,600.77
1110-000 - A/R-Maintenance Fees	\$9,987.82
1112-000 - A/R-Late Fees	\$610.00
1113-000 - A/R-Owner Interest	\$153.02
1114-000 - A/R-Administrative Fees	\$10.00
1115-000 - A/R-Legal Costs	\$1,853.95
1125-000 - Delinquent Water Bills	\$1,335.14
1190-000 - Allowance for Bad Debts	(\$1,351.27)
1410-000 - Prepaid Insurance-General	\$19,084.53
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$286,097.96

Reserve

1060-000 - MMA-Popular Bank	\$102,651.79
1080-000 - Merrill Lynch - Cash	\$233,157.58
1081-000 - Merrill Lynch - CD's	\$1,144,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$254,825.38

Reserve Total

\$1,734,634.75

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

\$3,133,018.75

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,358.00
2100-000 - Loan - Clubhouse	\$924,270.91
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$939,910.91

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,875.23
2460-000 - Unearned Revenue-Cable Rebate	\$48,978.25

Other Total

\$72,853.48

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$308,572.52
3021-000 - Reserve-Master Paving	\$179,548.55
3022-000 - Reserve-Streets	\$235,139.84
3022-001 - Reserve-Walks/Curb	\$54,986.00
3023-000 - Reserve-Roof Repair/Replace	\$59,060.76
3025-000 - Reserve-Recreation Area	\$188,375.55
3025-001 - Reserve-Pool Resurfacing, Equipment	\$32,731.54
3026-000 - Reserve-Landscaping Sod	\$20,252.42
3027-000 - Reserve-Sea Walls	\$59,142.56
3031-000 - Exterior Home Repair/Replace	\$1,841.25

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3040-000 - Reserve-Sewer	\$230,449.98	
3041-000 - Reserve-Water	\$171,668.67	
3046-000 - Reserve-Sprinklers Irrig	\$22,632.30	
3052-000 - Reserve-Storm Drains	\$102,956.03	
3080-000 - Reserve-Interest	\$67,276.78	
<u>Reserve Total</u>	\$1,734,634.75	
<u>Retained Earnings</u>	\$346,771.25	
<u>Net Income</u>	\$38,505.01	
<i>Liabilities & Equity Total</i>		\$3,132,675.40

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$170,982.39	\$1,539,603.51
6070-000 - Interest Income-Operating	\$5.67	\$52.23
6071-000 - Interest Income-Reserve	\$11,801.01	\$42,351.76
6076-000 - Interest Income-Owner	\$521.50	\$674.52
6082-000 - Late Fee Income	\$160.00	\$1,310.00
6083-000 - Other Income-General	\$40.00	\$3,090.00
6083-098 - Other Income-Legal	\$4,298.25	\$6,152.20
<u>Total Revenues</u>	<u>\$187,808.82</u>	<u>\$1,593,234.22</u>
<i>Total Income</i>	\$187,808.82	\$1,593,234.22
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,719.00	\$33,471.00
7210-000 - Legal & Professional	\$768.70	\$6,518.63
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	\$1,861.12	\$3,213.40
7710-001 - Mortgage Interest	\$3,675.81	\$33,012.35
<u>Total Administrative</u>	<u>\$10,024.63</u>	<u>\$82,876.63</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,017.51	\$90,157.59
8021-000 - Salaries / Payroll Expense	\$2,335.60	\$16,375.94
8110-038 - R&M-Rec Area	\$1,494.71	\$13,272.15
8110-040 - Gate Project	(\$68.00)	\$0.00
8150-000 - Operating Contingency	\$5,700.00	\$8,900.00
8210-001 - Grounds-Lawn Service	\$9,717.65	\$97,388.85
8312-000 - Pool-Service-General	\$695.00	\$12,011.24
8710-001 - Utilities-Electric	\$2,777.25	\$21,072.83
8710-004 - Utilities-Electric-Pool Heating	\$624.86	\$9,004.32
8710-007 - Utilities-Sewer & Water	\$29,877.93	\$265,216.32
8710-010 - Utilities-Reclaimed Water	\$1,711.49	\$18,606.34
8710-012 - Utilities-Cable TV	\$18,913.09	\$171,959.86
<u>Total Services & Utilities</u>	<u>\$83,797.09</u>	<u>\$723,965.44</u>
<i>Total Expense</i>	\$93,821.72	\$806,842.07
Operating Net Income	\$93,987.10	\$786,392.15
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
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025	Year To Date
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$86,249.97
9621-000 - Reserve-Master Paving	\$2,500.00	\$22,500.00
9622-000 - Reserve-Streets	\$3,333.33	\$29,999.97
9622-001 - Reserve Expense-Walks/Curb	\$1,250.00	\$11,250.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$434,999.97
9625-000 - Reserve-Recreation Area	\$416.67	\$3,750.03
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$16,499.97
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$7,499.97
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$2,785.50
9631-000 - Exterior Home Repair	\$1,666.67	\$15,000.03
9640-000 - Reserve-Sewer	\$833.33	\$7,499.97
9641-000 - Reserve-Water	\$5,000.00	\$45,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$18,749.97
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$3,750.03
9900-000 - Reserve Expense-Interest	\$11,801.01	\$42,351.76
<u>Total Reserve Expense</u>	\$90,193.83	\$747,887.14
 <i>Total Reserve Expense</i>	 \$90,193.83	 \$747,887.14
 Reserve Net Income	 (\$90,193.83)	 (\$747,887.14)
 Net Income	 \$3,793.27	 \$38,505.01

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$170,982.39	\$171,047.58	(\$65.19)	(0.04%)	\$1,539,603.51	\$1,539,428.22	\$175.29	0.01%	\$2,052,571.00
6070-000 - Interest Income-Operating	\$5.67	\$0.00	\$5.67	100.00%	\$52.23	\$0.00	\$52.23	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$11,801.01	\$0.00	\$11,801.01	100.00%	\$42,351.76	\$0.00	\$42,351.76	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$521.50	\$0.00	\$521.50	100.00%	\$674.52	\$0.00	\$674.52	100.00%	\$0.00
6082-000 - Late Fee Income	\$160.00	\$0.00	\$160.00	100.00%	\$1,310.00	\$0.00	\$1,310.00	100.00%	\$0.00
6083-000 - Other Income-General	\$40.00	\$0.00	\$40.00	100.00%	\$3,090.00	\$0.00	\$3,090.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$4,298.25	\$0.00	\$4,298.25	100.00%	\$6,152.20	\$0.00	\$6,152.20	100.00%	\$0.00
<u>Total Revenues</u>	\$187,808.82	\$171,047.58	\$16,761.24	9.80%	\$1,593,234.22	\$1,539,428.22	\$53,806.00	3.50%	\$2,052,571.00
Total Income	\$187,808.82	\$171,047.58	\$16,761.24	9.80%	\$1,593,234.22	\$1,539,428.22	\$53,806.00	3.50%	\$2,052,571.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,719.00	\$3,889.17	\$170.17	4.38%	\$33,471.00	\$35,002.53	\$1,531.53	4.38%	\$46,670.00
7115-001 - Bank Charges	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$225.00	\$225.00	100.00%	\$300.00
7210-000 - Legal & Professional	\$768.70	\$583.33	(\$185.37)	(31.78%)	\$6,518.63	\$5,249.97	(\$1,268.66)	(24.17%)	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$4,725.00	(\$1,575.00)	(33.33%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.20	\$10.20	100.00%	\$61.25	\$91.80	\$30.55	33.28%	\$122.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.65	\$117.65	100.00%	\$0.00	\$1,058.85	\$1,058.85	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$225.00	(\$75.00)	(33.33%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	\$0.00	\$7,155.00	\$7,155.00	100.00%	\$9,540.00
7510-000 - Admin Expenses-Office	\$1,861.12	\$394.75	(\$1,466.37)	(371.47%)	\$3,213.40	\$3,552.75	\$339.35	9.55%	\$4,737.00
7710-001 - Mortgage Interest	\$3,675.81	\$7,379.33	\$3,703.52	50.19%	\$33,012.35	\$66,413.97	\$33,401.62	50.29%	\$88,552.00
7810-000 - Uncollectible Assessments	\$0.00	\$250.00	\$250.00	100.00%	\$0.00	\$2,250.00	\$2,250.00	100.00%	\$3,000.00
<u>Total Administrative</u>	\$10,024.63	\$13,994.43	\$3,969.80	28.37%	\$82,876.63	\$125,949.87	\$43,073.24	34.20%	\$167,933.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,017.51	\$10,017.50	(\$0.01)	0.00%	\$90,157.59	\$90,157.50	(\$0.09)	0.00%	\$120,210.00
8021-000 - Salaries / Payroll Expense	\$2,335.60	\$1,443.58	(\$892.02)	(61.79%)	\$16,375.94	\$12,992.22	(\$3,383.72)	(26.04%)	\$17,323.00
8110-038 - R&M-Rec Area	\$1,494.71	\$1,804.67	\$309.96	17.18%	\$13,272.15	\$16,242.03	\$2,969.88	18.29%	\$21,656.00
8110-040 - Gate Project	(\$68.00)	\$4.17	\$72.17	1,730.70%	\$0.00	\$37.53	\$37.53	100.00%	\$50.00
8150-000 - Operating Contingency	\$5,700.00	\$683.33	(\$5,016.67)	(734.15%)	\$8,900.00	\$6,149.97	(\$2,750.03)	(44.72%)	\$8,200.00
8210-001 - Grounds-Lawn Service	\$9,717.65	\$10,778.50	\$1,060.85	9.84%	\$97,388.85	\$97,006.50	(\$382.35)	(0.39%)	\$129,342.00
8312-000 - Pool-Service-General	\$695.00	\$988.33	\$293.33	29.68%	\$12,011.24	\$8,894.97	(\$3,116.27)	(35.03%)	\$11,860.00
8710-001 - Utilities-Electric	\$2,777.25	\$2,507.00	(\$270.25)	(10.78%)	\$21,072.83	\$22,563.00	\$1,490.17	6.60%	\$30,084.00
8710-004 - Utilities-Electric-Pool Heating	\$624.86	\$1,375.00	\$750.14	54.56%	\$9,004.32	\$12,375.00	\$3,370.68	27.24%	\$16,500.00
8710-005 - Utilities-Telephone	\$0.00	\$45.00	\$45.00	100.00%	\$0.00	\$405.00	\$405.00	100.00%	\$540.00
8710-007 - Utilities-Sewer & Water	\$29,877.93	\$28,811.08	(\$1,066.85)	(3.70%)	\$265,216.32	\$259,299.72	(\$5,916.60)	(2.28%)	\$345,733.00
8710-010 - Utilities-Reclaimed Water	\$1,711.49	\$1,503.00	(\$208.49)	(13.87%)	\$18,606.34	\$13,527.00	(\$5,079.34)	(37.55%)	\$18,036.00
8710-012 - Utilities-Cable TV	\$18,913.09	\$18,699.17	(\$213.92)	(1.14%)	\$171,959.86	\$168,292.53	(\$3,667.33)	(2.18%)	\$224,390.00
<u>Total Services & Utilities</u>	\$83,797.09	\$78,660.33	(\$5,136.76)	(6.53%)	\$723,965.44	\$707,942.97	(\$16,022.47)	(2.26%)	\$943,924.00
Total Expense	\$93,821.72	\$92,654.76	(\$1,166.96)	(1.26%)	\$806,842.07	\$833,892.84	\$27,050.77	3.24%	\$1,111,857.00
Operating Net Income	\$93,987.10	\$78,392.82	\$15,594.28	19.89%	\$786,392.15	\$705,535.38	\$80,856.77	11.46%	\$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%	\$86,249.97	\$86,249.97	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$22,500.00	\$22,500.00	\$0.00	0.00%	\$30,000.00
9622-000 - Reserve-Streets	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$29,999.97	\$29,999.97	\$0.00	0.00%	\$40,000.00
9622-001 -									

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Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Reserve Expense-Walks/Curb	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$11,250.00	\$11,250.00	\$0.00	0.00%	\$15,000.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$434,999.97	\$434,999.97	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$416.67	\$416.67	\$0.00	0.00%	\$3,750.03	\$3,750.03	\$0.00	0.00%	\$5,000.00
9625-001 - Reserve-Pool Remarcite	\$1,833.33	\$1,833.33	\$0.00	0.00%	\$16,499.97	\$16,499.97	\$0.00	0.00%	\$22,000.00
9626-000 - Reserve Expense-Landscaping Sod	\$833.33	\$833.33	\$0.00	0.00%	\$7,499.97	\$7,499.97	\$0.00	0.00%	\$10,000.00
9627-000 - Reserve Expense-Sea Walls	\$309.50	\$309.50	\$0.00	0.00%	\$2,785.50	\$2,785.50	\$0.00	0.00%	\$3,714.00
9631-000 - Exterior Home Repair	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$15,000.03	\$15,000.03	\$0.00	0.00%	\$20,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$7,499.97	\$7,499.97	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$45,000.00	\$45,000.00	\$0.00	0.00%	\$60,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$18,749.97	\$18,749.97	\$0.00	0.00%	\$25,000.00
9652-000 - Reserve Expense-Storm Drains	\$416.67	\$416.67	\$0.00	0.00%	\$3,750.03	\$3,750.03	\$0.00	0.00%	\$5,000.00
9900-000 - Reserve Expense-Interest	\$11,801.01	\$0.00	(\$11,801.01)	(100.00%)	\$42,351.76	\$0.00	(\$42,351.76)	(100.00%)	\$0.00
Total Reserve Expense	\$90,193.83	\$78,392.82	(\$11,801.01)	(15.05%)	\$747,887.14	\$705,535.38	(\$42,351.76)	(6.00%)	\$940,714.00
Total Reserve Expense	\$90,193.83	\$78,392.82	(\$11,801.01)	(15.05%)	\$747,887.14	\$705,535.38	(\$42,351.76)	(6.00%)	\$940,714.00
Reserve Net Income	(\$90,193.83)	(\$78,392.82)	(\$11,801.01)	15.05%	(\$747,887.14)	(\$705,535.38)	(\$42,351.76)	6.00%	(\$940,714.00)
Net Income	\$3,793.27	\$0.00	\$3,793.27	100.00%	\$38,505.01	\$0.00	\$38,505.01	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
9/1/2025 - 9/30/2025

Account	9/1/2025 - 9/30/2025		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	\$86,249.97	\$712.00	\$308,572.52
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	\$22,500.00	\$0.00	\$179,548.55
3022-000 Reserve-Streets	\$3,333.33	\$0.00	\$205,139.87	\$29,999.97	\$0.00	\$235,139.84
3022-001 Reserve-Walks/Curb	\$1,250.00	\$166.87	\$44,123.89	\$11,250.00	\$387.89	\$54,986.00
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$65,696.35	\$200,365.45	\$445,380.66	\$586,685.35	\$59,060.76
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	\$53,622.53	\$55,973.18	\$188,375.55
3025-001 Reserve-Pool Resurfacing, Equipment	\$1,833.33	\$12,984.39	\$29,215.96	\$26,474.47	\$22,958.89	\$32,731.54
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	\$7,499.97	\$0.00	\$20,252.42
3027-000 Reserve-Sea Walls	\$309.50	\$0.00	\$56,357.06	\$2,785.50	\$0.00	\$59,142.56
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	\$1,269.22	\$898.61	\$15,189.12	\$14,246.48	\$1,841.25
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	\$7,499.97	\$0.00	\$230,449.98
3041-000 Reserve-Water	\$5,000.00	\$401.37	\$128,293.42	\$45,000.00	\$1,624.75	\$171,668.67
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,432.74	\$3,397.58	\$23,301.60	\$19,275.51	\$19,944.81	\$22,632.30
3048-000 Reserve-Grounds Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$416.67	\$6,506.91	\$121,940.22	\$3,750.03	\$22,734.22	\$102,956.03
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	\$11,801.01	\$0.00	\$124,970.02	\$42,351.76	\$100,045.00	\$67,276.78
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$90,543.24	\$90,422.69	\$1,724,866.17	\$818,829.46	\$825,312.57	\$1,718,383.06