Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
9/30/2026

Assets		
Operating		
1030-000 - Alliance Assoc Bank- Operating (0624)	$186,951.86	
1110-000 - A/R Delinq Maint Fees	$23,215.24	
1112-000 - A/R Delinq Maint Fees: Late Fees	$1,050.11	
1114-000 - A/R Delinq Maint Fees: Admin Fees	$30.00	
1190-000 - Allowance for Bad Debts	($17,600.09)	
1410-000 - Prepaid Insurance-General	$13,564.04	
Operating Total	$207,211.16	
Other		
1805-000 - Land	$162,000.00	
Other Total	$162,000.00	
Reserve		
1090-000 - Alliance Assoc Bank- Reserve (0657)	$117,256.59	
1090-001 - Alliance Bank - ICS 2158	$405,213.30	
Reserve Total	$522,469.89	
Assets Total		$891,681.05
Liabilities and Equity		
Other		
2025-000 - Unclaimed Property	$122.31	
2450-000 - Unearned Revenue-Prepaid Maint Fees	$24,914.78	
2460-000 - Unearned Revenue-Cable Rebate	$31,968.65	
Other Total	$57,005.74	
Reserve		
3020-000 - Reserve Fund-Home/Roof Paint	$20,971.99	
3021-000 - Reserve Fund-Street Paving	$31,900.18	
3021-001 - Reserve Fund-MLB Paving	$117,746.46	
3022-000 - Reserve Fund-Walks	$45,384.79	
3023-000 - Reserve Fund-Roofs/Wood	($20,398.19)	
3025-001 - Reserve Fund-Pool Resurfacing	$1,875.07	
3027-000 - Reserve Fund-Seawall/Banks	$15,578.82	
3028-000 - Reserve Fund-Def Maint	$4,902.14	
3031-000 - Reserve Fund-Home Maint	$7,408.19	
3039-000 - Reserve Fund-Rec Area Maint	$44,681.86	
3040-000 - Reserve Fund-Sewer System	$122,529.16	
3041-000 - Reserve Fund-Water System	$90,732.61	
3046-000 - Reserve Fund-Sprinklers	$12,540.53	
3052-000 - Reserve Fund-Storm Drain	$20,851.09	
3080-000 - Reserve Fund-Interest	$5,765.19	
Reserve Total	$522,469.89	
Retained Earnings	$300,393.07	
Net Income	$11,812.35	
Liabilities & Equity Total		$891,681.05

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Income		
Revenues		
6010-000 - Maintenance Fees	$161,297.23	$1,452,467.07
6070-000 - Interest Income-Operating	$4.06	$38.88
6071-000 - Interest Income-Reserve	$153.83	$1,412.17
6076-000 - Interest Income-Owner	$0.00	$279.92
6082-000 - Late Fee Income	$135.00	$1,305.00
6083-000 - Other Income-General	$1,560.00	$10,130.00
6083-098 - Other Income-Legal	$0.00	$1,749.86
Total Revenues	$163,150.12	$1,467,382.90
Total Income	$163,150.12	$1,467,382.90
Expense		
Administrative		
7110-000 - Insurance-General	$1,957.00	$17,613.00
7210-000 - Legal & Professional	$12.25	$11,276.66
7212-001 - Professional-Audit Fees	$0.00	$6,120.00
7310-002 - Taxes-Corp Annual	$0.00	$61.25
7510-000 - Admin Expenses-General	$1,140.72	$5,766.41
7810-000 - Uncollectible Assessments	$833.33	$7,499.97
Total Administrative	$3,943.30	$48,337.29
Services & Utilities		
8010-000 - Master Association Fees	$10,175.26	$91,577.34
8021-000 - Salaries / Payroll Expense	$1,534.29	$6,821.54
8110-002 - Building Repairs Homeowner	$1,104.25	$8,426.93
8110-010 - Clubhouse Janitorial	$1,306.25	$9,041.45
8110-038 - R&M-Rec Area	$2,946.79	$16,936.80
8210-001 - Lawn Service-Mow, Fert	$9,449.60	$94,746.40
8710-002 - Utilities-Electric-Hs	$2,291.69	$20,996.65
8710-004 - Utilities-Electric-Pool	$225.41	$7,403.50
8710-007 - Utilities-Sewer Water & Trash-General	$30,964.28	$279,521.72
8710-010 - Utilities-Reclaimed Water	$1,465.14	$23,227.32
8710-012 - Utilities-Cable TV	$18,855.08	$169,695.72
8710-021 - Utilities-All Other	$65.93	$550.84
Total Services & Utilities	$80,383.97	$728,946.21
Total Expense	$84,327.27	$777,283.50
Operating Net Income	$78,822.85	$690,099.40
Reserve Income		
Total Reserve Income	$0.00	$0.00
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Reserve Expense		
9620-000 - Reserve-Home Paint	$15,166.67	$136,500.03
9621-000 - Reserve-Street Paving	$833.33	$7,499.97
9621-001 - Reserve-MLB Paving	$833.33	$7,499.97
9623-000 - Reserve-Roofs/Wood	$47,083.33	$423,749.97
9625-001 - Reserve Expense-Pool Remarcite	$41.67	$375.03
9627-000 - Reserve-Seawall/Banks	$83.33	$749.97
9631-000 - Reserve-Home Maintenance	$1,083.33	$9,749.97
9639-000 - Reserve-Recreation Area Maint	$3,333.33	$29,999.97
9640-000 - Reserve-Sewer System	$1,000.00	$9,000.00
9641-000 - Reserve-Water System	$1,000.00	$9,000.00
9646-000 - Reserve-Sprinklers / Irrigation	$4,166.67	$37,500.03
9652-000 - Reserve-Storm Drain System	$583.33	$5,249.97
9900-000 - Reserve Interest	$153.83	$1,412.17
Total Reserve Expense	$75,362.15	$678,287.05
Total Reserve Expense	$75,362.15	$678,287.05
Reserve Net Income	($75,362.15)	($678,287.05)
Net Income	$3,460.70	$11,812.35

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
Revenues									
6010-000 - Maintenance Fees	$161,297.23	$161,426.73	($129.50)	(0.08%)	$1,452,467.07	$1,452,840.57	($373.50)	(0.03%)	$1,937,120.75
6070-000 - Interest Income-Operating	$4.06	$0.00	$4.06	100.00%	$38.88	$0.00	$38.88	100.00%	$0.00
6071-000 - Interest Income-Reserve	$153.83	$0.00	$153.83	100.00%	$1,412.17	$0.00	$1,412.17	100.00%	$0.00
6076-000 - Interest Income-Owner	$0.00	$0.00	$0.00	0.00%	$279.92	$0.00	$279.92	100.00%	$0.00
6082-000 - Late Fee Income	$135.00	$0.00	$135.00	100.00%	$1,305.00	$0.00	$1,305.00	100.00%	$0.00
6083-000 - Other Income-General	$1,560.00	$0.00	$1,560.00	100.00%	$10,130.00	$0.00	$10,130.00	100.00%	$0.00
6083-098 - Other Income-Legal	$0.00	$0.00	$0.00	0.00%	$1,749.86	$0.00	$1,749.86	100.00%	$0.00
Total Revenues	$163,150.12	$161,426.73	$1,723.39	1.07%	$1,467,382.90	$1,452,840.57	$14,542.33	1.00%	$1,937,120.75
Total Income	$163,150.12	$161,426.73	$1,723.39	1.07%	$1,467,382.90	$1,452,840.57	$14,542.33	1.00%	$1,937,120.75
Expense									
Administrative									
7110-000 - Insurance-General	$1,957.00	$3,025.00	$1,068.00	35.31%	$17,613.00	$27,225.00	$9,612.00	35.31%	$36,300.00
7115-001 - Bank Charges	$0.00	$8.34	$8.34	100.00%	$0.00	$75.06	$75.06	100.00%	$100.00
7210-000 - Legal & Professional	$12.25	$666.67	$654.42	98.16%	$11,276.66	$6,000.03	($5,276.63)	(87.94%)	$8,000.00
7212-001 - Professional-Audit Fees	$0.00	$550.00	$550.00	100.00%	$6,120.00	$4,950.00	($1,170.00)	(23.64%)	$6,600.00
7310-002 - Taxes-Corp Annual	$0.00	$8.33	$8.33	100.00%	$61.25	$74.97	$13.72	18.30%	$100.00
7310-003 - Taxes-Condo Fee	$0.00	$137.50	$137.50	100.00%	$0.00	$1,237.50	$1,237.50	100.00%	$1,650.00
7310-008 - Taxes - Federal Income	$0.00	$62.50	$62.50	100.00%	$0.00	$562.50	$562.50	100.00%	$750.00
7510-000 - Admin Expenses-General	$1,140.72	$541.67	($599.05)	(110.59%)	$5,766.41	$4,875.03	($891.38)	(18.28%)	$6,500.00
7810-000 - Uncollectible Assessments	$833.33	$833.33	$0.00	0.00%	$7,499.97	$7,499.97	$0.00	0.00%	$10,000.00
Total Administrative	$3,943.30	$5,833.34	$1,890.04	32.40%	$48,337.29	$52,500.06	$4,162.77	7.93%	$70,000.00
Services & Utilities									
8010-000 - Master Association Fees	$10,175.26	$10,175.26	$0.00	0.00%	$91,577.34	$91,577.34	$0.00	0.00%	$122,103.16
8021-000 - Salaries / Payroll Expense	$1,534.29	$1,000.00	($534.29)	(53.43%)	$6,821.54	$9,000.00	$2,178.46	24.21%	$12,000.00
8110-002 - Building Repairs Homeowner	$1,104.25	$416.67	($687.58)	(165.02%)	$8,426.93	$3,750.03	($4,676.90)	(124.72%)	$5,000.00
8110-010 - Clubhouse Janitorial	$1,306.25	$1,500.00	$193.75	12.92%	$9,041.45	$13,500.00	$4,458.55	33.03%	$18,000.00
8110-038 - R&M-Rec Area	$2,946.79	$1,666.67	($1,280.12)	(76.81%)	$16,936.80	$15,000.03	($1,936.77)	(12.91%)	$20,000.00
8150-000 - Operating Contingency	$0.00	$166.67	$166.67	100.00%	$0.00	$1,500.03	$1,500.03	100.00%	$2,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	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%	$94,746.40	$95,249.97	$503.57	0.53%	$127,000.00
8710-002 - Utilities-Electric-Hs	$2,291.69	$2,434.69	$143.00	5.87%	$20,996.65	$21,912.21	$915.56	4.18%	$29,216.25
8710-004 - Utilities-Electric-Pool	$225.41	$1,039.33	$813.92	78.31%	$7,403.50	$9,353.97	$1,950.47	20.85%	$12,471.94
8710-007 - Utilities-Sewer Water & Trash-General	$30,964.28	$30,000.00	($964.28)	(3.21%)	$279,521.72	$270,000.00	($9,521.72)	(3.53%)	$360,000.00
8710-010 - Utilities-Reclaimed Water	$1,465.14	$2,500.00	$1,034.86	41.39%	$23,227.32	$22,500.00	($727.32)	(3.23%)	$30,000.00
8710-012 - Utilities-Cable TV	$18,855.08	$18,856.62	$1.54	0.01%	$169,695.72	$169,709.58	$13.86	0.01%	$226,279.40
8710-021 - Utilities-All Other	$65.93	$45.83	($20.10)	(43.86%)	$550.84	$412.47	($138.37)	(33.55%)	$550.00
Total Services & Utilities	$80,383.97	$80,385.07	$1.10	0.00%	$728,946.21	$723,465.63	($5,480.58)	(0.76%)	$964,620.75
Total Expense	$84,327.27	$86,218.41	$1,891.14	2.19%	$777,283.50	$775,965.69	($1,317.81)	(0.17%)	$1,034,620.75
Operating Net Income	$78,822.85	$75,208.32	$3,614.53	4.81%	$690,099.40	$676,874.88	$13,224.52	1.95%	$902,500.00
Reserve Expense									
Reserve Expense									
9620-000 - Reserve-Home Paint	$15,166.67	$15,166.67	$0.00	0.00%	$136,500.03	$136,500.03	$0.00	0.00%	$182,000.00
9621-000 - Reserve-Street Paving	$833.33	$833.33	$0.00	0.00%	$7,499.97	$7,499.97	$0.00	0.00%	$10,000.00
9621-001 - Reserve-MLB Paving	$833.33	$833.33	$0.00	0.00%	$7,499.97	$7,499.97	$0.00	0.00%	$10,000.00
9623-000 - Reserve-Roofs/Wood	$47,083.33	$47,083.33	$0.00	0.00%	$423,749.97	$423,749.97	$0.00	0.00%	$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	$41.67	$41.67	$0.00	0.00%	$375.03	$375.03	$0.00	0.00%	$500.00
9627-000 - Reserve-Seawall/Banks	$83.33	$83.33	$0.00	0.00%	$749.97	$749.97	$0.00	0.00%	$1,000.00
9631-000 - Reserve-Home Maintenance	$1,083.33	$1,083.33	$0.00	0.00%	$9,749.97	$9,749.97	$0.00	0.00%	$13,000.00
9639-000 - Reserve-Recreation Area Maint	$3,333.33	$3,333.33	$0.00	0.00%	$29,999.97	$29,999.97	$0.00	0.00%	$40,000.00
9640-000 - Reserve-Sewer System	$1,000.00	$1,000.00	$0.00	0.00%	$9,000.00	$9,000.00	$0.00	0.00%	$12,000.00
9641-000 - Reserve-Water System	$1,000.00	$1,000.00	$0.00	0.00%	$9,000.00	$9,000.00	$0.00	0.00%	$12,000.00
9646-000 - Reserve-Sprinklers / Irrigation	$4,166.67	$4,166.67	$0.00	0.00%	$37,500.03	$37,500.03	$0.00	0.00%	$50,000.00
9652-000 - Reserve-Storm Drain System	$583.33	$583.33	$0.00	0.00%	$5,249.97	$5,249.97	$0.00	0.00%	$7,000.00
9900-000 - Reserve Interest	$153.83	$0.00	($153.83)	(100.00%)	$1,412.17	$0.00	($1,412.17)	(100.00%)	$0.00
Total Reserve Expense	$75,362.15	$75,208.32	($153.83)	(0.20%)	$678,287.05	$676,874.88	($1,412.17)	(0.21%)	$902,500.00
Total Reserve Expense	$75,362.15	$75,208.32	($153.83)	(0.20%)	$678,287.05	$676,874.88	($1,412.17)	(0.21%)	$902,500.00
Reserve Net Income	($75,362.15)	($75,208.32)	($153.83)	.20%	($678,287.05)	($676,874.88)	($1,412.17)	.21%	($902,500.00)

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Net Income	$3,460.70	$0.00	$3,460.70	100.00%	$11,812.35	$0.00	$11,812.35	100.00%	$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			YTD		
Account	**Allocation**	**Disbursement**	**Begin Bal**	**Allocation**	**Disbursement**	**Balance**
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	$136,500.03	$164,005.00	$20,971.99
3021-000 Reserve Fund-Street Paving	$833.33	$0.00	$24,400.21	$7,499.97	$0.00	$31,900.18
3021-001 Reserve Fund-MLB Paving	$833.33	$0.00	$110,246.49	$7,499.97	$0.00	$117,746.46
3022-000 Reserve Fund-Walks	$0.00	$500.00	$47,460.84	$0.00	$2,076.05	$45,384.79
3023-000 Reserve Fund-Roofs/Wood	$47,083.33	$94,506.46	$44,399.30	$423,749.97	$488,547.46	($20,398.19)
3025-001 Reserve Fund-Pool Resurfacing	$41.67	$0.00	$1,500.04	$375.03	$0.00	$1,875.07
3027-000 Reserve Fund-Seawall/Banks	$83.33	$0.00	$14,828.85	$749.97	$0.00	$15,578.82
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	$0.00	$886.02	$9,749.97	$3,227.80	$7,408.19
3039-000 Reserve Fund-Rec Area Maint	$3,333.33	$14,275.85	$43,579.22	$29,999.97	$28,897.33	$44,681.86
3040-000 Reserve Fund-Sewer System	$1,000.00	$0.00	$113,529.16	$9,000.00	$0.00	$122,529.16
3041-000 Reserve Fund-Water System	$1,000.00	$230.72	$86,746.98	$9,000.00	$5,014.37	$90,732.61
3046-000 Reserve Fund-Sprinklers	$4,166.67	$2,788.59	$19,088.07	$37,548.45	$44,095.99	$12,540.53
3052-000 Reserve Fund-Storm Drain	$583.33	$6,560.00	$30,953.26	$5,249.97	$15,352.14	$20,851.09
3080-000 Reserve Fund-Interest	$153.83	$0.00	$4,353.02	$1,412.17	$0.00	$5,765.19
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:	$75,362.15	$118,861.62	$644,655.85	$678,335.47	$751,684.99	$571,306.33