

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
6/30/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$177,212.14
1110-000 - A/R Delinq Maint Fees	\$19,693.81
1112-000 - A/R Delinq Maint Fees: Late Fees	\$900.00
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$20.00
1190-000 - Allowance for Bad Debts	(\$15,100.10)
1410-000 - Prepaid Insurance-General	\$19,435.04

Operating Total

\$202,160.89

Other

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

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$247,338.20
1090-001 - Alliance Bank - ICS 2158	\$404,754.00

Reserve Total

\$652,092.20

Assets Total

\$1,016,253.09

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,893.42
2460-000 - Unearned Revenue-Cable Rebate	\$35,804.90

Other Total

\$59,820.63

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$50,471.98
3021-000 - Reserve Fund-Street Paving	\$29,400.19
3021-001 - Reserve Fund-MLB Paving	\$115,246.47
3022-000 - Reserve Fund-Walks	\$46,384.79
3023-000 - Reserve Fund-Roofs/Wood	\$70,855.35
3025-001 - Reserve Fund-Pool Resurfacing	\$1,750.06
3027-000 - Reserve Fund-Seawall/Banks	\$15,328.83
3028-000 - Reserve Fund-Def Maint	\$4,902.14
3031-000 - Reserve Fund-Home Maint	\$5,125.32
3039-000 - Reserve Fund-Rec Area Maint	\$60,027.72
3040-000 - Reserve Fund-Sewer System	\$119,529.16
3041-000 - Reserve Fund-Water System	\$88,879.71
3046-000 - Reserve Fund-Sprinklers	\$13,236.41
3052-000 - Reserve Fund-Storm Drain	\$25,661.10
3080-000 - Reserve Fund-Interest	\$5,292.97

Reserve Total

\$652,092.20

Retained Earnings

\$300,393.07

Net Income

\$3,947.19

Liabilities & Equity Total

\$1,016,253.09

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,385.23	\$968,311.38
6070-000 - Interest Income-Operating	\$4.16	\$25.64
6071-000 - Interest Income-Reserve	\$157.19	\$939.95
6076-000 - Interest Income-Owner	\$0.00	\$140.86
6082-000 - Late Fee Income	\$105.00	\$915.00
6083-000 - Other Income-General	\$2,065.00	\$6,265.00
6083-098 - Other Income-Legal	\$0.00	\$450.00
<u>Total Revenues</u>	\$163,716.58	\$977,047.83
<i>Total Income</i>	\$163,716.58	\$977,047.83
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$11,742.00
7210-000 - Legal & Professional	\$221.48	\$8,363.23
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$495.36	\$3,502.17
7810-000 - Uncollectible Assessments	\$833.33	\$4,999.98
<u>Total Administrative</u>	\$3,507.17	\$31,168.63
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$61,051.56
8021-000 - Salaries / Payroll Expense	\$532.73	\$4,474.78
8110-002 - Building Repairs Homeowner	\$785.11	\$5,557.64
8110-010 - Clubhouse Janitorial	\$1,213.90	\$5,291.88
8110-038 - R&M-Rec Area	\$1,133.83	\$10,683.46
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$66,397.60
8710-002 - Utilities-Electric-Hs	\$2,252.89	\$13,810.62
8710-004 - Utilities-Electric-Pool	\$469.66	\$6,570.85
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$186,628.88
8710-010 - Utilities-Reclaimed Water	\$2,945.77	\$15,791.19
8710-012 - Utilities-Cable TV	\$18,855.08	\$113,130.48
8710-021 - Utilities-All Other	\$65.78	\$353.20
<u>Total Services & Utilities</u>	\$78,843.89	\$489,742.14
<i>Total Expense</i>	\$82,351.06	\$520,910.77
Operating Net Income	\$81,365.52	\$456,137.06
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$15,166.67	\$91,000.02
9621-000 - Reserve-Street Paving	\$833.33	\$4,999.98
9621-001 - Reserve-MLB Paving	\$833.33	\$4,999.98
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$282,499.98
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$250.02
9627-000 - Reserve-Seawall/Banks	\$83.33	\$499.98
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$6,499.98
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$19,999.98
9640-000 - Reserve-Sewer System	\$1,000.00	\$6,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$6,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$25,000.02
9652-000 - Reserve-Storm Drain System	\$583.33	\$3,499.98
9900-000 - Reserve Interest	\$157.19	\$939.95
<u>Total Reserve Expense</u>	<u>\$75,365.51</u>	<u>\$452,189.87</u>
<i>Total Reserve Expense</i>	<i>\$75,365.51</i>	<i>\$452,189.87</i>
 Reserve Net Income	 <u>(\$75,365.51)</u>	 <u>(\$452,189.87)</u>
 Net Income	 <u>\$6,000.01</u>	 <u>\$3,947.19</u>

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$161,385.23	\$161,426.73	(\$41.50)	(0.03%)	\$968,311.38	\$968,560.38	(\$249.00)	(0.03%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$4.16	\$0.00	\$4.16	100.00%	\$25.64	\$0.00	\$25.64	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$157.19	\$0.00	\$157.19	100.00%	\$939.95	\$0.00	\$939.95	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	\$105.00	\$0.00	\$105.00	100.00%	\$915.00	\$0.00	\$915.00	100.00%	\$0.00
6083-000 - Other Income-General	\$2,065.00	\$0.00	\$2,065.00	100.00%	\$6,265.00	\$0.00	\$6,265.00	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>	\$163,716.58	\$161,426.73	\$2,289.85	1.42%	\$977,047.83	\$968,560.38	\$8,487.45	0.88%	\$1,937,120.75
Total Income	\$163,716.58	\$161,426.73	\$2,289.85	1.42%	\$977,047.83	\$968,560.38	\$8,487.45	0.88%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$11,742.00	\$18,150.00	\$6,408.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$50.04	\$50.04	100.00%	\$100.00
7210-000 - Legal & Professional	\$221.48	\$666.67	\$445.19	66.78%	\$8,363.23	\$4,000.02	(\$4,363.21)	(109.08%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$2,500.00	\$3,300.00	\$800.00	24.24%	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$49.98	(\$11.27)	(22.55%)	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$825.00	\$825.00	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$375.00	\$375.00	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$495.36	\$541.67	\$46.31	8.55%	\$3,502.17	\$3,250.02	(\$252.15)	(7.76%)	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$3,507.17	\$5,833.34	\$2,326.17	39.88%	\$31,168.63	\$35,000.04	\$3,831.41	10.95%	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$61,051.56	\$61,051.56	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$532.73	\$1,000.00	\$467.27	46.73%	\$4,474.78	\$6,000.00	\$1,525.22	25.42%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$785.11	\$416.67	(\$368.44)	(88.42%)	\$5,557.64	\$2,500.02	(\$3,057.62)	(122.30%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,213.90	\$1,500.00	\$286.10	19.07%	\$5,291.88	\$9,000.00	\$3,708.12	41.20%	\$18,000.00
8110-038 - R&M-Rec Area	\$1,133.83	\$1,666.67	\$532.84	31.97%	\$10,683.46	\$10,000.02	(\$683.44)	(6.83%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,000.02	\$1,000.02	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,583.33	\$1,133.73	10.71%	\$66,397.60	\$63,499.98	(\$2,897.62)	(4.56%)	\$127,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8710-002 - Utilities-Electric-Hs	\$2,252.89	\$2,434.69	\$181.80	7.47%	\$13,810.62	\$14,608.14	\$797.52	5.46%	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$469.66	\$1,039.33	\$569.67	54.81%	\$6,570.85	\$6,235.98	(\$334.87)	(5.37%)	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$30,000.00	(\$964.28)	(3.21%)	\$186,628.88	\$180,000.00	(\$6,628.88)	(3.68%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$2,945.77	\$2,500.00	(\$445.77)	(17.83%)	\$15,791.19	\$15,000.00	(\$791.19)	(5.27%)	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$113,130.48	\$113,139.72	\$9.24	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$65.78	\$45.83	(\$19.95)	(43.53%)	\$353.20	\$274.98	(\$78.22)	(28.45%)	\$550.00
Total Services & Utilities	\$78,843.89	\$80,385.07	\$1,541.18	1.92%	\$489,742.14	\$482,310.42	(\$7,431.72)	(1.54%)	\$964,620.75
Total Expense	\$82,351.06	\$86,218.41	\$3,867.35	4.49%	\$520,910.77	\$517,310.46	(\$3,600.31)	(0.70%)	\$1,034,620.75
Operating Net Income	\$81,365.52	\$75,208.32	\$6,157.20	8.19%	\$456,137.06	\$451,249.92	\$4,887.14	1.08%	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$91,000.02	\$91,000.02	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$4,999.98	\$4,999.98	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$282,499.98	\$282,499.98	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$250.02	\$250.02	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$499.98	\$499.98	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$6,499.98	\$6,499.98	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$19,999.98	\$19,999.98	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$6,000.00	\$6,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$6,000.00	\$6,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$25,000.02	\$25,000.02	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$3,499.98	\$3,499.98	\$0.00	0.00%	\$7,000.00
9900-000 - Reserve Interest	\$157.19	\$0.00	(\$157.19)	(100.00%)	\$939.95	\$0.00	(\$939.95)	(100.00%)	\$0.00
Total Reserve Expense	\$75,365.51	\$75,208.32	(\$157.19)	(0.21%)	\$452,189.87	\$451,249.92	(\$939.95)	(0.21%)	\$902,500.00
Total Reserve Expense	\$75,365.51	\$75,208.32	(\$157.19)	(0.21%)	\$452,189.87	\$451,249.92	(\$939.95)	(0.21%)	\$902,500.00
Reserve Net Income	(\$75,365.51)	(\$75,208.32)	(\$157.19)	.21%	(\$452,189.87)	(\$451,249.92)	(\$939.95)	.21%	(\$902,500.00)
Net Income	\$6,000.01	\$0.00	\$6,000.01	100.00%	\$3,947.19	\$0.00	\$3,947.19	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
6/1/2026 - 6/30/2026

Account	6/1/2026 - 6/30/2026		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	\$76,580.00	\$48,476.96	\$91,000.02	\$89,005.00	\$50,471.98
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$4,999.98	\$0.00	\$29,400.19
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$4,999.98	\$0.00	\$115,246.47
3022-000 Reserve Fund-Walks	\$0.00	\$326.05	\$47,460.84	\$0.00	\$1,076.05	\$46,384.79
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$69,310.26	\$44,399.30	\$282,499.98	\$256,043.93	\$70,855.35
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$250.02	\$0.00	\$1,750.06
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$499.98	\$0.00	\$15,328.83
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	\$589.49	\$886.02	\$6,499.98	\$2,260.68	\$5,125.32
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$1,283.98	\$43,579.22	\$19,999.98	\$3,551.48	\$60,027.72
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$6,000.00	\$0.00	\$119,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$1,080.20	\$86,746.98	\$6,000.00	\$3,867.27	\$88,879.71
3046-000 Reserve Fund-Sprinklers	\$4,190.88	\$10,967.46	\$19,088.07	\$25,024.23	\$30,875.89	\$13,236.41
3052-000 Reserve Fund-Storm Drain	\$583.33	\$0.00	\$30,953.26	\$3,499.98	\$8,792.14	\$25,661.10
3080-000 Reserve Fund-Interest	\$157.19	\$0.00	\$4,353.02	\$939.95	\$0.00	\$5,292.97
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:	\$75,389.72	\$160,137.44	\$644,655.85	\$452,214.08	\$395,941.29	\$700,928.64