

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
6/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$174,384.42
1110-000 - A/R Delinq Maint Fees	\$12,771.82
1112-000 - A/R Delinq Maint Fees: Late Fees	\$795.50
1113-000 - A/R-Owner Interest	\$367.35
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$50.00
1115-000 - A/R-Legal Costs	\$3,418.70
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$9,905.05)
1410-000 - Prepaid Insurance-General	\$16,651.94

<u>Operating Total</u>	\$199,469.68
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Other

1805-000 - Land	\$162,000.00
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<u>Other Total</u>	\$162,000.00
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Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$135,697.56
1090-001 - Alliance Bank - ICS 2158	\$502,821.36

<u>Reserve Total</u>	\$638,518.92
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Assets Total	\$999,988.60
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Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$18,628.32
2460-000 - Unearned Revenue-Cable Rebate	\$51,149.90

<u>Other Total</u>	\$69,900.53
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Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$69,476.96
3021-000 - Reserve Fund-Street Paving	\$19,400.19
3021-001 - Reserve Fund-MLB Paving	\$105,246.47
3022-000 - Reserve Fund-Walks	\$45,913.97
3023-000 - Reserve Fund-Roofs/Wood	\$93,245.76
3025-001 - Reserve Fund-Pool Resurfacing	\$1,250.06
3027-000 - Reserve Fund-Seawall/Banks	\$14,328.83
3028-000 - Reserve Fund-Def Maint	\$6,981.24
3031-000 - Reserve Fund-Home Maint	(\$5,735.36)
3039-000 - Reserve Fund-Rec Area Maint	\$44,301.58
3040-000 - Reserve Fund-Sewer System	\$106,029.16
3041-000 - Reserve Fund-Water System	\$82,866.75
3046-000 - Reserve Fund-Sprinklers	\$7,881.87
3052-000 - Reserve Fund-Storm Drain	\$44,029.56
3080-000 - Reserve Fund-Interest	\$3,301.88

<u>Reserve Total</u>	\$638,518.92
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<u>Retained Earnings</u>	\$283,742.46
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<u>Net Income</u>	\$7,826.69
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Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
6/30/2025

Liabilities & Equity Total

\$999,988.60

Mainlands of Tamarac by the Gulf Unit 1 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	\$155,190.00	\$931,140.00
6070-000 - Interest Income-Operating	\$4.16	\$25.63
6071-000 - Interest Income-Reserve	\$272.86	\$1,652.89
6076-000 - Interest Income-Owner	\$0.00	\$367.35
6082-000 - Late Fee Income	\$150.00	\$765.43
6083-000 - Other Income-General	\$1,340.00	\$5,845.00
6083-098 - Other Income-Legal	\$0.00	\$3,418.70
<u>Total Revenues</u>	<u>\$156,957.02</u>	<u>\$943,215.00</u>
<i>Total Income</i>	\$156,957.02	\$943,215.00
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,200.00	\$13,200.00
7210-000 - Legal & Professional	\$2,566.70	\$6,830.31
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$340.90	\$3,312.71
7810-000 - Uncollectible Assessments	\$833.33	\$4,999.98
<u>Total Administrative</u>	<u>\$5,940.93</u>	<u>\$32,404.25</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,676.97	\$58,354.38
8021-000 - Salaries / Payroll Expense	\$48.85	\$1,077.49
8110-000 - Repair & Maintenance-General	\$475.33	\$475.33
8110-002 - Building Repairs Homeowner	\$936.34	\$6,812.74
8110-010 - Clubhouse Janitorial	\$987.42	\$6,263.03
8110-038 - R&M-Rec Area	\$2,008.09	\$10,414.35
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$66,347.60
8710-002 - Utilities-Electric-Hs	\$2,492.04	\$13,395.84
8710-004 - Utilities-Electric-Pool	\$501.05	\$5,939.02
8710-007 - Utilities-Sewer Water & Trash-General	\$27,952.03	\$171,210.04
8710-010 - Utilities-Reclaimed Water	\$3,017.52	\$14,022.96
8710-012 - Utilities-Cable TV	\$18,270.15	\$110,498.43
8710-021 - Utilities-All Other	\$45.00	\$269.98
<u>Total Services & Utilities</u>	<u>\$75,860.39</u>	<u>\$465,081.19</u>
<i>Total Expense</i>	\$81,801.32	\$497,485.44
 Operating Net Income	 \$75,155.70	 \$445,729.56
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

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

	6/1/2025 - 6/30/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$12,500.00	\$75,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$4,999.98
9621-001 - Reserve-MLB Paving	\$833.33	\$4,999.98
9622-000 - Reserve-Walks	\$416.67	\$2,500.02
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$282,499.98
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$250.02
9627-000 - Reserve-Seawall/Banks	\$83.33	\$499.98
9631-000 - Reserve-Home Maintenance	\$833.33	\$4,999.98
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$20,000.04
9640-000 - Reserve-Sewer System	\$1,250.00	\$7,500.00
9641-000 - Reserve-Water System	\$1,250.00	\$7,500.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$25,000.02
9652-000 - Reserve-Storm Drain System	\$83.33	\$499.98
9900-000 - Reserve Interest	\$272.86	\$1,652.89
<u>Total Reserve Expense</u>	\$72,981.19	\$437,902.87
 <i>Total Reserve Expense</i>	 \$72,981.19	 \$437,902.87
 Reserve Net Income	 (\$72,981.19)	 (\$437,902.87)
 Net Income	 \$2,174.51	 \$7,826.69

Mainlands of Tamarac by the Gulf Unit 1 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	\$155,190.00	\$155,229.55	(\$39.55)	(0.03%)	\$931,140.00	\$931,377.30	(\$237.30)	(0.03%)	\$1,862,754.65
6070-000 - Interest Income-Operating	\$4.16	\$0.00	\$4.16	100.00%	\$25.63	\$0.00	\$25.63	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$272.86	\$0.00	\$272.86	100.00%	\$1,652.89	\$0.00	\$1,652.89	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$367.35	\$0.00	\$367.35	100.00%	\$0.00
6082-000 - Late Fee Income	\$150.00	\$0.00	\$150.00	100.00%	\$765.43	\$0.00	\$765.43	100.00%	\$0.00
6083-000 - Other Income-General	\$1,340.00	\$0.00	\$1,340.00	100.00%	\$5,845.00	\$0.00	\$5,845.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$3,418.70	\$0.00	\$3,418.70	100.00%	\$0.00
Total Revenues	\$156,957.02	\$155,229.55	\$1,727.47	1.11%	\$943,215.00	\$931,377.30	\$11,837.70	1.27%	\$1,862,754.65
Total Income	\$156,957.02	\$155,229.55	\$1,727.47	1.11%	\$943,215.00	\$931,377.30	\$11,837.70	1.27%	\$1,862,754.65
Expense									
Administrative									
7110-000 - Insurance-General	\$2,200.00	\$2,750.00	\$550.00	20.00%	\$13,200.00	\$16,500.00	\$3,300.00	20.00%	\$33,000.00
7115-001 - Bank Charges	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$49.98	\$49.98	100.00%	\$100.00
7210-000 - Legal & Professional	\$2,566.70	\$666.67	(\$1,900.03)	(285.00%)	\$6,830.31	\$4,000.02	(\$2,830.29)	(70.76%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$4,000.00	\$3,300.00	(\$700.00)	(21.21%)	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$49.98	(\$11.27)	(22.55%)	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$825.00	\$825.00	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$375.00	\$375.00	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$340.90	\$541.67	\$200.77	37.07%	\$3,312.71	\$3,250.02	(\$62.69)	(1.93%)	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
Total Administrative	\$5,940.93	\$5,558.33	(\$382.60)	(6.88%)	\$32,404.25	\$33,349.98	\$945.73	2.84%	\$66,700.00
Services & Utilities									
8010-000 - Master Association Fees	\$9,676.97	\$9,676.97	\$0.00	0.00%	\$58,354.38	\$58,061.82	(\$292.56)	(0.50%)	\$116,123.65
8021-000 - Salaries / Payroll Expense	\$48.85	\$1,000.00	\$951.15	95.12%	\$1,077.49	\$6,000.00	\$4,922.51	82.04%	\$12,000.00
8110-000 - Repair & Maintenance-General	\$475.33	\$0.00	(\$475.33)	(100.00%)	\$475.33	\$0.00	(\$475.33)	(100.00%)	\$0.00
8110-002 - Building Repairs Homeowner	\$936.34	\$416.67	(\$519.67)	(124.72%)	\$6,812.74	\$2,500.02	(\$4,312.72)	(172.51%)	\$5,000.00

Mainlands of Tamarac by the Gulf Unit 1 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
8110-010 - Clubhouse Janitorial	\$987.42	\$1,500.00	\$512.58	34.17%	\$6,263.03	\$9,000.00	\$2,736.97	30.41%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,008.09	\$1,666.67	(\$341.42)	(20.49%)	\$10,414.35	\$10,000.02	(\$414.33)	(4.14%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,000.02	\$1,000.02	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,500.00	\$1,050.40	10.00%	\$66,347.60	\$63,000.00	(\$3,347.60)	(5.31%)	\$126,000.00
8710-002 - Utilities-Electric-Hs	\$2,492.04	\$2,318.75	(\$173.29)	(7.47%)	\$13,395.84	\$13,912.50	\$516.66	3.71%	\$27,825.00
8710-004 - Utilities-Electric-Pool	\$501.05	\$875.00	\$373.95	42.74%	\$5,939.02	\$5,250.00	(\$689.02)	(13.12%)	\$10,500.00
8710-007 - Utilities-Sewer Water & Trash-General	\$27,952.03	\$29,000.00	\$1,047.97	3.61%	\$171,210.04	\$174,000.00	\$2,789.96	1.60%	\$348,000.00
8710-010 - Utilities-Reclaimed Water	\$3,017.52	\$1,791.67	(\$1,225.85)	(68.42%)	\$14,022.96	\$10,750.02	(\$3,272.94)	(30.45%)	\$21,500.00
8710-012 - Utilities-Cable TV	\$18,270.15	\$18,008.83	(\$261.32)	(1.45%)	\$110,498.43	\$108,052.98	(\$2,445.45)	(2.26%)	\$216,106.00
8710-021 - Utilities-All Other	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$269.98	\$250.02	(\$19.96)	(7.98%)	\$500.00
Total Services & Utilities	\$75,860.39	\$76,962.90	\$1,102.51	1.43%	\$465,081.19	\$461,777.40	(\$3,303.79)	(0.72%)	\$923,554.65
Total Expense	\$81,801.32	\$82,521.23	\$719.91	0.87%	\$497,485.44	\$495,127.38	(\$2,358.06)	(0.48%)	\$990,254.65
Operating Net Income	\$75,155.70	\$72,708.32	\$2,447.38	3.37%	\$445,729.56	\$436,249.92	\$9,479.64	2.17%	\$872,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$75,000.00	\$75,000.00	\$0.00	0.00%	\$150,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$2,500.02	\$2,500.02	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$282,499.98	\$282,499.98	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$250.02	\$250.02	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$499.98	\$499.98	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$3,333.33	(\$0.01)	0.00%	\$20,000.04	\$19,999.98	(\$0.06)	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 1 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
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$25,000.02	\$25,000.02	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$499.98	\$499.98	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$272.86	\$0.00	(\$272.86)	(100.00%)	\$1,652.89	\$0.00	(\$1,652.89)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$72,981.19	\$72,708.32	(\$272.87)	(0.38%)	\$437,902.87	\$436,249.92	(\$1,652.95)	(0.38%)	\$872,500.00
Total Reserve Expense	\$72,981.19	\$72,708.32	(\$272.87)	(0.38%)	\$437,902.87	\$436,249.92	(\$1,652.95)	(0.38%)	\$872,500.00
Reserve Net Income	(\$72,981.19)	(\$72,708.32)	(\$272.87)	.38%	(\$437,902.87)	(\$436,249.92)	(\$1,652.95)	.38%	(\$872,500.00)
Net Income	\$2,174.51	\$0.00	\$2,174.51	100.00%	\$7,826.69	\$0.00	\$7,826.69	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 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	\$48,836.44	\$0.00	\$0.00	\$48,836.44
3020-000 Reserve Fund-Home/Roof Paint	\$12,500.00	\$29,500.00	\$38,291.96	\$75,000.00	\$43,815.00	\$69,476.96
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$14,400.21	\$4,999.98	\$0.00	\$19,400.19
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$100,246.49	\$4,999.98	\$0.00	\$105,246.47
3022-000 Reserve Fund-Walks	\$666.67	\$500.00	\$55,132.77	\$2,750.02	\$11,968.82	\$45,913.97
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$84,414.95	\$260,149.24	\$293,604.98	\$460,508.46	\$93,245.76
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,000.04	\$250.02	\$0.00	\$1,250.06
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$13,828.85	\$499.98	\$0.00	\$14,328.83
3028-000 Reserve Fund-Def Maint	\$0.00	\$0.00	\$6,981.24	\$0.00	\$0.00	\$6,981.24
3031-000 Reserve Fund-Home Maint	\$833.33	\$246.86	\$1,278.15	\$5,029.98	\$12,043.49	(\$5,735.36)
3039-000 Reserve Fund-Rec Area Maint	\$3,333.34	\$5,274.95	\$47,888.37	\$20,000.04	\$23,586.83	\$44,301.58
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$98,529.16	\$7,500.00	\$0.00	\$106,029.16
3041-000 Reserve Fund-Water System	\$1,250.00	\$233.82	\$76,460.55	\$7,500.00	\$1,093.80	\$82,866.75
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$3,593.57	\$9,595.37	\$25,000.02	\$26,713.52	\$7,881.87
3052-000 Reserve Fund-Storm Drain	\$83.33	\$0.00	\$51,914.69	\$499.98	\$8,385.11	\$44,029.56
3080-000 Reserve Fund-Interest	\$272.86	\$0.00	\$1,648.99	\$1,652.89	\$0.00	\$3,301.88
4110-000 Operating Fund-Current YTD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$73,231.19	\$123,764.15	\$826,182.52	\$449,287.87	\$588,115.03	\$687,355.36