

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
7/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$187,591.81
1110-000 - A/R Delinq Maint Fees	\$18,963.07
1112-000 - A/R Delinq Maint Fees: Late Fees	\$885.00
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$30.00
1190-000 - Allowance for Bad Debts	(\$15,933.43)
1410-000 - Prepaid Insurance-General	\$17,478.04

Operating Total

\$209,014.49

Other

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

Other Total

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$136,672.68
1090-001 - Alliance Bank - ICS 2158	\$404,908.71

Reserve Total

\$541,581.39

Assets Total

\$912,595.88

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$27,723.61
2460-000 - Unearned Revenue-Cable Rebate	\$34,526.15

Other Total

\$62,372.07

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$638.65
3021-000 - Reserve Fund-Street Paving	\$30,233.52
3021-001 - Reserve Fund-MLB Paving	\$116,079.80
3022-000 - Reserve Fund-Walks	\$46,134.79
3023-000 - Reserve Fund-Roofs/Wood	\$5,616.99
3025-001 - Reserve Fund-Pool Resurfacing	\$1,791.73
3027-000 - Reserve Fund-Seawall/Banks	\$15,412.16
3028-000 - Reserve Fund-Def Maint	\$4,902.14
3031-000 - Reserve Fund-Home Maint	\$6,081.37
3039-000 - Reserve Fund-Rec Area Maint	\$60,261.05
3040-000 - Reserve Fund-Sewer System	\$120,529.16
3041-000 - Reserve Fund-Water System	\$89,408.37
3046-000 - Reserve Fund-Sprinklers	\$12,794.33
3052-000 - Reserve Fund-Storm Drain	\$26,244.43
3080-000 - Reserve Fund-Interest	\$5,452.90

Reserve Total

\$541,581.39

Retained Earnings

\$300,393.07

Net Income

\$8,249.35

Liabilities & Equity Total

\$912,595.88

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$161,385.23	\$1,129,696.61
6070-000 - Interest Income-Operating	\$4.74	\$30.38
6071-000 - Interest Income-Reserve	\$159.93	\$1,099.88
6076-000 - Interest Income-Owner	\$139.06	\$279.92
6082-000 - Late Fee Income	\$105.00	\$1,020.00
6083-000 - Other Income-General	\$1,125.00	\$7,390.00
6083-098 - Other Income-Legal	\$1,299.86	\$1,749.86
<u>Total Revenues</u>	\$164,218.82	\$1,141,266.65
<i>Total Income</i>	\$164,218.82	\$1,141,266.65
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,957.00	\$13,699.00
7210-000 - Legal & Professional	\$2,525.22	\$10,888.45
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$201.38	\$3,703.55
7810-000 - Uncollectible Assessments	\$833.33	\$5,833.31
<u>Total Administrative</u>	\$5,516.93	\$36,685.56
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,175.26	\$71,226.82
8021-000 - Salaries / Payroll Expense	\$333.35	\$4,808.13
8110-002 - Building Repairs Homeowner	\$915.57	\$6,473.21
8110-010 - Clubhouse Janitorial	\$1,140.64	\$6,432.52
8110-038 - R&M-Rec Area	\$1,121.40	\$11,804.86
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$75,847.20
8710-002 - Utilities-Electric-Hs	\$2,550.21	\$16,360.83
8710-004 - Utilities-Electric-Pool	\$248.14	\$6,818.99
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$217,593.16
8710-010 - Utilities-Reclaimed Water	\$3,212.17	\$19,003.36
8710-012 - Utilities-Cable TV	\$18,855.08	\$131,985.56
8710-021 - Utilities-All Other	\$65.78	\$418.98
<u>Total Services & Utilities</u>	\$79,031.48	\$568,773.62
<i>Total Expense</i>	\$84,548.41	\$605,459.18
Operating Net Income	\$79,670.41	\$535,807.47
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
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$15,166.67	\$106,166.69
9621-000 - Reserve-Street Paving	\$833.33	\$5,833.31
9621-001 - Reserve-MLB Paving	\$833.33	\$5,833.31
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$329,583.31
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$291.69
9627-000 - Reserve-Seawall/Banks	\$83.33	\$583.31
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$7,583.31
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$23,333.31
9640-000 - Reserve-Sewer System	\$1,000.00	\$7,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$7,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$29,166.69
9652-000 - Reserve-Storm Drain System	\$583.33	\$4,083.31
9900-000 - Reserve Interest	\$159.93	\$1,099.88
<u>Total Reserve Expense</u>	\$75,368.25	\$527,558.12
<i>Total Reserve Expense</i>	\$75,368.25	\$527,558.12
 Reserve Net Income	 (\$75,368.25)	 (\$527,558.12)
 Net Income	 \$4,302.16	 \$8,249.35

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				Annual Budget
	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%)	\$1,129,696.61	\$1,129,987.11	(\$290.50)	(0.03%)	\$1,937,120.75
6070-000 - Interest Income-Operating	\$4.74	\$0.00	\$4.74	100.00%	\$30.38	\$0.00	\$30.38	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$159.93	\$0.00	\$159.93	100.00%	\$1,099.88	\$0.00	\$1,099.88	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$139.06	\$0.00	\$139.06	100.00%	\$279.92	\$0.00	\$279.92	100.00%	\$0.00
6082-000 - Late Fee Income	\$105.00	\$0.00	\$105.00	100.00%	\$1,020.00	\$0.00	\$1,020.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,125.00	\$0.00	\$1,125.00	100.00%	\$7,390.00	\$0.00	\$7,390.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$1,299.86	\$0.00	\$1,299.86	100.00%	\$1,749.86	\$0.00	\$1,749.86	100.00%	\$0.00
<u>Total Revenues</u>	\$164,218.82	\$161,426.73	\$2,792.09	1.73%	\$1,141,266.65	\$1,129,987.11	\$11,279.54	1.00%	\$1,937,120.75
Total Income	\$164,218.82	\$161,426.73	\$2,792.09	1.73%	\$1,141,266.65	\$1,129,987.11	\$11,279.54	1.00%	\$1,937,120.75
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,957.00	\$3,025.00	\$1,068.00	35.31%	\$13,699.00	\$21,175.00	\$7,476.00	35.31%	\$36,300.00
7115-001 - Bank Charges	\$0.00	\$8.34	\$8.34	100.00%	\$0.00	\$58.38	\$58.38	100.00%	\$100.00
7210-000 - Legal & Professional	\$2,525.22	\$666.67	(\$1,858.55)	(278.78%)	\$10,888.45	\$4,666.69	(\$6,221.76)	(133.32%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$550.00	\$550.00	100.00%	\$2,500.00	\$3,850.00	\$1,350.00	35.06%	\$6,600.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$58.31	(\$2.94)	(5.04%)	\$100.00
7310-003 - Taxes-Condo Fee	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$962.50	\$962.50	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$437.50	\$437.50	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$201.38	\$541.67	\$340.29	62.82%	\$3,703.55	\$3,791.69	\$88.14	2.32%	\$6,500.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$5,516.93	\$5,833.34	\$316.41	5.42%	\$36,685.56	\$40,833.38	\$4,147.82	10.16%	\$70,000.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,175.26	\$10,175.26	\$0.00	0.00%	\$71,226.82	\$71,226.82	\$0.00	0.00%	\$122,103.16
8021-000 - Salaries / Payroll Expense	\$333.35	\$1,000.00	\$666.65	66.67%	\$4,808.13	\$7,000.00	\$2,191.87	31.31%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$915.57	\$416.67	(\$498.90)	(119.74%)	\$6,473.21	\$2,916.69	(\$3,556.52)	(121.94%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,140.64	\$1,500.00	\$359.36	23.96%	\$6,432.52	\$10,500.00	\$4,067.48	38.74%	\$18,000.00
8110-038 - R&M-Rec Area	\$1,121.40	\$1,666.67	\$545.27	32.72%	\$11,804.86	\$11,666.69	(\$138.17)	(1.18%)	\$20,000.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,166.69	\$1,166.69	100.00%	\$2,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-001 - Lawn Service-Mow, Fert	\$9,449.60	\$10,583.33	\$1,133.73	10.71%	\$75,847.20	\$74,083.31	(\$1,763.89)	(2.38%)	\$127,000.00
8710-002 - Utilities-Electric-Hs	\$2,550.21	\$2,434.69	(\$115.52)	(4.74%)	\$16,360.83	\$17,042.83	\$682.00	4.00%	\$29,216.25
8710-004 - Utilities-Electric-Pool	\$248.14	\$1,039.33	\$791.19	76.13%	\$6,818.99	\$7,275.31	\$456.32	6.27%	\$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	\$30,964.28	\$30,000.00	(\$964.28)	(3.21%)	\$217,593.16	\$210,000.00	(\$7,593.16)	(3.62%)	\$360,000.00
8710-010 - Utilities-Reclaimed Water	\$3,212.17	\$2,500.00	(\$712.17)	(28.49%)	\$19,003.36	\$17,500.00	(\$1,503.36)	(8.59%)	\$30,000.00
8710-012 - Utilities-Cable TV	\$18,855.08	\$18,856.62	\$1.54	0.01%	\$131,985.56	\$131,996.34	\$10.78	0.01%	\$226,279.40
8710-021 - Utilities-All Other	\$65.78	\$45.83	(\$19.95)	(43.53%)	\$418.98	\$320.81	(\$98.17)	(30.60%)	\$550.00
Total Services & Utilities	\$79,031.48	\$80,385.07	\$1,353.59	1.68%	\$568,773.62	\$562,695.49	(\$6,078.13)	(1.08%)	\$964,620.75
Total Expense	\$84,548.41	\$86,218.41	\$1,670.00	1.94%	\$605,459.18	\$603,528.87	(\$1,930.31)	(0.32%)	\$1,034,620.75
Operating Net Income	\$79,670.41	\$75,208.32	\$4,462.09	5.93%	\$535,807.47	\$526,458.24	\$9,349.23	1.78%	\$902,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$15,166.67	\$15,166.67	\$0.00	0.00%	\$106,166.69	\$106,166.69	\$0.00	0.00%	\$182,000.00
9621-000 - Reserve-Street Paving	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9621-001 - Reserve-MLB Paving	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$329,583.31	\$329,583.31	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$291.69	\$291.69	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$583.31	\$583.31	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-Home Maintenance	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$7,583.31	\$7,583.31	\$0.00	0.00%	\$13,000.00
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$23,333.31	\$23,333.31	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$7,000.00	\$7,000.00	\$0.00	0.00%	\$12,000.00
9641-000 - Reserve-Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$7,000.00	\$7,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$29,166.69	\$29,166.69	\$0.00	0.00%	\$50,000.00
9652-000 - Reserve-Storm Drain System	\$583.33	\$583.33	\$0.00	0.00%	\$4,083.31	\$4,083.31	\$0.00	0.00%	\$7,000.00
9900-000 - Reserve Interest	\$159.93	\$0.00	(\$159.93)	(100.00%)	\$1,099.88	\$0.00	(\$1,099.88)	(100.00%)	\$0.00
Total Reserve Expense	\$75,368.25	\$75,208.32	(\$159.93)	(0.21%)	\$527,558.12	\$526,458.24	(\$1,099.88)	(0.21%)	\$902,500.00
Total Reserve Expense	\$75,368.25	\$75,208.32	(\$159.93)	(0.21%)	\$527,558.12	\$526,458.24	(\$1,099.88)	(0.21%)	\$902,500.00
Reserve Net Income	(\$75,368.25)	(\$75,208.32)	(\$159.93)	.21%	(\$527,558.12)	(\$526,458.24)	(\$1,099.88)	.21%	(\$902,500.00)

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Net Income	\$4,302.16	\$0.00	\$4,302.16	100.00%	\$8,249.35	\$0.00	\$8,249.35	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
7/1/2026 - 7/31/2026

Account	7/1/2026 - 7/31/2026		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	\$65,000.00	\$48,476.96	\$106,166.69	\$154,005.00	\$638.65
3021-000 Reserve Fund-Street Paving	\$833.33	\$0.00	\$24,400.21	\$5,833.31	\$0.00	\$30,233.52
3021-001 Reserve Fund-MLB Paving	\$833.33	\$0.00	\$110,246.49	\$5,833.31	\$0.00	\$116,079.80
3022-000 Reserve Fund-Walks	\$0.00	\$250.00	\$47,460.84	\$0.00	\$1,326.05	\$46,134.79
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$112,321.69	\$44,399.30	\$329,583.31	\$368,365.62	\$5,616.99
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$1,500.04	\$291.69	\$0.00	\$1,791.73
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$14,828.85	\$583.31	\$0.00	\$15,412.16
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	\$127.28	\$886.02	\$7,583.31	\$2,387.96	\$6,081.37
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$3,100.00	\$43,579.22	\$23,333.31	\$6,651.48	\$60,261.05
3040-000 Reserve Fund-Sewer System	\$1,000.00	\$0.00	\$113,529.16	\$7,000.00	\$0.00	\$120,529.16
3041-000 Reserve Fund-Water System	\$1,000.00	\$471.34	\$86,746.98	\$7,000.00	\$4,338.61	\$89,408.37
3046-000 Reserve Fund-Sprinklers	\$4,190.88	\$4,632.96	\$19,088.07	\$29,215.11	\$35,508.85	\$12,794.33
3052-000 Reserve Fund-Storm Drain	\$583.33	\$0.00	\$30,953.26	\$4,083.31	\$8,792.14	\$26,244.43
3080-000 Reserve Fund-Interest	\$159.93	\$0.00	\$4,353.02	\$1,099.88	\$0.00	\$5,452.90
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:	\$75,392.46	\$185,903.27	\$644,655.85	\$527,606.54	\$581,844.56	\$590,417.83