

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
8/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$191,669.06
1110-000 - A/R Delinq Maint Fees	\$12,961.30
1112-000 - A/R Delinq Maint Fees: Late Fees	\$709.40
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$40.00
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$11,571.71)
1410-000 - Prepaid Insurance-General	\$12,251.94

<u>Operating Total</u>	\$206,994.99
------------------------	--------------

Other

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

<u>Other Total</u>	\$162,000.00
--------------------	--------------

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$106,229.13
1090-001 - Alliance Bank - ICS 2158	\$403,245.09

<u>Reserve Total</u>	\$509,474.22
----------------------	--------------

<i>Assets Total</i>	\$878,469.21
---------------------	--------------

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$21,411.70
2460-000 - Unearned Revenue-Cable Rebate	\$48,592.40

<u>Other Total</u>	\$70,126.41
--------------------	-------------

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	(\$1,523.04)
3021-000 - Reserve Fund-Street Paving	\$21,066.85
3021-001 - Reserve Fund-MLB Paving	\$106,913.13
3022-000 - Reserve Fund-Walks	\$46,747.31
3023-000 - Reserve Fund-Roofs/Wood	\$38,014.76
3025-001 - Reserve Fund-Pool Resurfacing	\$1,333.40
3027-000 - Reserve Fund-Seawall/Banks	\$14,495.49
3028-000 - Reserve Fund-Def Maint	\$6,457.71
3031-000 - Reserve Fund-Home Maint	(\$4,993.90)
3039-000 - Reserve Fund-Rec Area Maint	\$34,106.82
3040-000 - Reserve Fund-Sewer System	\$108,529.16
3041-000 - Reserve Fund-Water System	\$84,488.48
3046-000 - Reserve Fund-Sprinklers	\$13,200.95
3052-000 - Reserve Fund-Storm Drain	\$36,905.65
3080-000 - Reserve Fund-Interest	\$3,731.45

<u>Reserve Total</u>	\$509,474.22
----------------------	--------------

<u>Retained Earnings</u>	\$283,742.46
--------------------------	--------------

<u>Net Income</u>	\$15,126.12
-------------------	-------------

<i>Liabilities & Equity Total</i>	\$878,469.21
---------------------------------------	--------------

Mainlands of Tamarac by the Gulf Unit 1 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	\$155,214.00	\$1,241,544.00
6070-000 - Interest Income-Operating	\$4.73	\$34.70
6071-000 - Interest Income-Reserve	\$156.88	\$2,082.46
6076-000 - Interest Income-Owner	\$126.98	\$494.33
6082-000 - Late Fee Income	\$135.00	\$1,050.43
6083-000 - Other Income-General	\$0.00	\$7,405.00
6083-098 - Other Income-Legal	\$1,120.00	\$4,538.70
<u>Total Revenues</u>	\$156,757.59	\$1,257,149.62
 <i>Total Income</i>	 \$156,757.59	 \$1,257,149.62
 Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,200.00	\$17,600.00
7210-000 - Legal & Professional	\$964.00	\$8,341.95
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$795.42	\$4,384.67
7810-000 - Uncollectible Assessments	\$833.33	\$6,666.64
<u>Total Administrative</u>	\$4,792.75	\$41,054.51
 <u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,676.97	\$77,708.32
8021-000 - Salaries / Payroll Expense	\$2,610.33	\$3,946.45
8110-000 - Repair & Maintenance-General	\$0.00	\$475.33
8110-002 - Building Repairs Homeowner	\$937.38	\$8,984.84
8110-010 - Clubhouse Janitorial	\$1,318.55	\$8,547.99
8110-038 - R&M-Rec Area	\$1,484.97	\$15,495.02
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$85,246.80
8710-002 - Utilities-Electric-Hs	\$3,874.31	\$19,769.07
8710-004 - Utilities-Electric-Pool	\$0.00	\$6,245.95
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$227,071.94
8710-010 - Utilities-Reclaimed Water	\$824.44	\$16,320.52
8710-012 - Utilities-Cable TV	\$18,270.15	\$147,038.73
8710-021 - Utilities-All Other	\$53.95	\$368.93
<u>Total Services & Utilities</u>	\$76,431.60	\$617,219.89
 <i>Total Expense</i>	 \$81,224.35	 \$658,274.40
 Operating Net Income	 \$75,533.24	 \$598,875.22
 Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

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

	8/1/2025 - 8/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$12,500.00	\$100,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$6,666.64
9621-001 - Reserve-MLB Paving	\$833.33	\$6,666.64
9622-000 - Reserve-Walks	\$416.67	\$3,333.36
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$376,666.64
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$333.36
9627-000 - Reserve-Seawall/Banks	\$83.33	\$666.64
9631-000 - Reserve-Home Maintenance	\$833.33	\$6,666.64
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$26,666.72
9640-000 - Reserve-Sewer System	\$1,250.00	\$10,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$10,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$33,333.36
9652-000 - Reserve-Storm Drain System	\$83.33	\$666.64
9900-000 - Reserve Interest	\$156.88	\$2,082.46
<u>Total Reserve Expense</u>	\$72,865.21	\$583,749.10
 <i>Total Reserve Expense</i>	 \$72,865.21	 \$583,749.10
 Reserve Net Income	 (\$72,865.21)	 (\$583,749.10)
 Net Income	 \$2,668.03	 \$15,126.12

Mainlands of Tamarac by the Gulf Unit 1 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	\$155,214.00	\$155,229.55	(\$15.55)	(0.01%)	\$1,241,544.00	\$1,241,836.40	(\$292.40)	(0.02%)	\$1,862,754.65
6070-000 - Interest Income-Operating	\$4.73	\$0.00	\$4.73	100.00%	\$34.70	\$0.00	\$34.70	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$156.88	\$0.00	\$156.88	100.00%	\$2,082.46	\$0.00	\$2,082.46	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$126.98	\$0.00	\$126.98	100.00%	\$494.33	\$0.00	\$494.33	100.00%	\$0.00
6082-000 - Late Fee Income	\$135.00	\$0.00	\$135.00	100.00%	\$1,050.43	\$0.00	\$1,050.43	100.00%	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	0.00%	\$7,405.00	\$0.00	\$7,405.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$1,120.00	\$0.00	\$1,120.00	100.00%	\$4,538.70	\$0.00	\$4,538.70	100.00%	\$0.00
Total Revenues	\$156,757.59	\$155,229.55	\$1,528.04	0.98%	\$1,257,149.62	\$1,241,836.40	\$15,313.22	1.23%	\$1,862,754.65
Total Income	\$156,757.59	\$155,229.55	\$1,528.04	0.98%	\$1,257,149.62	\$1,241,836.40	\$15,313.22	1.23%	\$1,862,754.65
Expense									
Administrative									
7110-000 - Insurance-General	\$2,200.00	\$2,750.00	\$550.00	20.00%	\$17,600.00	\$22,000.00	\$4,400.00	20.00%	\$33,000.00
7115-001 - Bank Charges	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$66.64	\$66.64	100.00%	\$100.00
7210-000 - Legal & Professional	\$964.00	\$666.67	(\$297.33)	(44.60%)	\$8,341.95	\$5,333.36	(\$3,008.59)	(56.41%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$4,000.00	\$4,400.00	\$400.00	9.09%	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$66.64	\$5.39	8.09%	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$1,100.00	\$1,100.00	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$795.42	\$541.67	(\$253.75)	(46.85%)	\$4,384.67	\$4,333.36	(\$51.31)	(1.18%)	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
Total Administrative	\$4,792.75	\$5,558.33	\$765.58	13.77%	\$41,054.51	\$44,466.64	\$3,412.13	7.67%	\$66,700.00
Services & Utilities									
8010-000 - Master Association Fees	\$9,676.97	\$9,676.97	\$0.00	0.00%	\$77,708.32	\$77,415.76	(\$292.56)	(0.38%)	\$116,123.65
8021-000 - Salaries / Payroll Expense	\$2,610.33	\$1,000.00	(\$1,610.33)	(161.03%)	\$3,946.45	\$8,000.00	\$4,053.55	50.67%	\$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	\$937.38	\$416.67	(\$520.71)	(124.97%)	\$8,984.84	\$3,333.36	(\$5,651.48)	(169.54%)	\$5,000.00

Mainlands of Tamarac by the Gulf Unit 1 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
8110-010 - Clubhouse Janitorial	\$1,318.55	\$1,500.00	\$181.45	12.10%	\$8,547.99	\$12,000.00	\$3,452.01	28.77%	\$18,000.00
8110-038 - R&M-Rec Area	\$1,484.97	\$1,666.67	\$181.70	10.90%	\$15,495.02	\$13,333.36	(\$2,161.66)	(16.21%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,333.36	\$1,333.36	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,500.00	\$1,050.40	10.00%	\$85,246.80	\$84,000.00	(\$1,246.80)	(1.48%)	\$126,000.00
8710-002 - Utilities-Electric-Hs	\$3,874.31	\$2,318.75	(\$1,555.56)	(67.09%)	\$19,769.07	\$18,550.00	(\$1,219.07)	(6.57%)	\$27,825.00
8710-004 - Utilities-Electric-Pool	\$0.00	\$875.00	\$875.00	100.00%	\$6,245.95	\$7,000.00	\$754.05	10.77%	\$10,500.00
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$29,000.00	\$1,069.05	3.69%	\$227,071.94	\$232,000.00	\$4,928.06	2.12%	\$348,000.00
8710-010 - Utilities-Reclaimed Water	\$824.44	\$1,791.67	\$967.23	53.98%	\$16,320.52	\$14,333.36	(\$1,987.16)	(13.86%)	\$21,500.00
8710-012 - Utilities-Cable TV	\$18,270.15	\$18,008.83	(\$261.32)	(1.45%)	\$147,038.73	\$144,070.64	(\$2,968.09)	(2.06%)	\$216,106.00
8710-021 - Utilities-All Other	\$53.95	\$41.67	(\$12.28)	(29.47%)	\$368.93	\$333.36	(\$35.57)	(10.67%)	\$500.00
<u>Total Services & Utilities</u>	\$76,431.60	\$76,962.90	\$531.30	0.69%	\$617,219.89	\$615,703.20	(\$1,516.69)	(0.25%)	\$923,554.65
Total Expense	\$81,224.35	\$82,521.23	\$1,296.88	1.57%	\$658,274.40	\$660,169.84	\$1,895.44	0.29%	\$990,254.65
Operating Net Income	\$75,533.24	\$72,708.32	\$2,824.92	3.89%	\$598,875.22	\$581,666.56	\$17,208.66	2.96%	\$872,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$100,000.00	\$100,000.00	\$0.00	0.00%	\$150,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$3,333.36	\$3,333.36	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$376,666.64	\$376,666.64	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$333.36	\$333.36	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$666.64	\$666.64	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$3,333.33	(\$0.01)	0.00%	\$26,666.72	\$26,666.64	(\$0.08)	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 1 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
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$33,333.36	\$33,333.36	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$666.64	\$666.64	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$156.88	\$0.00	(\$156.88)	(100.00%)	\$2,082.46	\$0.00	(\$2,082.46)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$72,865.21	\$72,708.32	(\$156.89)	(0.22%)	\$583,749.10	\$581,666.56	(\$2,082.54)	(0.36%)	\$872,500.00
Total Reserve Expense	\$72,865.21	\$72,708.32	(\$156.89)	(0.22%)	\$583,749.10	\$581,666.56	(\$2,082.54)	(0.36%)	\$872,500.00
Reserve Net Income	(\$72,865.21)	(\$72,708.32)	(\$156.89)	.22%	(\$583,749.10)	(\$581,666.56)	(\$2,082.54)	.36%	(\$872,500.00)
Net Income	\$2,668.03	\$0.00	\$2,668.03	100.00%	\$15,126.12	\$0.00	\$15,126.12	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 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	\$48,836.44	\$0.00	\$0.00	\$48,836.44
3020-000 Reserve Fund-Home/Roof Paint	\$12,500.00	\$7,500.00	\$38,291.96	\$100,000.00	\$139,815.00	(\$1,523.04)
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$14,400.21	\$6,666.64	\$0.00	\$21,066.85
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$100,246.49	\$6,666.64	\$0.00	\$106,913.13
3022-000 Reserve Fund-Walks	\$416.67	\$0.00	\$55,132.77	\$3,583.36	\$11,968.82	\$46,747.31
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$46,126.86	\$260,149.24	\$396,223.64	\$618,358.12	\$38,014.76
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,000.04	\$333.36	\$0.00	\$1,333.40
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$13,828.85	\$666.64	\$0.00	\$14,495.49
3028-000 Reserve Fund-Def Maint	\$0.00	\$216.18	\$6,981.24	\$0.00	\$523.53	\$6,457.71
3031-000 Reserve Fund-Home Maint	\$833.33	\$242.67	\$1,278.15	\$6,696.64	\$12,968.69	(\$4,993.90)
3039-000 Reserve Fund-Rec Area Maint	\$3,333.34	\$4,625.00	\$47,888.37	\$26,666.72	\$40,448.27	\$34,106.82
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$98,529.16	\$10,000.00	\$0.00	\$108,529.16
3041-000 Reserve Fund-Water System	\$1,250.00	\$21.51	\$76,460.55	\$10,000.00	\$1,972.07	\$84,488.48
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$1,066.16	\$9,595.37	\$33,333.36	\$29,727.78	\$13,200.95
3052-000 Reserve Fund-Storm Drain	\$83.33	\$0.00	\$51,914.69	\$666.64	\$15,675.68	\$36,905.65
3080-000 Reserve Fund-Interest	\$156.88	\$0.00	\$1,648.99	\$2,082.46	\$0.00	\$3,731.45
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:	\$72,865.21	\$59,798.38	\$826,182.52	\$603,586.10	\$871,457.96	\$558,310.66