

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
10/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$204,292.59
1110-000 - A/R Delinq Maint Fees	\$15,159.12
1112-000 - A/R Delinq Maint Fees: Late Fees	\$885.30
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$60.00
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$13,193.37)
1410-000 - Prepaid Insurance-General	\$7,851.94

Operating Total

\$215,990.58

Other

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

Other Total

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$110,216.52
1090-001 - Alliance Bank - ICS 2158	\$403,548.43

Reserve Total

\$513,764.95

Assets Total

\$891,755.53

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,840.78
2460-000 - Unearned Revenue-Cable Rebate	\$46,034.90

Other Total

\$69,997.99

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$23,476.96
3021-000 - Reserve Fund-Street Paving	\$22,733.51
3021-001 - Reserve Fund-MLB Paving	\$108,579.79
3022-000 - Reserve Fund-Walks	\$46,660.65
3023-000 - Reserve Fund-Roofs/Wood	\$7,124.66
3025-001 - Reserve Fund-Pool Resurfacing	\$1,416.74
3027-000 - Reserve Fund-Seawall/Banks	\$14,662.15
3028-000 - Reserve Fund-Def Maint	\$5,955.69
3031-000 - Reserve Fund-Home Maint	(\$3,380.68)
3039-000 - Reserve Fund-Rec Area Maint	\$38,476.00
3040-000 - Reserve Fund-Sewer System	\$111,029.16
3041-000 - Reserve Fund-Water System	\$85,185.41
3046-000 - Reserve Fund-Sprinklers	\$17,016.68
3052-000 - Reserve Fund-Storm Drain	\$30,786.60
3080-000 - Reserve Fund-Interest	\$4,041.63

Reserve Total

\$513,764.95

Retained Earnings

\$283,742.46

Net Income

\$24,250.13

Liabilities & Equity Total

\$891,755.53

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$155,190.00	\$1,551,900.00
6070-000 - Interest Income-Operating	\$5.07	\$44.34
6071-000 - Interest Income-Reserve	\$157.92	\$2,392.64
6076-000 - Interest Income-Owner	\$0.00	\$494.33
6082-000 - Late Fee Income	\$90.00	\$1,260.43
6083-000 - Other Income-General	\$1,082.50	\$9,847.50
6083-098 - Other Income-Legal	\$0.00	\$4,538.70
<u>Total Revenues</u>	<u>\$156,525.49</u>	<u>\$1,570,477.94</u>
<i>Total Income</i>	\$156,525.49	\$1,570,477.94
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,200.00	\$22,000.00
7210-000 - Legal & Professional	\$375.00	\$9,317.81
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$457.66	\$5,363.95
7810-000 - Uncollectible Assessments	\$833.33	\$8,333.30
<u>Total Administrative</u>	<u>\$3,865.99</u>	<u>\$49,076.31</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,676.97	\$97,062.26
8021-000 - Salaries / Payroll Expense	\$493.90	\$5,598.55
8110-000 - Repair & Maintenance-General	\$250.00	\$725.33
8110-002 - Building Repairs Homeowner	\$568.38	\$11,465.37
8110-010 - Clubhouse Janitorial	\$1,008.25	\$10,827.50
8110-038 - R&M-Rec Area	\$2,472.15	\$20,361.77
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$104,146.00
8710-002 - Utilities-Electric-Hs	\$2,511.91	\$23,302.85
8710-004 - Utilities-Electric-Pool	\$548.43	\$7,081.20
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$282,933.84
8710-010 - Utilities-Reclaimed Water	\$2,159.10	\$20,132.93
8710-012 - Utilities-Cable TV	\$18,270.15	\$183,579.03
8710-021 - Utilities-All Other	\$45.00	\$458.93
<u>Total Services & Utilities</u>	<u>\$75,384.79</u>	<u>\$767,675.56</u>
<i>Total Expense</i>	\$79,250.78	\$816,751.87
Operating Net Income	\$77,274.71	\$753,726.07
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$12,500.00	\$125,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$8,333.30
9621-001 - Reserve-MLB Paving	\$833.33	\$8,333.30
9622-000 - Reserve-Walks	\$416.67	\$4,166.70
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$470,833.30
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$416.70
9627-000 - Reserve-Seawall/Banks	\$83.33	\$833.30
9631-000 - Reserve-Home Maintenance	\$833.33	\$8,333.30
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$33,333.40
9640-000 - Reserve-Sewer System	\$1,250.00	\$12,500.00
9641-000 - Reserve-Water System	\$1,250.00	\$12,500.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$41,666.70
9652-000 - Reserve-Storm Drain System	\$83.33	\$833.30
9900-000 - Reserve Interest	\$157.92	\$2,392.64
<u>Total Reserve Expense</u>	\$72,866.25	\$729,475.94
<i>Total Reserve Expense</i>	\$72,866.25	\$729,475.94
Reserve Net Income	(\$72,866.25)	(\$729,475.94)
Net Income	\$4,408.46	\$24,250.13

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$155,190.00	\$155,229.55	(\$39.55)	(0.03%)	\$1,551,900.00	\$1,552,295.50	(\$395.50)	(0.03%)	\$1,862,754.65
6070-000 - Interest Income-Operating	\$5.07	\$0.00	\$5.07	100.00%	\$44.34	\$0.00	\$44.34	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$157.92	\$0.00	\$157.92	100.00%	\$2,392.64	\$0.00	\$2,392.64	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	\$90.00	\$0.00	\$90.00	100.00%	\$1,260.43	\$0.00	\$1,260.43	100.00%	\$0.00
6083-000 - Other Income-General	\$1,082.50	\$0.00	\$1,082.50	100.00%	\$9,847.50	\$0.00	\$9,847.50	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
<u>Total Revenues</u>	\$156,525.49	\$155,229.55	\$1,295.94	0.83%	\$1,570,477.94	\$1,552,295.50	\$18,182.44	1.17%	\$1,862,754.65
Total Income	\$156,525.49	\$155,229.55	\$1,295.94	0.83%	\$1,570,477.94	\$1,552,295.50	\$18,182.44	1.17%	\$1,862,754.65
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,200.00	\$2,750.00	\$550.00	20.00%	\$22,000.00	\$27,500.00	\$5,500.00	20.00%	\$33,000.00
7115-001 - Bank Charges	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$83.30	\$83.30	100.00%	\$100.00
7210-000 - Legal & Professional	\$375.00	\$666.67	\$291.67	43.75%	\$9,317.81	\$6,666.70	(\$2,651.11)	(39.77%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$4,000.00	\$5,500.00	\$1,500.00	27.27%	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$83.30	\$22.05	26.47%	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$1,375.00	\$1,375.00	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$625.00	\$625.00	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$457.66	\$541.67	\$84.01	15.51%	\$5,363.95	\$5,416.70	\$52.75	0.97%	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$8,333.30	\$8,333.30	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$3,865.99	\$5,558.33	\$1,692.34	30.45%	\$49,076.31	\$55,583.30	\$6,506.99	11.71%	\$66,700.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,676.97	\$9,676.97	\$0.00	0.00%	\$97,062.26	\$96,769.70	(\$292.56)	(0.30%)	\$116,123.65
8021-000 - Salaries / Payroll Expense	\$493.90	\$1,000.00	\$506.10	50.61%	\$5,598.55	\$10,000.00	\$4,401.45	44.01%	\$12,000.00
8110-000 - Repair & Maintenance-General	\$250.00	\$0.00	(\$250.00)	(100.00%)	\$725.33	\$0.00	(\$725.33)	(100.00%)	\$0.00
8110-002 - Building Repairs Homeowner	\$568.38	\$416.67	(\$151.71)	(36.41%)	\$11,465.37	\$4,166.70	(\$7,298.67)	(175.17%)	\$5,000.00

**Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
10/1/2025 - 10/31/2025**

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-010 - Clubhouse Janitorial	\$1,008.25	\$1,500.00	\$491.75	32.78%	\$10,827.50	\$15,000.00	\$4,172.50	27.82%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,472.15	\$1,666.67	(\$805.48)	(48.33%)	\$20,361.77	\$16,666.70	(\$3,695.07)	(22.17%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,666.70	\$1,666.70	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,500.00	\$1,050.40	10.00%	\$104,146.00	\$105,000.00	\$854.00	0.81%	\$126,000.00
8710-002 - Utilities-Electric-Hs	\$2,511.91	\$2,318.75	(\$193.16)	(8.33%)	\$23,302.85	\$23,187.50	(\$115.35)	(0.50%)	\$27,825.00
8710-004 - Utilities-Electric-Pool	\$548.43	\$875.00	\$326.57	37.32%	\$7,081.20	\$8,750.00	\$1,668.80	19.07%	\$10,500.00
8710-007 - Utilities-Sewer Water & Trash-General	\$27,930.95	\$29,000.00	\$1,069.05	3.69%	\$282,933.84	\$290,000.00	\$7,066.16	2.44%	\$348,000.00
8710-010 - Utilities-Reclaimed Water	\$2,159.10	\$1,791.67	(\$367.43)	(20.51%)	\$20,132.93	\$17,916.70	(\$2,216.23)	(12.37%)	\$21,500.00
8710-012 - Utilities-Cable TV	\$18,270.15	\$18,008.83	(\$261.32)	(1.45%)	\$183,579.03	\$180,088.30	(\$3,490.73)	(1.94%)	\$216,106.00
8710-021 - Utilities-All Other	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$458.93	\$416.70	(\$42.23)	(10.13%)	\$500.00
<u>Total Services & Utilities</u>	\$75,384.79	\$76,962.90	\$1,578.11	2.05%	\$767,675.56	\$769,629.00	\$1,953.44	0.25%	\$923,554.65
Total Expense	\$79,250.78	\$82,521.23	\$3,270.45	3.96%	\$816,751.87	\$825,212.30	\$8,460.43	1.03%	\$990,254.65
Operating Net Income	\$77,274.71	\$72,708.32	\$4,566.39	6.28%	\$753,726.07	\$727,083.20	\$26,642.87	3.66%	\$872,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$125,000.00	\$125,000.00	\$0.00	0.00%	\$150,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$8,333.30	\$8,333.30	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$8,333.30	\$8,333.30	\$0.00	0.00%	\$10,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$4,166.70	\$4,166.70	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$470,833.30	\$470,833.30	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$416.70	\$416.70	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$833.30	\$833.30	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$833.33	\$833.33	\$0.00	0.00%	\$8,333.30	\$8,333.30	\$0.00	0.00%	\$10,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$3,333.33	(\$0.01)	0.00%	\$33,333.40	\$33,333.30	(\$0.10)	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$41,666.70	\$41,666.70	\$0.00	0.00%	\$50,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$833.30	\$833.30	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$157.92	\$0.00	(\$157.92)	(100.00%)	\$2,392.64	\$0.00	(\$2,392.64)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$72,866.25	\$72,708.32	(\$157.93)	(0.22%)	\$729,475.94	\$727,083.20	(\$2,392.74)	(0.33%)	\$872,500.00
Total Reserve Expense	\$72,866.25	\$72,708.32	(\$157.93)	(0.22%)	\$729,475.94	\$727,083.20	(\$2,392.74)	(0.33%)	\$872,500.00
Reserve Net Income	(\$72,866.25)	(\$72,708.32)	(\$157.93)	.22%	(\$729,475.94)	(\$727,083.20)	(\$2,392.74)	.33%	(\$872,500.00)
Net Income	\$4,408.46	\$0.00	\$4,408.46	100.00%	\$24,250.13	\$0.00	\$24,250.13	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
10/1/2025 - 10/31/2025

Account	10/1/2025 - 10/31/2025		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	\$0.00	\$38,291.96	\$125,000.00	\$139,815.00	\$23,476.96
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$14,400.21	\$8,333.30	\$0.00	\$22,733.51
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$100,246.49	\$8,333.30	\$0.00	\$108,579.79
3022-000 Reserve Fund-Walks	\$416.67	\$420.00	\$55,132.77	\$4,416.70	\$12,888.82	\$46,660.65
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$86,778.44	\$260,149.24	\$490,390.30	\$743,414.88	\$7,124.66
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,000.04	\$416.70	\$0.00	\$1,416.74
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$13,828.85	\$833.30	\$0.00	\$14,662.15
3028-000 Reserve Fund-Def Maint	\$0.00	\$107.72	\$6,981.24	\$0.00	\$1,025.55	\$5,955.69
3031-000 Reserve Fund-Home Maint	\$833.33	\$11.89	\$1,278.15	\$8,363.30	\$13,022.13	(\$3,380.68)
3039-000 Reserve Fund-Rec Area Maint	\$3,333.34	\$0.00	\$47,888.37	\$38,333.40	\$47,745.77	\$38,476.00
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$98,529.16	\$12,500.00	\$0.00	\$111,029.16
3041-000 Reserve Fund-Water System	\$1,250.00	\$1,210.74	\$76,460.55	\$12,500.00	\$3,775.14	\$85,185.41
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$1,441.47	\$9,595.37	\$41,666.70	\$34,245.39	\$17,016.68
3052-000 Reserve Fund-Storm Drain	\$83.33	\$0.00	\$51,914.69	\$833.30	\$21,961.39	\$30,786.60
3080-000 Reserve Fund-Interest	\$157.92	\$0.00	\$1,648.99	\$2,392.64	\$0.00	\$4,041.63
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:	\$72,866.25	\$89,970.26	\$826,182.52	\$754,312.94	\$1,017,894.07	\$562,601.39