

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
2/28/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$166,507.87
1110-000 - A/R Delinq Maint Fees	\$24,367.36
1112-000 - A/R Delinq Maint Fees: Late Fees	\$1,305.99
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$110.00
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$16,459.09)
1410-000 - Prepaid Insurance-General	\$22,931.04

Operating Total

\$199,698.17

Other

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

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$266,218.43
1090-001 - Alliance Bank - ICS 2158	\$404,145.74

Reserve Total

\$670,364.17

Assets Total

\$1,032,062.34

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$22,560.18
2460-000 - Unearned Revenue-Cable Rebate	\$40,919.90

Other Total

\$63,602.39

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$78,810.30
3021-000 - Reserve Fund-Street Paving	\$26,066.87
3021-001 - Reserve Fund-MLB Paving	\$111,913.15
3022-000 - Reserve Fund-Walks	\$47,460.84
3023-000 - Reserve Fund-Roofs/Wood	\$68,804.15
3025-001 - Reserve Fund-Pool Resurfacing	\$1,583.38
3027-000 - Reserve Fund-Seawall/Banks	\$14,995.51
3028-000 - Reserve Fund-Def Maint	\$4,902.14
3031-000 - Reserve Fund-Home Maint	\$2,486.83
3039-000 - Reserve Fund-Rec Area Maint	\$49,657.24
3040-000 - Reserve Fund-Sewer System	\$115,529.16
3041-000 - Reserve Fund-Water System	\$87,447.20
3046-000 - Reserve Fund-Sprinklers	\$23,930.54
3052-000 - Reserve Fund-Storm Drain	\$32,119.92
3080-000 - Reserve Fund-Interest	\$4,656.94

Reserve Total

\$670,364.17

Retained Earnings

\$300,393.07

Net Income

(\$2,297.29)

Liabilities & Equity Total

\$1,032,062.34

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,385.23	\$322,770.46
6070-000 - Interest Income-Operating	\$3.89	\$8.36
6071-000 - Interest Income-Reserve	\$144.42	\$303.92
6082-000 - Late Fee Income	\$195.00	\$390.00
6083-000 - Other Income-General	\$0.00	\$300.00
<u>Total Revenues</u>	\$161,728.54	\$323,772.74
<i>Total Income</i>	\$161,728.54	\$323,772.74
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$3,914.00
7210-000 - Legal & Professional	\$801.89	\$2,766.89
7212-001 - Professional-Audit Fees	\$2,500.00	\$2,500.00
7510-000 - Admin Expenses-General	\$495.71	\$989.27
7810-000 - Uncollectible Assessments	\$833.33	\$1,666.66
<u>Total Administrative</u>	\$6,587.93	\$11,836.82
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$20,350.52
8021-000 - Salaries / Payroll Expense	\$645.38	\$2,267.63
8110-002 - Building Repairs Homeowner	\$613.01	\$2,886.24
8110-010 - Clubhouse Janitorial	\$969.82	\$742.48
8110-038 - R&M-Rec Area	\$2,197.73	\$4,553.93
8210-001 - Lawn Service-Mow, Fert	\$9,699.60	\$19,149.20
8710-002 - Utilities-Electric-Hs	\$2,299.14	\$4,800.48
8710-004 - Utilities-Electric-Pool	\$1,461.51	\$3,019.21
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$62,350.16
8710-010 - Utilities-Reclaimed Water	\$1,814.80	\$5,592.64
8710-012 - Utilities-Cable TV	\$18,855.08	\$37,710.16
8710-021 - Utilities-All Other	\$45.00	\$90.00
<u>Total Services & Utilities</u>	\$79,740.61	\$163,512.65
<i>Total Expense</i>	\$86,328.54	\$175,349.47
Operating Net Income	\$75,400.00	\$148,423.27
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	\$30,333.34
9621-000 - Reserve-Street Paving	\$833.33	\$1,666.66
9621-001 - Reserve-MLB Paving	\$833.33	\$1,666.66

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$94,166.66
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$83.34
9627-000 - Reserve-Seawall/Banks	\$83.33	\$166.66
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$2,166.66
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$6,666.66
9640-000 - Reserve-Sewer System	\$1,000.00	\$2,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$2,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$8,333.34
9652-000 - Reserve-Storm Drain System	\$583.33	\$1,166.66
9900-000 - Reserve Interest	\$144.42	\$303.92
<u>Total Reserve Expense</u>	<u>\$75,352.74</u>	<u>\$150,720.56</u>
<i>Total Reserve Expense</i>	\$75,352.74	\$150,720.56
Reserve Net Income	<u>(\$75,352.74)</u>	<u>(\$150,720.56)</u>
Net Income	<u>\$47.26</u>	<u>(\$2,297.29)</u>

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				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%)	\$322,770.46	\$322,853.46	(\$83.00)	(0.03%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$3.89	\$0.00	\$3.89	100.00%	\$8.36	\$0.00	\$8.36	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$144.42	\$0.00	\$144.42	100.00%	\$303.92	\$0.00	\$303.92	100.00%	\$0.00
6082-000 - Late Fee Income	\$195.00	\$0.00	\$195.00	100.00%	\$390.00	\$0.00	\$390.00	100.00%	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	0.00%	\$300.00	\$0.00	\$300.00	100.00%	\$0.00
<u>Total Revenues</u>	\$161,728.54	\$161,426.73	\$301.81	0.19%	\$323,772.74	\$322,853.46	\$919.28	0.28%	\$1,937,120.75
Total Income	\$161,728.54	\$161,426.73	\$301.81	0.19%	\$323,772.74	\$322,853.46	\$919.28	0.28%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$3,914.00	\$6,050.00	\$2,136.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$16.68	\$16.68	100.00%	\$100.00
7210-000 - Legal & Professional	\$801.89	\$666.67	(\$135.22)	(20.28%)	\$2,766.89	\$1,333.34	(\$1,433.55)	(107.52%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$2,500.00	\$550.00	(\$1,950.00)	(354.55%)	\$2,500.00	\$1,100.00	(\$1,400.00)	(127.27%)	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$16.66	\$16.66	100.00%	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$275.00	\$275.00	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$125.00	\$125.00	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$495.71	\$541.67	\$45.96	8.48%	\$989.27	\$1,083.34	\$94.07	8.68%	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$1,666.66	\$1,666.66	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$6,587.93	\$5,833.34	(\$754.59)	(12.94%)	\$11,836.82	\$11,666.68	(\$170.14)	(1.46%)	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$20,350.52	\$20,350.52	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$645.38	\$1,000.00	\$354.62	35.46%	\$2,267.63	\$2,000.00	(\$267.63)	(13.38%)	\$12,000.00
8110-002 - Building Repairs Homeowner	\$613.01	\$416.67	(\$196.34)	(47.12%)	\$2,886.24	\$833.34	(\$2,052.90)	(246.35%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$969.82	\$1,500.00	\$530.18	35.35%	\$742.48	\$3,000.00	\$2,257.52	75.25%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,197.73	\$1,666.67	(\$531.06)	(31.86%)	\$4,553.93	\$3,333.34	(\$1,220.59)	(36.62%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$333.34	\$333.34	100.00%	\$2,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-001 - Lawn Service-Mow, Fert	\$9,699.60	\$10,583.33	\$883.73	8.35%	\$19,149.20	\$21,166.66	\$2,017.46	9.53%	\$127,000.00
8710-002 - Utilities-Electric-Hs	\$2,299.14	\$2,434.69	\$135.55	5.57%	\$4,800.48	\$4,869.38	\$68.90	1.41%	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$1,461.51	\$1,039.33	(\$422.18)	(40.62%)	\$3,019.21	\$2,078.66	(\$940.55)	(45.25%)	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$30,000.00	(\$964.28)	(3.21%)	\$62,350.16	\$60,000.00	(\$2,350.16)	(3.92%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$1,814.80	\$2,500.00	\$685.20	27.41%	\$5,592.64	\$5,000.00	(\$592.64)	(11.85%)	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$37,710.16	\$37,713.24	\$3.08	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$45.00	\$45.83	\$0.83	1.81%	\$90.00	\$91.66	\$1.66	1.81%	\$550.00
Total Services & Utilities	\$79,740.61	\$80,385.07	\$644.46	0.80%	\$163,512.65	\$160,770.14	(\$2,742.51)	(1.71%)	\$964,620.75
Total Expense	\$86,328.54	\$86,218.41	(\$110.13)	(0.13%)	\$175,349.47	\$172,436.82	(\$2,912.65)	(1.69%)	\$1,034,620.75
Operating Net Income	\$75,400.00	\$75,208.32	\$191.68	.25%	\$148,423.27	\$150,416.64	(\$1,993.37)	(1.33%)	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$30,333.34	\$30,333.34	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$1,666.66	\$1,666.66	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$1,666.66	\$1,666.66	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$94,166.66	\$94,166.66	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve-Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$83.34	\$83.34	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$166.66	\$166.66	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$2,166.66	\$2,166.66	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$6,666.66	\$6,666.66	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$8,333.34	\$8,333.34	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$1,166.66	\$1,166.66	\$0.00	0.00%	\$7,000.00
9900-000 - Reserve-Interest	\$144.42	\$0.00	(\$144.42)	(100.00%)	\$303.92	\$0.00	(\$303.92)	(100.00%)	\$0.00
Total Reserve Expense	\$75,352.74	\$75,208.32	(\$144.42)	(0.19%)	\$150,720.56	\$150,416.64	(\$303.92)	(0.20%)	\$902,500.00
Total Reserve Expense	\$75,352.74	\$75,208.32	(\$144.42)	(0.19%)	\$150,720.56	\$150,416.64	(\$303.92)	(0.20%)	\$902,500.00
3/16/2026 Reserve Net Income	(\$75,352.74)	(\$75,208.32)	(\$144.42)	.19%	(\$150,720.56)	(\$150,416.64)	(\$303.92)	.20%	(\$902,500.00)

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
2/1/2026 - 2/28/2026

Account	2/1/2026 - 2/28/2026		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	\$30,333.34	\$0.00	\$78,810.30
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$1,666.66	\$0.00	\$26,066.87
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$1,666.66	\$0.00	\$111,913.15
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	\$25,924.63	\$44,399.30	\$94,166.66	\$69,761.81	\$68,804.15
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$83.34	\$0.00	\$1,583.38
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$166.66	\$0.00	\$14,995.51
3028-000 Reserve Fund-Def Maint	\$0.00	\$468.85	\$5,370.99	\$0.00	\$468.85	\$4,902.14
3031-000 Reserve Fund-Home Maint	\$1,083.33	\$365.15	\$886.02	\$2,166.66	\$565.85	\$2,486.83
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$588.64	\$43,579.22	\$6,666.66	\$588.64	\$49,657.24
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$2,000.00	\$0.00	\$115,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$272.95	\$86,746.98	\$2,000.00	\$1,299.78	\$87,447.20
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$1,406.98	\$19,088.07	\$8,333.34	\$3,490.87	\$23,930.54
3052-000 Reserve Fund-Storm Drain	\$583.33	\$0.00	\$30,953.26	\$1,166.66	\$0.00	\$32,119.92
3080-000 Reserve Fund-Interest	\$144.42	\$0.00	\$4,353.02	\$303.92	\$0.00	\$4,656.94
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:	\$75,352.74	\$29,027.20	\$644,655.85	\$150,720.56	\$76,175.80	\$719,200.61