

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
11/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$197,941.58
1110-000 - A/R Delinq Maint Fees	\$16,551.73
1112-000 - A/R Delinq Maint Fees: Late Fees	\$900.30
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$70.00
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$14,026.70)
1410-000 - Prepaid Insurance-General	\$5,651.94

Operating Total

\$208,023.85

Other

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

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$164,708.58
1090-001 - Alliance Bank - ICS 2158	\$403,697.67

Reserve Total

\$568,406.25

Assets Total

\$938,430.10

Liabilities and EquityOperating

2223-000 - Due to Unit 3	\$528.08
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Operating Total

\$528.08

Other

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,694.59
2460-000 - Unearned Revenue-Cable Rebate	\$44,756.15

Other Total

\$61,573.05

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$35,976.96
3021-000 - Reserve Fund-Street Paving	\$23,566.84
3021-001 - Reserve Fund-MLB Paving	\$109,413.12
3022-000 - Reserve Fund-Walks	\$47,077.32
3023-000 - Reserve Fund-Roofs/Wood	\$40,406.38
3025-001 - Reserve Fund-Pool Resurfacing	\$1,458.41
3027-000 - Reserve Fund-Seawall/Banks	\$14,745.48
3028-000 - Reserve Fund-Def Maint	\$5,370.99
3031-000 - Reserve Fund-Home Maint	(\$2,547.35)
3039-000 - Reserve Fund-Rec Area Maint	\$41,809.34
3040-000 - Reserve Fund-Sewer System	\$112,279.16
3041-000 - Reserve Fund-Water System	\$86,035.83
3046-000 - Reserve Fund-Sprinklers	\$17,749.66
3052-000 - Reserve Fund-Storm Drain	\$30,869.93
3080-000 - Reserve Fund-Interest	\$4,194.18

Reserve Total

\$568,406.25

Retained Earnings

\$283,742.46

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
11/30/2025

<u>Net Income</u>	\$24,180.26
<i>Liabilities & Equity Total</i>	\$938,430.10

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$155,190.00	\$1,707,090.00
6070-000 - Interest Income-Operating	\$4.68	\$49.02
6071-000 - Interest Income-Reserve	\$152.55	\$2,545.19
6076-000 - Interest Income-Owner	\$0.00	\$494.33
6082-000 - Late Fee Income	\$165.00	\$1,425.43
6083-000 - Other Income-General	\$710.00	\$10,557.50
6083-098 - Other Income-Legal	\$0.00	\$4,538.70
<u>Total Revenues</u>	<u>\$156,222.23</u>	<u>\$1,726,700.17</u>
<i>Total Income</i>	\$156,222.23	\$1,726,700.17
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,200.00	\$24,200.00
7210-000 - Legal & Professional	\$1,606.25	\$10,924.06
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$637.92	\$6,001.87
7810-000 - Uncollectible Assessments	\$833.33	\$9,166.63
<u>Total Administrative</u>	<u>\$5,277.50</u>	<u>\$54,353.81</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,676.97	\$106,739.23
8021-000 - Salaries / Payroll Expense	\$838.95	\$6,437.50
8110-000 - Repair & Maintenance-General	\$0.00	\$725.33
8110-002 - Building Repairs Homeowner	\$1,216.93	\$12,682.30
8110-010 - Clubhouse Janitorial	\$1,235.83	\$12,063.33
8110-038 - R&M-Rec Area	\$1,492.78	\$21,854.55
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$113,595.60
8710-002 - Utilities-Electric-Hs	\$2,300.91	\$25,603.76
8710-004 - Utilities-Electric-Pool	\$1,078.06	\$8,159.26
8710-007 - Utilities-Sewer Water & Trash-General	\$29,254.71	\$312,188.55
8710-010 - Utilities-Reclaimed Water	\$3,293.83	\$23,426.76
8710-012 - Utilities-Cable TV	\$18,270.15	\$201,849.18
8710-021 - Utilities-All Other	\$45.00	\$503.93
<u>Total Services & Utilities</u>	<u>\$78,153.72</u>	<u>\$845,829.28</u>
<i>Total Expense</i>	\$83,431.22	\$900,183.09
Operating Net Income	\$72,791.01	\$826,517.08
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$12,500.00	\$137,500.00
9621-000 - Reserve-Street Paving	\$833.33	\$9,166.63
9621-001 - Reserve-MLB Paving	\$833.33	\$9,166.63
9622-000 - Reserve-Walks	\$416.67	\$4,583.37
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$517,916.63
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$458.37
9627-000 - Reserve-Seawall/Banks	\$83.33	\$916.63
9631-000 - Reserve-Home Maintenance	\$833.33	\$9,166.63
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$36,666.74
9640-000 - Reserve-Sewer System	\$1,250.00	\$13,750.00
9641-000 - Reserve-Water System	\$1,250.00	\$13,750.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$45,833.37
9652-000 - Reserve-Storm Drain System	\$83.33	\$916.63
9900-000 - Reserve Interest	\$152.55	\$2,545.19
<u>Total Reserve Expense</u>	\$72,860.88	\$802,336.82
<i>Total Reserve Expense</i>	\$72,860.88	\$802,336.82
Reserve Net Income	(\$72,860.88)	(\$802,336.82)
Net Income	(\$69.87)	\$24,180.26

**Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				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%)	\$1,707,090.00	\$1,707,525.05	(\$435.05)	(0.03%)	\$1,862,754.65	
6070-000 - Interest Income-Operating	\$4.68	\$0.00	\$4.68	100.00%	\$49.02	\$0.00	\$49.02	100.00%	\$0.00	
6071-000 - Interest Income-Reserve	\$152.55	\$0.00	\$152.55	100.00%	\$2,545.19	\$0.00	\$2,545.19	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	\$165.00	\$0.00	\$165.00	100.00%	\$1,425.43	\$0.00	\$1,425.43	100.00%	\$0.00	
6083-000 - Other Income-General	\$710.00	\$0.00	\$710.00	100.00%	\$10,557.50	\$0.00	\$10,557.50	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>	\$156,222.23	\$155,229.55	\$992.68	0.64%	\$1,726,700.17	\$1,707,525.05	\$19,175.12	1.12%	\$1,862,754.65	
Total Income	\$156,222.23	\$155,229.55	\$992.68	0.64%	\$1,726,700.17	\$1,707,525.05	\$19,175.12	1.12%	\$1,862,754.65	
Expense										
<u>Administrative</u>										
7110-000 - Insurance-General	\$2,200.00	\$2,750.00	\$550.00	20.00%	\$24,200.00	\$30,250.00	\$6,050.00	20.00%	\$33,000.00	
7115-001 - Bank Charges	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$91.63	\$91.63	100.00%	\$100.00	
7210-000 - Legal & Professional	\$1,606.25	\$666.67	(\$939.58)	(140.94%)	\$10,924.06	\$7,333.37	(\$3,590.69)	(48.96%)	\$8,000.00	
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$4,000.00	\$6,050.00	\$2,050.00	33.88%	\$6,600.00	
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$91.63	\$30.38	33.16%	\$100.00	
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$1,512.50	\$1,512.50	100.00%	\$1,650.00	
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$687.50	\$687.50	100.00%	\$750.00	
7510-000 - Admin Expenses-General	\$637.92	\$541.67	(\$96.25)	(17.77%)	\$6,001.87	\$5,958.37	(\$43.50)	(0.73%)	\$6,500.00	
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$9,166.63	\$9,166.63	\$0.00	0.00%	\$10,000.00	
<u>Total Administrative</u>	\$5,277.50	\$5,558.33	\$280.83	5.05%	\$54,353.81	\$61,141.63	\$6,787.82	11.10%	\$66,700.00	
<u>Services & Utilities</u>										
8010-000 - Master Association Fees	\$9,676.97	\$9,676.97	\$0.00	0.00%	\$106,739.23	\$106,446.67	(\$292.56)	(0.27%)	\$116,123.65	
8021-000 - Salaries / Payroll Expense	\$838.95	\$1,000.00	\$161.05	16.11%	\$6,437.50	\$11,000.00	\$4,562.50	41.48%	\$12,000.00	
8110-000 - Repair & Maintenance-General	\$0.00	\$0.00	\$0.00	0.00%	\$725.33	\$0.00	(\$725.33)	(100.00%)	\$0.00	
8110-002 - Building Repairs Homeowner	\$1,216.93	\$416.67	(\$800.26)	(192.06%)	\$12,682.30	\$4,583.37	(\$8,098.93)	(176.70%)	\$5,000.00	

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-010 - Clubhouse Janitorial	\$1,235.83	\$1,500.00	\$264.17	17.61%	\$12,063.33	\$16,500.00	\$4,436.67	26.89%	\$18,000.00
8110-038 - R&M-Rec Area	\$1,492.78	\$1,666.67	\$173.89	10.43%	\$21,854.55	\$18,333.37	(\$3,521.18)	(19.21%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,833.37	\$1,833.37	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,500.00	\$1,050.40	10.00%	\$113,595.60	\$115,500.00	\$1,904.40	1.65%	\$126,000.00
8710-002 - Utilities-Electric-Hs	\$2,300.91	\$2,318.75	\$17.84	0.77%	\$25,603.76	\$25,506.25	(\$97.51)	(0.38%)	\$27,825.00
8710-004 - Utilities-Electric-Pool	\$1,078.06	\$875.00	(\$203.06)	(23.21%)	\$8,159.26	\$9,625.00	\$1,465.74	15.23%	\$10,500.00
8710-007 - Utilities-Sewer Water & Trash-General	\$29,254.71	\$29,000.00	(\$254.71)	(0.88%)	\$312,188.55	\$319,000.00	\$6,811.45	2.14%	\$348,000.00
8710-010 - Utilities-Reclaimed Water	\$3,293.83	\$1,791.67	(\$1,502.16)	(83.84%)	\$23,426.76	\$19,708.37	(\$3,718.39)	(18.87%)	\$21,500.00
8710-012 - Utilities-Cable TV	\$18,270.15	\$18,008.83	(\$261.32)	(1.45%)	\$201,849.18	\$198,097.13	(\$3,752.05)	(1.89%)	\$216,106.00
8710-021 - Utilities-All Other	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$503.93	\$458.37	(\$45.56)	(9.94%)	\$500.00
<u>Total Services & Utilities</u>	\$78,153.72	\$76,962.90	(\$1,190.82)	(1.55%)	\$845,829.28	\$846,591.90	\$762.62	0.09%	\$923,554.65
Total Expense	\$83,431.22	\$82,521.23	(\$909.99)	(1.10%)	\$900,183.09	\$907,733.53	\$7,550.44	0.83%	\$990,254.65
Operating Net Income	\$72,791.01	\$72,708.32	\$82.69	.11%	\$826,517.08	\$799,791.52	\$26,725.56	3.34%	\$872,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$137,500.00	\$137,500.00	\$0.00	0.00%	\$150,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$9,166.63	\$9,166.63	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$9,166.63	\$9,166.63	\$0.00	0.00%	\$10,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$4,583.37	\$4,583.37	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$517,916.63	\$517,916.63	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$458.37	\$458.37	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$916.63	\$916.63	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$833.33	\$833.33	\$0.00	0.00%	\$9,166.63	\$9,166.63	\$0.00	0.00%	\$10,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.34	\$3,333.33	(\$0.01)	0.00%	\$36,666.74	\$36,666.63	(\$0.11)	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$45,833.37	\$45,833.37	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$916.63	\$916.63	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$152.55	\$0.00	(\$152.55)	(100.00%)	\$2,545.19	\$0.00	(\$2,545.19)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$72,860.88	\$72,708.32	(\$152.56)	(0.21%)	\$802,336.82	\$799,791.52	(\$2,545.30)	(0.32%)	\$872,500.00
Total Reserve Expense	\$72,860.88	\$72,708.32	(\$152.56)	(0.21%)	\$802,336.82	\$799,791.52	(\$2,545.30)	(0.32%)	\$872,500.00
Reserve Net Income	(\$72,860.88)	(\$72,708.32)	(\$152.56)	.21%	(\$802,336.82)	(\$799,791.52)	(\$2,545.30)	.32%	(\$872,500.00)
Net Income	(\$69.87)	\$0.00	(\$69.87)	100.00%	\$24,180.26	\$0.00	\$24,180.26	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
11/1/2025 - 11/30/2025

Account	11/1/2025 - 11/30/2025		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	\$137,500.00	\$139,815.00	\$35,976.96
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$14,400.21	\$9,166.63	\$0.00	\$23,566.84
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$100,246.49	\$9,166.63	\$0.00	\$109,413.12
3022-000 Reserve Fund-Walks	\$416.67	\$0.00	\$55,132.77	\$4,833.37	\$12,888.82	\$47,077.32
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$13,801.61	\$260,149.24	\$537,473.63	\$757,216.49	\$40,406.38
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,000.04	\$458.37	\$0.00	\$1,458.41
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$13,828.85	\$916.63	\$0.00	\$14,745.48
3028-000 Reserve Fund-Def Maint	\$0.00	\$584.70	\$6,981.24	\$0.00	\$1,610.25	\$5,370.99
3031-000 Reserve Fund-Home Maint	\$833.33	\$0.00	\$1,278.15	\$9,196.63	\$13,022.13	(\$2,547.35)
3039-000 Reserve Fund-Rec Area Maint	\$3,333.34	\$0.00	\$47,888.37	\$41,666.74	\$47,745.77	\$41,809.34
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$98,529.16	\$13,750.00	\$0.00	\$112,279.16
3041-000 Reserve Fund-Water System	\$1,250.00	\$399.58	\$76,460.55	\$13,750.00	\$4,174.72	\$86,035.83
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$3,433.69	\$9,595.37	\$45,833.37	\$37,679.08	\$17,749.66
3052-000 Reserve Fund-Storm Drain	\$83.33	\$0.00	\$51,914.69	\$916.63	\$21,961.39	\$30,869.93
3080-000 Reserve Fund-Interest	\$152.55	\$0.00	\$1,648.99	\$2,545.19	\$0.00	\$4,194.18
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:	\$72,860.88	\$18,219.58	\$826,182.52	\$827,173.82	\$1,036,113.65	\$617,242.69