

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc

Balance Sheet

4/30/2026

Assets

Operating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$182,612.50
1110-000 - A/R Delinq Maint Fees	\$16,420.44
1112-000 - A/R Delinq Maint Fees: Late Fees	\$825.00
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$50.00
1190-000 - Allowance for Bad Debts	(\$13,925.96)
1410-000 - Prepaid Insurance-General	\$21,183.04

Operating Total _____ \$207,165.02

Other

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

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$278,452.02
1090-001 - Alliance Bank - ICS 2158	\$404,449.76

Reserve Total _____ \$682,901.78

Assets Total

\$1,052,066.80

Liabilities and Equity

Other

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$24,819.32
2460-000 - Unearned Revenue-Cable Rebate	\$38,362.40

Other Total _____ \$63,304.03

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$96,718.64
3021-000 - Reserve Fund-Street Paving	\$27,733.53
3021-001 - Reserve Fund-MLB Paving	\$113,579.81
3022-000 - Reserve Fund-Walks	\$46,710.84
3023-000 - Reserve Fund-Roofs/Wood	\$60,892.06
3025-001 - Reserve Fund-Pool Resurfacing	\$1,666.72
3027-000 - Reserve Fund-Seawall/Banks	\$15,162.17
3028-000 - Reserve Fund-Def Maint	\$4,902.14
3031-000 - Reserve Fund-Home Maint	\$4,040.03
3039-000 - Reserve Fund-Rec Area Maint	\$54,645.04
3040-000 - Reserve Fund-Sewer System	\$117,529.16
3041-000 - Reserve Fund-Water System	\$88,368.24
3046-000 - Reserve Fund-Sprinklers	\$21,484.69
3052-000 - Reserve Fund-Storm Drain	\$24,494.44
3080-000 - Reserve Fund-Interest	\$4,974.27

Reserve Total _____ \$682,901.78

Retained Earnings

\$300,393.07

Net Income

\$5,467.92

Liabilities & Equity Total

\$1,052,066.80

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,409.23	\$645,564.92
6070-000 - Interest Income-Operating	\$4.08	\$16.74
6071-000 - Interest Income-Reserve	\$156.41	\$621.25
6076-000 - Interest Income-Owner	\$140.86	\$140.86
6082-000 - Late Fee Income	\$120.00	\$720.00
6083-000 - Other Income-General	\$1,800.00	\$2,600.00
6083-098 - Other Income-Legal	\$450.00	\$450.00
<u>Total Revenues</u>	\$164,080.58	\$650,113.77
 <i>Total Income</i>	 \$164,080.58	 \$650,113.77
 Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$7,828.00
7210-000 - Legal & Professional	\$2,827.85	\$5,914.74
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$61.25	\$61.25
7510-000 - Admin Expenses-General	\$706.43	\$2,214.55
7810-000 - Uncollectible Assessments	\$833.33	\$3,333.32
<u>Total Administrative</u>	\$6,385.86	\$21,851.86
 <u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$40,701.04
8021-000 - Salaries / Payroll Expense	\$292.76	\$3,400.76
8110-002 - Building Repairs Homeowner	\$305.65	\$3,934.80
8110-010 - Clubhouse Janitorial	\$1,213.34	\$2,986.47
8110-038 - R&M-Rec Area	\$1,275.84	\$8,089.93
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$38,048.40
8710-002 - Utilities-Electric-Hs	\$2,273.04	\$9,311.34
8710-004 - Utilities-Electric-Pool	\$1,136.49	\$5,307.99
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$124,278.72
8710-010 - Utilities-Reclaimed Water	\$1,557.78	\$9,638.05
8710-012 - Utilities-Cable TV	\$18,855.08	\$75,420.32
8710-021 - Utilities-All Other	\$65.82	\$221.64
<u>Total Services & Utilities</u>	\$77,564.94	\$321,339.46
 <i>Total Expense</i>	 \$83,950.80	 \$343,191.32
 <i>Operating Net Income</i>	 \$80,129.78	 \$306,922.45
 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	\$60,666.68
9621-000 - Reserve-Street Paving	\$833.33	\$3,333.32
9621-001 - Reserve-MLB Paving	\$833.33	\$3,333.32
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$188,333.32
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$166.68
9627-000 - Reserve-Seawall/Banks	\$83.33	\$333.32
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$4,333.32
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$13,333.32
9640-000 - Reserve-Sewer System	\$1,000.00	\$4,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$4,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$16,666.68
9652-000 - Reserve-Storm Drain System	\$583.33	\$2,333.32
9900-000 - Reserve Interest	\$156.41	\$621.25
<u>Total Reserve Expense</u>	<u>\$75,364.73</u>	<u>\$301,454.53</u>
<i>Total Reserve Expense</i>	\$75,364.73	\$301,454.53
Reserve Net Income	(\$75,364.73)	(\$301,454.53)
Net Income	\$4,765.05	\$5,467.92

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$161,409.23	\$161,426.73	(\$17.50)	(0.01%)	\$645,564.92	\$645,706.92	(\$142.00)	(0.02%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$4.08	\$0.00	\$4.08	100.00%	\$16.74	\$0.00	\$16.74	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$156.41	\$0.00	\$156.41	100.00%	\$621.25	\$0.00	\$621.25	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$140.86	\$0.00	\$140.86	100.00%	\$140.86	\$0.00	\$140.86	100.00%	\$0.00
6082-000 - Late Fee Income	\$120.00	\$0.00	\$120.00	100.00%	\$720.00	\$0.00	\$720.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,800.00	\$0.00	\$1,800.00	100.00%	\$2,600.00	\$0.00	\$2,600.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$450.00	\$0.00	\$450.00	100.00%	\$450.00	\$0.00	\$450.00	100.00%	\$0.00
Total Revenues	\$164,080.58	\$161,426.73	\$2,653.85	1.64%	\$650,113.77	\$645,706.92	\$4,406.85	0.68%	\$1,937,120.75
Total Income	\$164,080.58	\$161,426.73	\$2,653.85	1.64%	\$650,113.77	\$645,706.92	\$4,406.85	0.68%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$7,828.00	\$12,100.00	\$4,272.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$33.36	\$33.36	100.00%	\$100.00
7210-000 - Legal & Professional	\$2,827.85	\$666.67	(\$2,161.18)	(324.18%)	\$5,914.74	\$2,666.68	(\$3,248.06)	(121.80%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$2,500.00	\$2,200.00	(\$300.00)	(13.64%)	\$6,600.00
7310-002 - Taxes-Corp Annual	\$61.25	\$8.33	(\$52.92)	(635.29%)	\$61.25	\$33.32	(\$27.93)	(83.82%)	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$550.00	\$550.00	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$250.00	\$250.00	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$706.43	\$541.67	(\$164.76)	(30.42%)	\$2,214.55	\$2,166.68	(\$47.87)	(2.21%)	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$3,333.32	\$3,333.32	\$0.00	0.00%	\$10,000.00
Total Administrative	\$6,385.86	\$5,833.34	(\$552.52)	(9.47%)	\$21,851.86	\$23,333.36	\$1,481.50	6.35%	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$40,701.04	\$40,701.04	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$292.76	\$1,000.00	\$707.24	70.72%	\$3,400.76	\$4,000.00	\$599.24	14.98%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$305.65	\$416.67	\$111.02	26.64%	\$3,934.80	\$1,666.68	(\$2,268.12)	(136.09%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,213.34	\$1,500.00	\$286.66	19.11%	\$2,986.47	\$6,000.00	\$3,013.53	50.23%	\$18,000.00
8110-038 - R&M-Rec Area	\$1,275.84	\$1,666.67	\$390.83	23.45%	\$8,089.93	\$6,666.68	(\$1,423.25)	(21.35%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$666.68	\$666.68	100.00%	\$2,000.00
8210-001 - Lawn Service-Mbw, Fert	\$9,449.60	\$10,583.33	\$1,133.73	10.71%	\$38,048.40	\$42,333.32	\$4,284.92	10.12%	\$127,000.00
8710-002 - Utilities-Electric-Hs	\$2,273.04	\$2,434.69	\$161.65	6.64%	\$9,311.34	\$9,738.76	\$427.42	4.39%	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$1,136.49	\$1,039.33	(\$97.16)	(9.35%)	\$5,307.99	\$4,157.32	(\$1,150.67)	(27.68%)	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$30,000.00	(\$964.28)	(3.21%)	\$124,278.72	\$120,000.00	(\$4,278.72)	(3.57%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$1,557.78	\$2,500.00	\$942.22	37.69%	\$9,638.05	\$10,000.00	\$361.95	3.62%	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$75,420.32	\$75,426.48	\$6.16	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$65.82	\$45.83	(\$19.99)	(43.62%)	\$221.64	\$183.32	(\$38.32)	(20.90%)	\$550.00
Total Services & Utilities	\$77,564.94	\$80,385.07	\$2,820.13	3.51%	\$321,339.46	\$321,540.28	\$200.82	0.06%	\$964,620.75
Total Expense	\$83,950.80	\$86,218.41	\$2,267.61	2.63%	\$343,191.32	\$344,873.64	\$1,682.32	0.49%	\$1,034,620.75
Operating Net Income	\$80,129.78	\$75,208.32	\$4,921.46	6.54%	\$306,922.45	\$300,833.28	\$6,089.17	2.02%	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$60,666.68	\$60,666.68	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$3,333.32	\$3,333.32	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$3,333.32	\$3,333.32	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$188,333.32	\$188,333.32	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$166.68	\$166.68	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$333.32	\$333.32	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$4,333.32	\$4,333.32	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$13,333.32	\$13,333.32	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$4,000.00	\$4,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$4,000.00	\$4,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$16,666.68	\$16,666.68	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$2,333.32	\$2,333.32	\$0.00	0.00%	\$7,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9900-000 - Reserve Interest	\$156.41	\$0.00	(\$156.41)	(100.00%)	\$621.25	\$0.00	(\$621.25)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$75,364.73	\$75,208.32	(\$156.41)	(0.21%)	\$301,454.53	\$300,833.28	(\$621.25)	(0.21%)	\$902,500.00
Total Reserve Expense	\$75,364.73	\$75,208.32	(\$156.41)	(0.21%)	\$301,454.53	\$300,833.28	(\$621.25)	(0.21%)	\$902,500.00
Reserve Net Income	(\$75,364.73)	(\$75,208.32)	(\$156.41)	.21%	(\$301,454.53)	(\$300,833.28)	(\$621.25)	.21%	(\$902,500.00)
Net Income	\$4,765.05	\$0.00	\$4,765.05	100.00%	\$5,467.92	\$0.00	\$5,467.92	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
4/1/2026 - 4/30/2026

Account	4/1/2026 - 4/30/2026		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	\$12,425.00	\$48,476.96	\$60,666.68	\$12,425.00	\$96,718.64
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$3,333.32	\$0.00	\$27,733.53
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$3,333.32	\$0.00	\$113,579.81
3022-000 Reserve Fund-Walks	\$0.00	\$250.00	\$47,460.84	\$0.00	\$750.00	\$46,710.84
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$80,449.91	\$44,399.30	\$188,333.32	\$171,840.56	\$60,892.06
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$166.68	\$0.00	\$1,666.72
3027-000 Reserve Fund- Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$333.32	\$0.00	\$15,162.17
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	\$114.48	\$886.02	\$4,333.32	\$1,179.31	\$4,040.03
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$0.00	\$43,579.22	\$13,333.32	\$2,267.50	\$54,645.04
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$4,000.00	\$0.00	\$117,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$788.03	\$86,746.98	\$4,000.00	\$2,378.74	\$88,368.24
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$4,409.72	\$19,088.07	\$16,666.68	\$14,270.06	\$21,484.69
3052-000 Reserve Fund-Storm Drain	\$583.33	\$8,792.14	\$30,953.26	\$2,333.32	\$8,792.14	\$24,494.44
3080-000 Reserve Fund-Interest	\$156.41	\$0.00	\$4,353.02	\$621.25	\$0.00	\$4,974.27
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:	\$75,364.73	\$107,229.28	\$644,655.85	\$301,454.53	\$214,372.16	\$731,738.22