

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
7/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$184,834.79
1110-000 - A/R Delinq Maint Fees	\$13,651.47
1112-000 - A/R Delinq Maint Fees: Late Fees	\$900.50
1113-000 - A/R-Owner Interest	\$367.35
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$60.00
1115-000 - A/R-Legal Costs	\$3,418.70
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$10,738.38)
1410-000 - Prepaid Insurance-General	\$14,451.94

Operating Total

\$207,881.37

Other

1805-000 - Land	\$162,000.00
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Other Total

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$93,316.37
1090-001 - Alliance Bank - ICS 2158	\$403,091.02

Reserve Total

\$496,407.39

Assets Total

\$866,288.76

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,687.36
2460-000 - Unearned Revenue-Cable Rebate	\$49,871.15

Other Total

\$73,680.82

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	(\$6,523.04)
3021-000 - Reserve Fund-Street Paving	\$20,233.52
3021-001 - Reserve Fund-MLB Paving	\$106,079.80
3022-000 - Reserve Fund-Walks	\$46,330.64
3023-000 - Reserve Fund-Roofs/Wood	\$37,058.29
3025-001 - Reserve Fund-Pool Resurfacing	\$1,291.73
3027-000 - Reserve Fund-Seawall/Banks	\$14,412.16
3028-000 - Reserve Fund-Def Maint	\$6,673.89
3031-000 - Reserve Fund-Home Maint	(\$5,584.56)
3039-000 - Reserve Fund-Rec Area Maint	\$35,398.48
3040-000 - Reserve Fund-Sewer System	\$107,279.16
3041-000 - Reserve Fund-Water System	\$83,259.99
3046-000 - Reserve Fund-Sprinklers	\$10,100.44
3052-000 - Reserve Fund-Storm Drain	\$36,822.32
3080-000 - Reserve Fund-Interest	\$3,574.57

Reserve Total

\$496,407.39

Retained Earnings

\$283,742.46

Net Income

\$12,458.09

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
7/31/2025

Liabilities & Equity Total

\$866,288.76

Mainlands of Tamarac by the Gulf Unit 1 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	\$155,190.00	\$1,086,330.00
6070-000 - Interest Income-Operating	\$4.34	\$29.97
6071-000 - Interest Income-Reserve	\$272.69	\$1,925.58
6076-000 - Interest Income-Owner	\$0.00	\$367.35
6082-000 - Late Fee Income	\$150.00	\$915.43
6083-000 - Other Income-General	\$1,560.00	\$7,405.00
6083-098 - Other Income-Legal	\$0.00	\$3,418.70
<u>Total Revenues</u>	<u>\$157,177.03</u>	<u>\$1,100,392.03</u>
<i>Total Income</i>	\$157,177.03	\$1,100,392.03
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,200.00	\$15,400.00
7210-000 - Legal & Professional	\$547.64	\$7,377.95
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$276.54	\$3,589.25
7810-000 - Uncollectible Assessments	\$833.33	\$5,833.31
<u>Total Administrative</u>	<u>\$3,857.51</u>	<u>\$36,261.76</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,676.97	\$68,031.35
8021-000 - Salaries / Payroll Expense	\$258.63	\$1,336.12
8110-000 - Repair & Maintenance-General	\$0.00	\$475.33
8110-002 - Building Repairs Homeowner	\$1,234.72	\$8,047.46
8110-010 - Clubhouse Janitorial	\$966.41	\$7,229.44
8110-038 - R&M-Rec Area	\$3,595.70	\$14,010.05
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$75,797.20
8710-002 - Utilities-Electric-Hs	\$2,498.92	\$15,894.76
8710-004 - Utilities-Electric-Pool	\$306.93	\$6,245.95
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$199,140.99
8710-010 - Utilities-Reclaimed Water	\$1,473.12	\$15,496.08
8710-012 - Utilities-Cable TV	\$18,270.15	\$128,768.58
8710-021 - Utilities-All Other	\$45.00	\$314.98
<u>Total Services & Utilities</u>	<u>\$75,707.10</u>	<u>\$540,788.29</u>
<i>Total Expense</i>	\$79,564.61	\$577,050.05
Operating Net Income	\$77,612.42	\$523,341.98
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

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

	7/1/2025 - 7/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$12,500.00	\$87,500.00
9621-000 - Reserve-Street Paving	\$833.33	\$5,833.31
9621-001 - Reserve-MLB Paving	\$833.33	\$5,833.31
9622-000 - Reserve-Walks	\$416.67	\$2,916.69
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$329,583.31
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$291.69
9627-000 - Reserve-Seawall/Banks	\$83.33	\$583.31
9631-000 - Reserve-Home Maintenance	\$833.33	\$5,833.31
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$23,333.38
9640-000 - Reserve-Sewer System	\$1,250.00	\$8,750.00
9641-000 - Reserve-Water System	\$1,250.00	\$8,750.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$29,166.69
9652-000 - Reserve-Storm Drain System	\$83.33	\$583.31
9900-000 - Reserve Interest	\$272.69	\$1,925.58
<u>Total Reserve Expense</u>	\$72,981.02	\$510,883.89
 <i>Total Reserve Expense</i>	 \$72,981.02	 \$510,883.89
 Reserve Net Income	 (\$72,981.02)	 (\$510,883.89)
 Net Income	 \$4,631.40	 \$12,458.09

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

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	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%)	\$1,086,330.00	\$1,086,606.85	(\$276.85)	(0.03%)	\$1,862,754.65
6070-000 - Interest Income-Operating	\$4.34	\$0.00	\$4.34	100.00%	\$29.97	\$0.00	\$29.97	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$272.69	\$0.00	\$272.69	100.00%	\$1,925.58	\$0.00	\$1,925.58	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%	\$915.43	\$0.00	\$915.43	100.00%	\$0.00
6083-000 - Other Income-General	\$1,560.00	\$0.00	\$1,560.00	100.00%	\$7,405.00	\$0.00	\$7,405.00	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	\$157,177.03	\$155,229.55	\$1,947.48	1.25%	\$1,100,392.03	\$1,086,606.85	\$13,785.18	1.27%	\$1,862,754.65
Total Income	\$157,177.03	\$155,229.55	\$1,947.48	1.25%	\$1,100,392.03	\$1,086,606.85	\$13,785.18	1.27%	\$1,862,754.65
Expense									
Administrative									
7110-000 - Insurance-General	\$2,200.00	\$2,750.00	\$550.00	20.00%	\$15,400.00	\$19,250.00	\$3,850.00	20.00%	\$33,000.00
7115-001 - Bank Charges	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$58.31	\$58.31	100.00%	\$100.00
7210-000 - Legal & Professional	\$547.64	\$666.67	\$119.03	17.85%	\$7,377.95	\$4,666.69	(\$2,711.26)	(58.10%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$4,000.00	\$3,850.00	(\$150.00)	(3.90%)	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$58.31	(\$2.94)	(5.04%)	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$962.50	\$962.50	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$437.50	\$437.50	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$276.54	\$541.67	\$265.13	48.95%	\$3,589.25	\$3,791.69	\$202.44	5.34%	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
Total Administrative	\$3,857.51	\$5,558.33	\$1,700.82	30.60%	\$36,261.76	\$38,908.31	\$2,646.55	6.80%	\$66,700.00
Services & Utilities									
8010-000 - Master Association Fees	\$9,676.97	\$9,676.97	\$0.00	0.00%	\$68,031.35	\$67,738.79	(\$292.56)	(0.43%)	\$116,123.65
8021-000 - Salaries / Payroll Expense	\$258.63	\$1,000.00	\$741.37	74.14%	\$1,336.12	\$7,000.00	\$5,663.88	80.91%	\$12,000.00
8110-000 - Repair & Maintenance-General	\$0.00	\$0.00	\$0.00	0.00%	\$475.33	\$0.00	(\$475.33)	(100.00%)	\$0.00
8110-002 - Building Repairs Homeowner	\$1,234.72	\$416.67	(\$818.05)	(196.33%)	\$8,047.46	\$2,916.69	(\$5,130.77)	(175.91%)	\$5,000.00

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

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8110-010 - Clubhouse Janitorial	\$966.41	\$1,500.00	\$533.59	35.57%	\$7,229.44	\$10,500.00	\$3,270.56	31.15%	\$18,000.00
8110-038 - R&M-Rec Area	\$3,595.70	\$1,666.67	(\$1,929.03)	(115.74%)	\$14,010.05	\$11,666.69	(\$2,343.36)	(20.09%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,166.69	\$1,166.69	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,500.00	\$1,050.40	10.00%	\$75,797.20	\$73,500.00	(\$2,297.20)	(3.13%)	\$126,000.00
8710-002 - Utilities-Electric-Hs	\$2,498.92	\$2,318.75	(\$180.17)	(7.77%)	\$15,894.76	\$16,231.25	\$336.49	2.07%	\$27,825.00
8710-004 - Utilities-Electric-Pool	\$306.93	\$875.00	\$568.07	64.92%	\$6,245.95	\$6,125.00	(\$120.95)	(1.97%)	\$10,500.00
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$29,000.00	\$1,069.05	3.69%	\$199,140.99	\$203,000.00	\$3,859.01	1.90%	\$348,000.00
8710-010 - Utilities-Reclaimed Water	\$1,473.12	\$1,791.67	\$318.55	17.78%	\$15,496.08	\$12,541.69	(\$2,954.39)	(23.56%)	\$21,500.00
8710-012 - Utilities-Cable TV	\$18,270.15	\$18,008.83	(\$261.32)	(1.45%)	\$128,768.58	\$126,061.81	(\$2,706.77)	(2.15%)	\$216,106.00
8710-021 - Utilities-All Other	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$314.98	\$291.69	(\$23.29)	(7.98%)	\$500.00
<u>Total Services & Utilities</u>	\$75,707.10	\$76,962.90	\$1,255.80	1.63%	\$540,788.29	\$538,740.30	(\$2,047.99)	(0.38%)	\$923,554.65
Total Expense	\$79,564.61	\$82,521.23	\$2,956.62	3.58%	\$577,050.05	\$577,648.61	\$598.56	0.10%	\$990,254.65
Operating Net Income	\$77,612.42	\$72,708.32	\$4,904.10	6.74%	\$523,341.98	\$508,958.24	\$14,383.74	2.83%	\$872,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$87,500.00	\$87,500.00	\$0.00	0.00%	\$150,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$2,916.69	\$2,916.69	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$329,583.31	\$329,583.31	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$291.69	\$291.69	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$583.31	\$583.31	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$3,333.33	(\$0.01)	0.00%	\$23,333.38	\$23,333.31	(\$0.07)	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$8,750.00	\$8,750.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$8,750.00	\$8,750.00	\$0.00	0.00%	\$15,000.00

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

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	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%	\$29,166.69	\$29,166.69	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$583.31	\$583.31	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$272.69	\$0.00	(\$272.69)	(100.00%)	\$1,925.58	\$0.00	(\$1,925.58)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$72,981.02	\$72,708.32	(\$272.70)	(0.38%)	\$510,883.89	\$508,958.24	(\$1,925.65)	(0.38%)	\$872,500.00
Total Reserve Expense	\$72,981.02	\$72,708.32	(\$272.70)	(0.38%)	\$510,883.89	\$508,958.24	(\$1,925.65)	(0.38%)	\$872,500.00
Reserve Net Income	(\$72,981.02)	(\$72,708.32)	(\$272.70)	.38%	(\$510,883.89)	(\$508,958.24)	(\$1,925.65)	.38%	(\$872,500.00)
Net Income	\$4,631.40	\$0.00	\$4,631.40	100.00%	\$12,458.09	\$0.00	\$12,458.09	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 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	\$48,836.44	\$0.00	\$0.00	\$48,836.44
3020-000 Reserve Fund-Home/Roof Paint	\$12,500.00	\$88,500.00	\$38,291.96	\$87,500.00	\$132,315.00	(\$6,523.04)
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$14,400.21	\$5,833.31	\$0.00	\$20,233.52
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$100,246.49	\$5,833.31	\$0.00	\$106,079.80
3022-000 Reserve Fund-Walks	\$416.67	\$0.00	\$55,132.77	\$3,166.69	\$11,968.82	\$46,330.64
3023-000 Reserve Fund-Roofs/Wood	\$55,535.33	\$111,722.80	\$260,149.24	\$349,140.31	\$572,231.26	\$37,058.29
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,000.04	\$291.69	\$0.00	\$1,291.73
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$13,828.85	\$583.31	\$0.00	\$14,412.16
3028-000 Reserve Fund-Def Maint	\$0.00	\$307.35	\$6,981.24	\$0.00	\$307.35	\$6,673.89
3031-000 Reserve Fund-Home Maint	\$833.33	\$682.53	\$1,278.15	\$5,863.31	\$12,726.02	(\$5,584.56)
3039-000 Reserve Fund-Rec Area Maint	\$3,333.34	\$12,236.44	\$47,888.37	\$23,333.38	\$35,823.27	\$35,398.48
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$98,529.16	\$8,750.00	\$0.00	\$107,279.16
3041-000 Reserve Fund-Water System	\$1,250.00	\$856.76	\$76,460.55	\$8,750.00	\$1,950.56	\$83,259.99
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$1,948.10	\$9,595.37	\$29,166.69	\$28,661.62	\$10,100.44
3052-000 Reserve Fund-Storm Drain	\$83.33	\$7,290.57	\$51,914.69	\$583.31	\$15,675.68	\$36,822.32
3080-000 Reserve Fund-Interest	\$272.69	\$0.00	\$1,648.99	\$1,925.58	\$0.00	\$3,574.57
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:	\$81,433.02	\$223,544.55	\$826,182.52	\$530,720.89	\$811,659.58	\$545,243.83