

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
1/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$177,007.18
1110-000 - A/R Delinq Maint Fees	\$21,505.53
1112-000 - A/R Delinq Maint Fees: Late Fees	\$1,154.62
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$100.00
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$15,625.76)
1410-000 - Prepaid Insurance-General	\$16,747.04

Operating Total

\$201,823.61

Other

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

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$220,032.29
1090-001 - Alliance Bank - ICS 2158	\$404,006.34

Reserve Total

\$624,038.63

Assets Total

\$987,862.24

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,454.13
2460-000 - Unearned Revenue-Cable Rebate	\$42,198.65

Other Total

\$65,775.09

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$63,643.63
3021-000 - Reserve Fund-Street Paving	\$25,233.54
3021-001 - Reserve Fund-MLB Paving	\$111,079.82
3022-000 - Reserve Fund-Walks	\$47,460.84
3023-000 - Reserve Fund-Roofs/Wood	\$47,645.45
3025-001 - Reserve Fund-Pool Resurfacing	\$1,541.71
3027-000 - Reserve Fund-Seawall/Banks	\$14,912.18
3028-000 - Reserve Fund-Def Maint	\$5,370.99
3031-000 - Reserve Fund-Home Maint	\$1,768.65
3039-000 - Reserve Fund-Rec Area Maint	\$46,912.55
3040-000 - Reserve Fund-Sewer System	\$114,529.16
3041-000 - Reserve Fund-Water System	\$86,720.15
3046-000 - Reserve Fund-Sprinklers	\$21,170.85
3052-000 - Reserve Fund-Storm Drain	\$31,536.59
3080-000 - Reserve Fund-Interest	\$4,512.52

Reserve Total

\$624,038.63

Retained Earnings

\$300,393.07

Net Income

(\$2,344.55)

Liabilities & Equity Total

\$987,862.24

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,385.23	\$161,385.23
6070-000 - Interest Income-Operating	\$4.47	\$4.47
6071-000 - Interest Income-Reserve	\$159.50	\$159.50
6082-000 - Late Fee Income	\$195.00	\$195.00
6083-000 - Other Income-General	\$300.00	\$300.00
<u>Total Revenues</u>	\$162,044.20	\$162,044.20
<i>Total Income</i>	\$162,044.20	\$162,044.20
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$1,957.00
7210-000 - Legal & Professional	\$1,965.00	\$1,965.00
7510-000 - Admin Expenses-General	\$493.56	\$493.56
7810-000 - Uncollectible Assessments	\$833.33	\$833.33
<u>Total Administrative</u>	\$5,248.89	\$5,248.89
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26
8021-000 - Salaries / Payroll Expense	\$1,622.25	\$1,622.25
8110-002 - Building Repairs Homeowner	\$2,273.23	\$2,273.23
8110-010 - Clubhouse Janitorial	(\$227.34)	(\$227.34)
8110-038 - R&M-Rec Area	\$2,356.20	\$2,356.20
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$9,449.60
8710-002 - Utilities-Electric-Hs	\$2,501.34	\$2,501.34
8710-004 - Utilities-Electric-Pool	\$1,557.70	\$1,557.70
8710-007 - Utilities-Sewer Water & Trash-General	\$31,385.88	\$31,385.88
8710-010 - Utilities-Reclaimed Water	\$3,777.84	\$3,777.84
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,855.08
8710-021 - Utilities-All Other	\$45.00	\$45.00
<u>Total Services & Utilities</u>	\$83,772.04	\$83,772.04
<i>Total Expense</i>	\$89,020.93	\$89,020.93
Operating Net Income	\$73,023.27	\$73,023.27
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67
9621-000 - Reserve-Street Paving	\$833.33	\$833.33
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026	Year To Date
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33
9900-000 - Reserve Interest	\$159.50	\$159.50
<u>Total Reserve Expense</u>	<u>\$75,367.82</u>	<u>\$75,367.82</u>
<i>Total Reserve Expense</i>	\$75,367.82	\$75,367.82
 Reserve Net Income	 <u>(\$75,367.82)</u>	 <u>(\$75,367.82)</u>
 Net Income	 <u>(\$2,344.55)</u>	 <u>(\$2,344.55)</u>

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026				1/1/2026 - 1/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$161,385.23	\$161,426.73	(\$41.50)	(0.03%)	\$161,385.23	\$161,426.73	(\$41.50)	(0.03%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$4.47	\$0.00	\$4.47	100.00%	\$4.47	\$0.00	\$4.47	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$159.50	\$0.00	\$159.50	100.00%	\$159.50	\$0.00	\$159.50	100.00%	\$0.00
6082-000 - Late Fee Income	\$195.00	\$0.00	\$195.00	100.00%	\$195.00	\$0.00	\$195.00	100.00%	\$0.00
6083-000 - Other Income-General	\$300.00	\$0.00	\$300.00	100.00%	\$300.00	\$0.00	\$300.00	100.00%	\$0.00
<u>Total Revenues</u>	\$162,044.20	\$161,426.73	\$617.47	0.38%	\$162,044.20	\$161,426.73	\$617.47	0.38%	\$1,937,120.75
Total Income	\$162,044.20	\$161,426.73	\$617.47	0.38%	\$162,044.20	\$161,426.73	\$617.47	0.38%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$8.34	\$8.34	100.00%	\$100.00
7210-000 - Legal & Professional	\$1,965.00	\$666.67	(\$1,298.33)	(194.75%)	\$1,965.00	\$666.67	(\$1,298.33)	(194.75%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$0.00	\$550.00	\$550.00	100.00%	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$8.33	\$8.33	100.00%	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$137.50	\$137.50	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$62.50	\$62.50	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$493.56	\$541.67	\$48.11	8.88%	\$493.56	\$541.67	\$48.11	8.88%	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$833.33	\$833.33	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$5,248.89	\$5,833.34	\$584.45	10.02%	\$5,248.89	\$5,833.34	\$584.45	10.02%	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$1,622.25	\$1,000.00	(\$622.25)	(62.23%)	\$1,622.25	\$1,000.00	(\$622.25)	(62.23%)	\$12,000.00
8110-002 - Building Repairs Homeowner	\$2,273.23	\$416.67	(\$1,856.56)	(445.57%)	\$2,273.23	\$416.67	(\$1,856.56)	(445.57%)	\$5,000.00
8110-010 - Clubhouse Janitorial	(\$227.34)	\$1,500.00	\$1,727.34	115.16%	(\$227.34)	\$1,500.00	\$1,727.34	115.16%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,356.20	\$1,666.67	(\$689.53)	(41.37%)	\$2,356.20	\$1,666.67	(\$689.53)	(41.37%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$166.67	\$166.67	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,583.33	\$1,133.73	10.71%	\$9,449.60	\$10,583.33	\$1,133.73	10.71%	\$127,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026				1/1/2026 - 1/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-002 - Utilities-Electric-Hs	\$2,501.34	\$2,434.69	(\$66.65)	(2.74%)	\$2,501.34	\$2,434.69	(\$66.65)	(2.74%)	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$1,557.70	\$1,039.33	(\$518.37)	(49.88%)	\$1,557.70	\$1,039.33	(\$518.37)	(49.88%)	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$31,385.88	\$30,000.00	(\$1,385.88)	(4.62%)	\$31,385.88	\$30,000.00	(\$1,385.88)	(4.62%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$3,777.84	\$2,500.00	(\$1,277.84)	(51.11%)	\$3,777.84	\$2,500.00	(\$1,277.84)	(51.11%)	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$45.00	\$45.83	\$0.83	1.81%	\$45.00	\$45.83	\$0.83	1.81%	\$550.00
Total Services & Utilities	\$83,772.04	\$80,385.07	(\$3,386.97)	(4.21%)	\$83,772.04	\$80,385.07	(\$3,386.97)	(4.21%)	\$964,620.75
Total Expense	\$89,020.93	\$86,218.41	(\$2,802.52)	(3.25%)	\$89,020.93	\$86,218.41	(\$2,802.52)	(3.25%)	\$1,034,620.75
Operating Net Income	\$73,023.27	\$75,208.32	(\$2,185.05)	(2.91%)	\$73,023.27	\$75,208.32	(\$2,185.05)	(2.91%)	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$833.33	\$833.33	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$833.33	\$833.33	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$41.67	\$41.67	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$83.33	\$83.33	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$583.33	\$583.33	\$0.00	0.00%	\$7,000.00
9900-000 - Reserve Interest	\$159.50	\$0.00	(\$159.50)	(100.00%)	\$159.50	\$0.00	(\$159.50)	(100.00%)	\$0.00
Total Reserve Expense	\$75,367.82	\$75,208.32	(\$159.50)	(0.21%)	\$75,367.82	\$75,208.32	(\$159.50)	(0.21%)	\$902,500.00
Total Reserve Expense	\$75,367.82	\$75,208.32	(\$159.50)	(0.21%)	\$75,367.82	\$75,208.32	(\$159.50)	(0.21%)	\$902,500.00
Reserve Net Income	(\$75,367.82)	(\$75,208.32)	(\$159.50)	.21%	(\$75,367.82)	(\$75,208.32)	(\$159.50)	.21%	(\$902,500.00)
Net Income	(\$2,344.55)	\$0.00	(\$2,344.55)	100.00%	(\$2,344.55)	\$0.00	(\$2,344.55)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
1/1/2026 - 1/31/2026

Account	1/1/2026 - 1/31/2026		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	\$15,166.67	\$0.00	\$48,476.96	\$15,166.67	\$0.00	\$63,643.63
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$833.33	\$0.00	\$25,233.54
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$833.33	\$0.00	\$111,079.82
3022-000 Reserve Fund-Walks	\$0.00	\$0.00	\$47,460.84	\$0.00	\$0.00	\$47,460.84
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$43,837.18	\$44,399.30	\$47,083.33	\$43,837.18	\$47,645.45
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$41.67	\$0.00	\$1,541.71
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$83.33	\$0.00	\$14,912.18
3028-000 Reserve Fund-Def Maint	\$0.00	\$0.00	\$5,370.99	\$0.00	\$0.00	\$5,370.99
3031-000 Reserve Fund-Home Maint	\$1,083.33	\$200.70	\$886.02	\$1,083.33	\$200.70	\$1,768.65
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$0.00	\$43,579.22	\$3,333.33	\$0.00	\$46,912.55
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$1,000.00	\$0.00	\$114,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$1,026.83	\$86,746.98	\$1,000.00	\$1,026.83	\$86,720.15
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$2,083.89	\$19,088.07	\$4,166.67	\$2,083.89	\$21,170.85
3052-000 Reserve Fund-Storm Drain	\$583.33	\$0.00	\$30,953.26	\$583.33	\$0.00	\$31,536.59
3080-000 Reserve Fund-Interest	\$159.50	\$0.00	\$4,353.02	\$159.50	\$0.00	\$4,512.52
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:	\$75,367.82	\$47,148.60	\$644,655.85	\$75,367.82	\$47,148.60	\$672,875.07