

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
5/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$172,059.35
1110-000 - A/R Delinq Maint Fees	\$17,843.46
1112-000 - A/R Delinq Maint Fees: Late Fees	\$825.00
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$20.00
1190-000 - Allowance for Bad Debts	(\$14,266.77)
1410-000 - Prepaid Insurance-General	\$21,392.04

Operating Total

\$197,873.08

Other

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

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$332,235.58
1090-001 - Alliance Bank - ICS 2158	\$404,604.34

Reserve Total

\$736,839.92

Assets Total

\$1,096,713.00

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$24,326.87
2460-000 - Unearned Revenue-Cable Rebate	\$37,083.65

Other Total

\$61,532.83

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$111,885.31
3021-000 - Reserve Fund-Street Paving	\$28,566.86
3021-001 - Reserve Fund-MLB Paving	\$114,413.14
3022-000 - Reserve Fund-Walks	\$46,710.84
3023-000 - Reserve Fund-Roofs/Wood	\$93,082.28
3025-001 - Reserve Fund-Pool Resurfacing	\$1,708.39
3027-000 - Reserve Fund-Seawall/Banks	\$15,245.50
3028-000 - Reserve Fund-Def Maint	\$4,902.14
3031-000 - Reserve Fund-Home Maint	\$4,631.48
3039-000 - Reserve Fund-Rec Area Maint	\$57,978.37
3040-000 - Reserve Fund-Sewer System	\$118,529.16
3041-000 - Reserve Fund-Water System	\$88,959.91
3046-000 - Reserve Fund-Sprinklers	\$20,012.99
3052-000 - Reserve Fund-Storm Drain	\$25,077.77
3080-000 - Reserve Fund-Interest	\$5,135.78

Reserve Total

\$736,839.92

Retained Earnings

\$300,393.07

Net Income

(\$2,052.82)

Liabilities & Equity Total

\$1,096,713.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,361.23	\$806,926.15
6070-000 - Interest Income-Operating	\$4.74	\$21.48
6071-000 - Interest Income-Reserve	\$161.51	\$782.76
6076-000 - Interest Income-Owner	\$0.00	\$140.86
6082-000 - Late Fee Income	\$90.00	\$810.00
6083-000 - Other Income-General	\$1,600.00	\$4,200.00
6083-098 - Other Income-Legal	\$0.00	\$450.00
<u>Total Revenues</u>	<u>\$163,217.48</u>	<u>\$813,331.25</u>
<i>Total Income</i>	\$163,217.48	\$813,331.25
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$9,785.00
7210-000 - Legal & Professional	\$2,227.01	\$8,141.75
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$792.26	\$3,006.81
7810-000 - Uncollectible Assessments	\$833.33	\$4,166.65
<u>Total Administrative</u>	<u>\$5,809.60</u>	<u>\$27,661.46</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$50,876.30
8021-000 - Salaries / Payroll Expense	\$541.29	\$3,942.05
8110-002 - Building Repairs Homeowner	\$837.73	\$4,772.53
8110-010 - Clubhouse Janitorial	\$1,091.51	\$4,077.98
8110-038 - R&M-Rec Area	\$1,459.70	\$9,549.63
8210-001 - Lawn Service-Mow, Fert	\$18,899.60	\$56,948.00
8710-002 - Utilities-Electric-Hs	\$2,246.39	\$11,557.73
8710-004 - Utilities-Electric-Pool	\$793.20	\$6,101.19
8710-007 - Utilities-Sewer Water & Trash-General	\$31,385.88	\$155,664.60
8710-010 - Utilities-Reclaimed Water	\$3,207.37	\$12,845.42
8710-012 - Utilities-Cable TV	\$18,855.08	\$94,275.40
8710-021 - Utilities-All Other	\$65.78	\$287.42
<u>Total Services & Utilities</u>	<u>\$89,558.79</u>	<u>\$410,898.25</u>
<i>Total Expense</i>	\$95,368.39	\$438,559.71
 Operating Net Income	 <u>\$67,849.09</u>	 <u>\$374,771.54</u>
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026	Year To Date
9620-000 - Reserve-Home Paint	\$15,166.67	\$75,833.35
9621-000 - Reserve-Street Paving	\$833.33	\$4,166.65
9621-001 - Reserve-MLB Paving	\$833.33	\$4,166.65
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$235,416.65
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$208.35
9627-000 - Reserve-Seawall/Banks	\$83.33	\$416.65
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$5,416.65
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$16,666.65
9640-000 - Reserve-Sewer System	\$1,000.00	\$5,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$5,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$20,833.35
9652-000 - Reserve-Storm Drain System	\$583.33	\$2,916.65
9900-000 - Reserve Interest	\$161.51	\$782.76
<u>Total Reserve Expense</u>	<u>\$75,369.83</u>	<u>\$376,824.36</u>
<i>Total Reserve Expense</i>	\$75,369.83	\$376,824.36
Reserve Net Income	<u>(\$75,369.83)</u>	<u>(\$376,824.36)</u>
Net Income	<u>(\$7,520.74)</u>	<u>(\$2,052.82)</u>

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$161,361.23	\$161,426.73	(\$65.50)	(0.04%)	\$806,926.15	\$807,133.65	(\$207.50)	(0.03%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$4.74	\$0.00	\$4.74	100.00%	\$21.48	\$0.00	\$21.48	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$161.51	\$0.00	\$161.51	100.00%	\$782.76	\$0.00	\$782.76	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$140.86	\$0.00	\$140.86	100.00%	\$0.00
6082-000 - Late Fee Income	\$90.00	\$0.00	\$90.00	100.00%	\$810.00	\$0.00	\$810.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,600.00	\$0.00	\$1,600.00	100.00%	\$4,200.00	\$0.00	\$4,200.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$450.00	\$0.00	\$450.00	100.00%	\$0.00
<u>Total Revenues</u>	\$163,217.48	\$161,426.73	\$1,790.75	1.11%	\$813,331.25	\$807,133.65	\$6,197.60	0.77%	\$1,937,120.75
Total Income	\$163,217.48	\$161,426.73	\$1,790.75	1.11%	\$813,331.25	\$807,133.65	\$6,197.60	0.77%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$9,785.00	\$15,125.00	\$5,340.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$41.70	\$41.70	100.00%	\$100.00
7210-000 - Legal & Professional	\$2,227.01	\$666.67	(\$1,560.34)	(234.05%)	\$8,141.75	\$3,333.35	(\$4,808.40)	(144.25%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$2,500.00	\$2,750.00	\$250.00	9.09%	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$41.65	(\$19.60)	(47.06%)	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$687.50	\$687.50	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$312.50	\$312.50	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$792.26	\$541.67	(\$250.59)	(46.26%)	\$3,006.81	\$2,708.35	(\$298.46)	(11.02%)	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$4,166.65	\$4,166.65	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$5,809.60	\$5,833.34	\$23.74	0.41%	\$27,661.46	\$29,166.70	\$1,505.24	5.16%	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$50,876.30	\$50,876.30	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$541.29	\$1,000.00	\$458.71	45.87%	\$3,942.05	\$5,000.00	\$1,057.95	21.16%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$837.73	\$416.67	(\$421.06)	(101.05%)	\$4,772.53	\$2,083.35	(\$2,689.18)	(129.08%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,091.51	\$1,500.00	\$408.49	27.23%	\$4,077.98	\$7,500.00	\$3,422.02	45.63%	\$18,000.00

**Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-038 - R&M-Rec Area	\$1,459.70	\$1,666.67	\$206.97	12.42%	\$9,549.63	\$8,333.35	(\$1,216.28)	(14.60%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$833.35	\$833.35	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$18,899.60	\$10,583.33	(\$8,316.27)	(78.58%)	\$56,948.00	\$52,916.65	(\$4,031.35)	(7.62%)	\$127,000.00
8710-002 - Utilities-Electric-Hs	\$2,246.39	\$2,434.69	\$188.30	7.73%	\$11,557.73	\$12,173.45	\$615.72	5.06%	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$793.20	\$1,039.33	\$246.13	23.68%	\$6,101.19	\$5,196.65	(\$904.54)	(17.41%)	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$31,385.88	\$30,000.00	(\$1,385.88)	(4.62%)	\$155,664.60	\$150,000.00	(\$5,664.60)	(3.78%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$3,207.37	\$2,500.00	(\$707.37)	(28.29%)	\$12,845.42	\$12,500.00	(\$345.42)	(2.76%)	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$94,275.40	\$94,283.10	\$7.70	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$65.78	\$45.83	(\$19.95)	(43.53%)	\$287.42	\$229.15	(\$58.27)	(25.43%)	\$550.00
<u>Total Services & Utilities</u>	\$89,558.79	\$80,385.07	(\$9,173.72)	(11.41%)	\$410,898.25	\$401,925.35	(\$8,972.90)	(2.23%)	\$964,620.75
Total Expense	\$95,368.39	\$86,218.41	(\$9,149.98)	(10.61%)	\$438,559.71	\$431,092.05	(\$7,467.66)	(1.73%)	\$1,034,620.75
Operating Net Income	\$67,849.09	\$75,208.32	(\$7,359.23)	(9.79%)	\$374,771.54	\$376,041.60	(\$1,270.06)	(.34%)	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$75,833.35	\$75,833.35	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$4,166.65	\$4,166.65	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$4,166.65	\$4,166.65	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$235,416.65	\$235,416.65	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$208.35	\$208.35	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$416.65	\$416.65	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$5,416.65	\$5,416.65	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$16,666.65	\$16,666.65	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$20,833.35	\$20,833.35	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$2,916.65	\$2,916.65	\$0.00	0.00%	\$7,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9900-000 - Reserve Interest	\$161.51	\$0.00	(\$161.51)	(100.00%)	\$782.76	\$0.00	(\$782.76)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$75,369.83	\$75,208.32	(\$161.51)	(0.21%)	\$376,824.36	\$376,041.60	(\$782.76)	(0.21%)	\$902,500.00
Total Reserve Expense	\$75,369.83	\$75,208.32	(\$161.51)	(0.21%)	\$376,824.36	\$376,041.60	(\$782.76)	(0.21%)	\$902,500.00
Reserve Net Income	(\$75,369.83)	(\$75,208.32)	(\$161.51)	.21%	(\$376,824.36)	(\$376,041.60)	(\$782.76)	.21%	(\$902,500.00)
Net Income	(\$7,520.74)	\$0.00	(\$7,520.74)	100.00%	(\$2,052.82)	\$0.00	(\$2,052.82)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
5/1/2026 - 5/31/2026

Account	5/1/2026 - 5/31/2026		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	\$75,833.35	\$12,425.00	\$111,885.31
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$4,166.65	\$0.00	\$28,566.86
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$4,166.65	\$0.00	\$114,413.14
3022-000 Reserve Fund-Walks	\$0.00	\$0.00	\$47,460.84	\$0.00	\$750.00	\$46,710.84
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$14,893.11	\$44,399.30	\$235,416.65	\$186,733.67	\$93,082.28
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$208.35	\$0.00	\$1,708.39
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$416.65	\$0.00	\$15,245.50
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	\$491.88	\$886.02	\$5,416.65	\$1,671.19	\$4,631.48
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$0.00	\$43,579.22	\$16,666.65	\$2,267.50	\$57,978.37
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$5,000.00	\$0.00	\$118,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$408.33	\$86,746.98	\$5,000.00	\$2,787.07	\$88,959.91
3046-000 Reserve Fund-Sprinklers	\$4,166.67	\$5,638.37	\$19,088.07	\$20,833.35	\$19,908.43	\$20,012.99
3052-000 Reserve Fund-Storm Drain	\$583.33	\$0.00	\$30,953.26	\$2,916.65	\$8,792.14	\$25,077.77
3080-000 Reserve Fund-Interest	\$161.51	\$0.00	\$4,353.02	\$782.76	\$0.00	\$5,135.78
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:	\$75,369.83	\$21,431.69	\$644,655.85	\$376,824.36	\$235,803.85	\$785,676.36