

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
3/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$172,105.12
1110-000 - A/R Delinq Maint Fees	\$25,590.09
1112-000 - A/R Delinq Maint Fees: Late Fees	\$1,305.99
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$80.00
1116-000 - A/R Fines	\$935.00
1190-000 - Allowance for Bad Debts	(\$17,292.42)
1410-000 - Prepaid Insurance-General	\$20,974.04

Operating Total

\$203,697.82

Other

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

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$310,466.12
1090-001 - Alliance Bank - ICS 2158	\$404,300.21

Reserve Total

\$714,766.33

Assets Total

\$1,080,464.15

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$24,838.42
2460-000 - Unearned Revenue-Cable Rebate	\$39,641.15

Other Total

\$64,601.88

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$93,976.97
3021-000 - Reserve Fund-Street Paving	\$26,900.20
3021-001 - Reserve Fund-MLB Paving	\$112,746.48
3022-000 - Reserve Fund-Walks	\$46,960.84
3023-000 - Reserve Fund-Roofs/Wood	\$94,258.64
3025-001 - Reserve Fund-Pool Resurfacing	\$1,625.05
3027-000 - Reserve Fund-Seawall/Banks	\$15,078.84
3028-000 - Reserve Fund-Def Maint	\$4,902.14
3031-000 - Reserve Fund-Home Maint	\$3,071.18
3039-000 - Reserve Fund-Rec Area Maint	\$51,311.71
3040-000 - Reserve Fund-Sewer System	\$116,529.16
3041-000 - Reserve Fund-Water System	\$88,156.27
3046-000 - Reserve Fund-Sprinklers	\$21,727.74
3052-000 - Reserve Fund-Storm Drain	\$32,703.25
3080-000 - Reserve Fund-Interest	\$4,817.86

Reserve Total

\$714,766.33

Retained Earnings

\$300,393.07

Net Income

\$702.87

Liabilities & Equity Total

\$1,080,464.15

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,385.23	\$484,155.69
6070-000 - Interest Income-Operating	\$4.30	\$12.66
6071-000 - Interest Income-Reserve	\$160.92	\$464.84
6082-000 - Late Fee Income	\$210.00	\$600.00
6083-000 - Other Income-General	\$500.00	\$800.00
<u>Total Revenues</u>	\$162,260.45	\$486,033.19
<i>Total Income</i>	\$162,260.45	\$486,033.19
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$5,871.00
7210-000 - Legal & Professional	\$320.00	\$3,086.89
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7510-000 - Admin Expenses-General	\$518.85	\$1,508.12
7810-000 - Uncollectible Assessments	\$833.33	\$2,499.99
<u>Total Administrative</u>	\$3,629.18	\$15,466.00
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$30,525.78
8021-000 - Salaries / Payroll Expense	\$840.37	\$3,108.00
8110-002 - Building Repairs Homeowner	\$742.91	\$3,629.15
8110-010 - Clubhouse Janitorial	\$1,030.65	\$1,773.13
8110-038 - R&M-Rec Area	\$2,260.16	\$6,814.09
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$28,598.80
8710-002 - Utilities-Electric-Hs	\$2,237.82	\$7,038.30
8710-004 - Utilities-Electric-Pool	\$1,152.29	\$4,171.50
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$93,314.44
8710-010 - Utilities-Reclaimed Water	\$2,487.63	\$8,080.27
8710-012 - Utilities-Cable TV	\$18,855.08	\$56,565.24
8710-021 - Utilities-All Other	\$65.82	\$155.82
<u>Total Services & Utilities</u>	\$80,261.87	\$243,774.52
<i>Total Expense</i>	\$83,891.05	\$259,240.52
Operating Net Income	\$78,369.40	\$226,792.67
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	\$45,500.01
9621-000 - Reserve-Street Paving	\$833.33	\$2,499.99
9621-001 - Reserve-MLB Paving	\$833.33	\$2,499.99

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$141,249.99
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$125.01
9627-000 - Reserve-Seawall/Banks	\$83.33	\$249.99
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$3,249.99
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$9,999.99
9640-000 - Reserve-Sewer System	\$1,000.00	\$3,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$3,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$12,500.01
9652-000 - Reserve-Storm Drain System	\$583.33	\$1,749.99
9900-000 - Reserve Interest	\$160.92	\$464.84
<u>Total Reserve Expense</u>	<u>\$75,369.24</u>	<u>\$226,089.80</u>
<i>Total Reserve Expense</i>	\$75,369.24	\$226,089.80
Reserve Net Income	<u>(\$75,369.24)</u>	<u>(\$226,089.80)</u>
Net Income	<u>\$3,000.16</u>	<u>\$702.87</u>

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				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%)	\$484,155.69	\$484,280.19	(\$124.50)	(0.03%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$4.30	\$0.00	\$4.30	100.00%	\$12.66	\$0.00	\$12.66	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$160.92	\$0.00	\$160.92	100.00%	\$464.84	\$0.00	\$464.84	100.00%	\$0.00
6082-000 - Late Fee Income	\$210.00	\$0.00	\$210.00	100.00%	\$600.00	\$0.00	\$600.00	100.00%	\$0.00
6083-000 - Other Income-General	\$500.00	\$0.00	\$500.00	100.00%	\$800.00	\$0.00	\$800.00	100.00%	\$0.00
<u>Total Revenues</u>	\$162,260.45	\$161,426.73	\$833.72	0.52%	\$486,033.19	\$484,280.19	\$1,753.00	0.36%	\$1,937,120.75
Total Income	\$162,260.45	\$161,426.73	\$833.72	0.52%	\$486,033.19	\$484,280.19	\$1,753.00	0.36%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$5,871.00	\$9,075.00	\$3,204.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$25.02	\$25.02	100.00%	\$100.00
7210-000 - Legal & Professional	\$320.00	\$666.67	\$346.67	52.00%	\$3,086.89	\$2,000.01	(\$1,086.88)	(54.34%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$2,500.00	\$1,650.00	(\$850.00)	(51.52%)	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$24.99	\$24.99	100.00%	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$412.50	\$412.50	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$187.50	\$187.50	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$518.85	\$541.67	\$22.82	4.21%	\$1,508.12	\$1,625.01	\$116.89	7.19%	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$2,499.99	\$2,499.99	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$3,629.18	\$5,833.34	\$2,204.16	37.79%	\$15,466.00	\$17,500.02	\$2,034.02	11.62%	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$30,525.78	\$30,525.78	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$840.37	\$1,000.00	\$159.63	15.96%	\$3,108.00	\$3,000.00	(\$108.00)	(3.60%)	\$12,000.00
8110-002 - Building Repairs Homeowner	\$742.91	\$416.67	(\$326.24)	(78.30%)	\$3,629.15	\$1,250.01	(\$2,379.14)	(190.33%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,030.65	\$1,500.00	\$469.35	31.29%	\$1,773.13	\$4,500.00	\$2,726.87	60.60%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,260.16	\$1,666.67	(\$593.49)	(35.61%)	\$6,814.09	\$5,000.01	(\$1,814.08)	(36.28%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$500.01	\$500.01	100.00%	\$2,000.00

**Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026**

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,583.33	\$1,133.73	10.71%	\$28,598.80	\$31,749.99	\$3,151.19	9.93%	\$127,000.00
8710-002 - Utilities-Electric-Hs	\$2,237.82	\$2,434.69	\$196.87	8.09%	\$7,038.30	\$7,304.07	\$265.77	3.64%	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$1,152.29	\$1,039.33	(\$112.96)	(10.87%)	\$4,171.50	\$3,117.99	(\$1,053.51)	(33.79%)	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$30,000.00	(\$964.28)	(3.21%)	\$93,314.44	\$90,000.00	(\$3,314.44)	(3.68%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$2,487.63	\$2,500.00	\$12.37	0.49%	\$8,080.27	\$7,500.00	(\$580.27)	(7.74%)	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$56,565.24	\$56,569.86	\$4.62	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$65.82	\$45.83	(\$19.99)	(43.62%)	\$155.82	\$137.49	(\$18.33)	(13.33%)	\$550.00
Total Services & Utilities	\$80,261.87	\$80,385.07	\$123.20	0.15%	\$243,774.52	\$241,155.21	(\$2,619.31)	(1.09%)	\$964,620.75
Total Expense	\$83,891.05	\$86,218.41	\$2,327.36	2.70%	\$259,240.52	\$258,655.23	(\$585.29)	(0.23%)	\$1,034,620.75
Operating Net Income	\$78,369.40	\$75,208.32	\$3,161.08	4.20%	\$226,792.67	\$225,624.96	\$1,167.71	.52%	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$45,500.01	\$45,500.01	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$2,499.99	\$2,499.99	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$2,499.99	\$2,499.99	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$141,249.99	\$141,249.99	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$125.01	\$125.01	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$249.99	\$249.99	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$3,249.99	\$3,249.99	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$9,999.99	\$9,999.99	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00	\$3,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00	\$3,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$12,500.01	\$12,500.01	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$1,749.99	\$1,749.99	\$0.00	0.00%	\$7,000.00
9900-000 - Reserve Interest	\$160.92	\$0.00	(\$160.92)	(100.00%)	\$464.84	\$0.00	(\$464.84)	(100.00%)	\$0.00
Total Reserve Expense	\$75,369.24	\$75,208.32	(\$160.92)	(0.21%)	\$226,089.80	\$225,624.96	(\$464.84)	(0.21%)	\$902,500.00
Total Reserve Expense	\$75,369.24	\$75,208.32	(\$160.92)	(0.21%)	\$226,089.80	\$225,624.96	(\$464.84)	(0.21%)	\$902,500.00
Reserve Net Income	(\$75,369.24)	(\$75,208.32)	(\$160.92)	.21%	(\$226,089.80)	(\$225,624.96)	(\$464.84)	.21%	(\$902,500.00)
4/15/2026									
Net Income	\$3,000.16	\$0.00	\$3,000.16	100.00%	\$702.87	\$0.00	\$702.87	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
3/1/2026 - 3/31/2026

Account	3/1/2026 - 3/31/2026		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	\$45,500.01	\$0.00	\$93,976.97
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$2,499.99	\$0.00	\$26,900.20
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$2,499.99	\$0.00	\$112,746.48
3022-000 Reserve Fund-Walks	\$0.00	\$500.00	\$47,460.84	\$0.00	\$500.00	\$46,960.84
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$21,628.84	\$44,399.30	\$141,249.99	\$91,390.65	\$94,258.64
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$125.01	\$0.00	\$1,625.05
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$249.99	\$0.00	\$15,078.84
3028-000 Reserve Fund-Def Maint	\$0.00	\$0.00	\$5,370.99	\$0.00	\$468.85	\$4,902.14
3031-000 Reserve Fund-Home Maint	\$1,083.33	\$498.98	\$886.02	\$3,249.99	\$1,064.83	\$3,071.18
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$1,678.86	\$43,579.22	\$9,999.99	\$2,267.50	\$51,311.71
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$3,000.00	\$0.00	\$116,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$290.93	\$86,746.98	\$3,000.00	\$1,590.71	\$88,156.27
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$6,369.47	\$19,088.07	\$12,500.01	\$9,860.34	\$21,727.74
3052-000 Reserve Fund-Storm Drain	\$583.33	\$0.00	\$30,953.26	\$1,749.99	\$0.00	\$32,703.25
3080-000 Reserve Fund-Interest	\$160.92	\$0.00	\$4,353.02	\$464.84	\$0.00	\$4,817.86
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:	\$75,369.24	\$30,967.08	\$644,655.85	\$226,089.80	\$107,142.88	\$763,602.77