

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
9/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$194,805.77
1110-000 - A/R Delinq Maint Fees	\$13,442.25
1112-000 - A/R Delinq Maint Fees: Late Fees	\$769.30
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$60.00
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$12,390.04)
1410-000 - Prepaid Insurance-General	\$10,051.94

<u>Operating Total</u>	\$207,674.22
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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)	\$127,474.72
1090-001 - Alliance Bank - ICS 2158	\$403,394.24

<u>Reserve Total</u>	\$530,868.96
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<i>Assets Total</i>	\$900,543.18
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Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$18,654.13
2460-000 - Unearned Revenue-Cable Rebate	\$47,313.65

<u>Other Total</u>	\$66,090.09
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Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$10,976.96
3021-000 - Reserve Fund-Street Paving	\$21,900.18
3021-001 - Reserve Fund-MLB Paving	\$107,746.46
3022-000 - Reserve Fund-Walks	\$46,663.98
3023-000 - Reserve Fund-Roofs/Wood	\$46,819.77
3025-001 - Reserve Fund-Pool Resurfacing	\$1,375.07
3027-000 - Reserve Fund-Seawall/Banks	\$14,578.82
3028-000 - Reserve Fund-Def Maint	\$6,063.41
3031-000 - Reserve Fund-Home Maint	(\$4,202.12)
3039-000 - Reserve Fund-Rec Area Maint	\$35,142.66
3040-000 - Reserve Fund-Sewer System	\$109,779.16
3041-000 - Reserve Fund-Water System	\$85,146.15
3046-000 - Reserve Fund-Sprinklers	\$14,291.48
3052-000 - Reserve Fund-Storm Drain	\$30,703.27
3080-000 - Reserve Fund-Interest	\$3,883.71

<u>Reserve Total</u>	\$530,868.96
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<u>Retained Earnings</u>	\$283,742.46
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<u>Net Income</u>	\$19,841.67
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<i>Liabilities & Equity Total</i>	\$900,543.18
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Mainlands of Tamarac by the Gulf Unit 1 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	\$155,166.00	\$1,396,710.00
6070-000 - Interest Income-Operating	\$4.57	\$39.27
6071-000 - Interest Income-Reserve	\$152.26	\$2,234.72
6076-000 - Interest Income-Owner	\$0.00	\$494.33
6082-000 - Late Fee Income	\$120.00	\$1,170.43
6083-000 - Other Income-General	\$1,360.00	\$8,765.00
6083-098 - Other Income-Legal	\$0.00	\$4,538.70
<u>Total Revenues</u>	<u>\$156,802.83</u>	<u>\$1,413,952.45</u>
<i>Total Income</i>	<i>\$156,802.83</i>	<i>\$1,413,952.45</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,200.00	\$19,800.00
7210-000 - Legal & Professional	\$600.86	\$8,942.81
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$521.62	\$4,906.29
7810-000 - Uncollectible Assessments	\$833.33	\$7,499.97
<u>Total Administrative</u>	<u>\$4,155.81</u>	<u>\$45,210.32</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,676.97	\$87,385.29
8021-000 - Salaries / Payroll Expense	\$1,158.20	\$5,104.65
8110-000 - Repair & Maintenance-General	\$0.00	\$475.33
8110-002 - Building Repairs Homeowner	\$1,912.15	\$10,896.99
8110-010 - Clubhouse Janitorial	\$1,271.26	\$9,819.25
8110-038 - R&M-Rec Area	\$2,394.60	\$17,889.62
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$94,696.40
8710-002 - Utilities-Electric-Hs	\$1,021.87	\$20,790.94
8710-004 - Utilities-Electric-Pool	\$286.82	\$6,532.77
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$255,002.89
8710-010 - Utilities-Reclaimed Water	\$1,653.31	\$17,973.83
8710-012 - Utilities-Cable TV	\$18,270.15	\$165,308.88
8710-021 - Utilities-All Other	\$45.00	\$413.93
<u>Total Services & Utilities</u>	<u>\$75,070.88</u>	<u>\$692,290.77</u>
<i>Total Expense</i>	<i>\$79,226.69</i>	<i>\$737,501.09</i>
 Operating Net Income	 \$77,576.14	 \$676,451.36
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>

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

	9/1/2025 - 9/30/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$12,500.00	\$112,500.00
9621-000 - Reserve-Street Paving	\$833.33	\$7,499.97
9621-001 - Reserve-MLB Paving	\$833.33	\$7,499.97
9622-000 - Reserve-Walks	\$416.67	\$3,750.03
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$423,749.97
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$375.03
9627-000 - Reserve-Seawall/Banks	\$83.33	\$749.97
9631-000 - Reserve-Home Maintenance	\$833.33	\$7,499.97
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$30,000.06
9640-000 - Reserve-Sewer System	\$1,250.00	\$11,250.00
9641-000 - Reserve-Water System	\$1,250.00	\$11,250.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$37,500.03
9652-000 - Reserve-Storm Drain System	\$83.33	\$749.97
9900-000 - Reserve Interest	\$152.26	\$2,234.72
<u>Total Reserve Expense</u>	\$72,860.59	\$656,609.69
 <i>Total Reserve Expense</i>	 \$72,860.59	 \$656,609.69
 Reserve Net Income	 (\$72,860.59)	 (\$656,609.69)
 Net Income	 \$4,715.55	 \$19,841.67

Mainlands of Tamarac by the Gulf Unit 1 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
Income									
Revenues									
6010-000 - Maintenance Fees	\$155,166.00	\$155,229.55	(\$63.55)	(0.04%)	\$1,396,710.00	\$1,397,065.95	(\$355.95)	(0.03%)	\$1,862,754.65
6070-000 - Interest Income-Operating	\$4.57	\$0.00	\$4.57	100.00%	\$39.27	\$0.00	\$39.27	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$152.26	\$0.00	\$152.26	100.00%	\$2,234.72	\$0.00	\$2,234.72	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$494.33	\$0.00	\$494.33	100.00%	\$0.00
6082-000 - Late Fee Income	\$120.00	\$0.00	\$120.00	100.00%	\$1,170.43	\$0.00	\$1,170.43	100.00%	\$0.00
6083-000 - Other Income-General	\$1,360.00	\$0.00	\$1,360.00	100.00%	\$8,765.00	\$0.00	\$8,765.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$4,538.70	\$0.00	\$4,538.70	100.00%	\$0.00
Total Revenues	\$156,802.83	\$155,229.55	\$1,573.28	1.01%	\$1,413,952.45	\$1,397,065.95	\$16,886.50	1.21%	\$1,862,754.65
Total Income	\$156,802.83	\$155,229.55	\$1,573.28	1.01%	\$1,413,952.45	\$1,397,065.95	\$16,886.50	1.21%	\$1,862,754.65
Expense									
Administrative									
7110-000 - Insurance-General	\$2,200.00	\$2,750.00	\$550.00	20.00%	\$19,800.00	\$24,750.00	\$4,950.00	20.00%	\$33,000.00
7115-001 - Bank Charges	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$74.97	\$74.97	100.00%	\$100.00
7210-000 - Legal & Professional	\$600.86	\$666.67	\$65.81	9.87%	\$8,942.81	\$6,000.03	(\$2,942.78)	(49.05%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$4,000.00	\$4,950.00	\$950.00	19.19%	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$74.97	\$13.72	18.30%	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$1,237.50	\$1,237.50	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$562.50	\$562.50	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$521.62	\$541.67	\$20.05	3.70%	\$4,906.29	\$4,875.03	(\$31.26)	(0.64%)	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$7,499.97	\$7,499.97	\$0.00	0.00%	\$10,000.00
Total Administrative	\$4,155.81	\$5,558.33	\$1,402.52	25.23%	\$45,210.32	\$50,024.97	\$4,814.65	9.62%	\$66,700.00
Services & Utilities									
8010-000 - Master Association Fees	\$9,676.97	\$9,676.97	\$0.00	0.00%	\$87,385.29	\$87,092.73	(\$292.56)	(0.34%)	\$116,123.65
8021-000 - Salaries / Payroll Expense	\$1,158.20	\$1,000.00	(\$158.20)	(15.82%)	\$5,104.65	\$9,000.00	\$3,895.35	43.28%	\$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	\$1,912.15	\$416.67	(\$1,495.48)	(358.91%)	\$10,896.99	\$3,750.03	(\$7,146.96)	(190.58%)	\$5,000.00

Mainlands of Tamarac by the Gulf Unit 1 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
8110-010 - Clubhouse Janitorial	\$1,271.26	\$1,500.00	\$228.74	15.25%	\$9,819.25	\$13,500.00	\$3,680.75	27.26%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,394.60	\$1,666.67	(\$727.93)	(43.68%)	\$17,889.62	\$15,000.03	(\$2,889.59)	(19.26%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,500.03	\$1,500.03	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,500.00	\$1,050.40	10.00%	\$94,696.40	\$94,500.00	(\$196.40)	(0.21%)	\$126,000.00
8710-002 - Utilities-Electric-Hs	\$1,021.87	\$2,318.75	\$1,296.88	55.93%	\$20,790.94	\$20,868.75	\$77.81	0.37%	\$27,825.00
8710-004 - Utilities-Electric-Pool	\$286.82	\$875.00	\$588.18	67.22%	\$6,532.77	\$7,875.00	\$1,342.23	17.04%	\$10,500.00
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$29,000.00	\$1,069.05	3.69%	\$255,002.89	\$261,000.00	\$5,997.11	2.30%	\$348,000.00
8710-010 - Utilities-Reclaimed Water	\$1,653.31	\$1,791.67	\$138.36	7.72%	\$17,973.83	\$16,125.03	(\$1,848.80)	(11.47%)	\$21,500.00
8710-012 - Utilities-Cable TV	\$18,270.15	\$18,008.83	(\$261.32)	(1.45%)	\$165,308.88	\$162,079.47	(\$3,229.41)	(1.99%)	\$216,106.00
8710-021 - Utilities-All Other	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$413.93	\$375.03	(\$38.90)	(10.37%)	\$500.00
<u>Total Services & Utilities</u>	\$75,070.88	\$76,962.90	\$1,892.02	2.46%	\$692,290.77	\$692,666.10	\$375.33	0.05%	\$923,554.65
Total Expense	\$79,226.69	\$82,521.23	\$3,294.54	3.99%	\$737,501.09	\$742,691.07	\$5,189.98	0.70%	\$990,254.65
Operating Net Income	\$77,576.14	\$72,708.32	\$4,867.82	6.69%	\$676,451.36	\$654,374.88	\$22,076.48	3.37%	\$872,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$112,500.00	\$112,500.00	\$0.00	0.00%	\$150,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$7,499.97	\$7,499.97	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$7,499.97	\$7,499.97	\$0.00	0.00%	\$10,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$3,750.03	\$3,750.03	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$423,749.97	\$423,749.97	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$375.03	\$375.03	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$749.97	\$749.97	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$833.33	\$833.33	\$0.00	0.00%	\$7,499.97	\$7,499.97	\$0.00	0.00%	\$10,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$3,333.33	(\$0.01)	0.00%	\$30,000.06	\$29,999.97	(\$0.09)	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$11,250.00	\$11,250.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$11,250.00	\$11,250.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 1 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
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$37,500.03	\$37,500.03	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$749.97	\$749.97	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$152.26	\$0.00	(\$152.26)	(100.00%)	\$2,234.72	\$0.00	(\$2,234.72)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$72,860.59	\$72,708.32	(\$152.27)	(0.21%)	\$656,609.69	\$654,374.88	(\$2,234.81)	(0.34%)	\$872,500.00
Total Reserve Expense	\$72,860.59	\$72,708.32	(\$152.27)	(0.21%)	\$656,609.69	\$654,374.88	(\$2,234.81)	(0.34%)	\$872,500.00
Reserve Net Income	(\$72,860.59)	(\$72,708.32)	(\$152.27)	.21%	(\$656,609.69)	(\$654,374.88)	(\$2,234.81)	.34%	(\$872,500.00)
Net Income	\$4,715.55	\$0.00	\$4,715.55	100.00%	\$19,841.67	\$0.00	\$19,841.67	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 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	\$48,836.44	\$0.00	\$0.00	\$48,836.44
3020-000 Reserve Fund-Home/Roof Paint	\$12,500.00	\$0.00	\$38,291.96	\$112,500.00	\$139,815.00	\$10,976.96
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$14,400.21	\$7,499.97	\$0.00	\$21,900.18
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$100,246.49	\$7,499.97	\$0.00	\$107,746.46
3022-000 Reserve Fund-Walks	\$416.67	\$500.00	\$55,132.77	\$4,000.03	\$12,468.82	\$46,663.98
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$38,278.32	\$260,149.24	\$443,306.97	\$656,636.44	\$46,819.77
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,000.04	\$375.03	\$0.00	\$1,375.07
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$13,828.85	\$749.97	\$0.00	\$14,578.82
3028-000 Reserve Fund-Def Maint	\$0.00	\$394.30	\$6,981.24	\$0.00	\$917.83	\$6,063.41
3031-000 Reserve Fund-Home Maint	\$833.33	\$41.55	\$1,278.15	\$7,529.97	\$13,010.24	(\$4,202.12)
3039-000 Reserve Fund-Rec Area Maint	\$8,333.34	\$7,297.50	\$47,888.37	\$35,000.06	\$47,745.77	\$35,142.66
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$98,529.16	\$11,250.00	\$0.00	\$109,779.16
3041-000 Reserve Fund-Water System	\$1,250.00	\$592.33	\$76,460.55	\$11,250.00	\$2,564.40	\$85,146.15
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$3,076.14	\$9,595.37	\$37,500.03	\$32,803.92	\$14,291.48
3052-000 Reserve Fund-Storm Drain	\$83.33	\$6,285.71	\$51,914.69	\$749.97	\$21,961.39	\$30,703.27
3080-000 Reserve Fund-Interest	\$152.26	\$0.00	\$1,648.99	\$2,234.72	\$0.00	\$3,883.71
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:	\$77,860.59	\$56,465.85	\$826,182.52	\$681,446.69	\$927,923.81	\$579,705.40