

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
5/31/2025

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$89,848.52
1030-000 - Alliance Assoc Bank- Operating (0806)	\$53,404.06
1110-000 - A/R-Maintenance Fees	\$6,624.13
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$850.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$80.00
1115-000 - A/R-Legal Costs	\$470.00
1117-000 - A/R-Property Clean Up	\$450.00
1190-000 - Allowance for Bad Debts	(\$4,913.35)
1410-000 - Prepaid Insurance-General	\$94,273.83

Operating Total

\$254,472.19

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$312,417.02
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$252,489.20
1091-003 - Alliance Bank - CDARS	\$276,882.90
1091-004 - Alliance Bank - CDARS	\$275,429.49
1097-000 - CD-Alliance 6/14/26 (6078)	\$281,069.99
1200-000 - Reserve-Due From Operating	\$35,990.00

Reserve Total

\$1,634,278.60

Other

1800-000 - Property & Equipment	\$186,423.42
1801-000 - Clubhouse	\$1,257,254.50
1802-000 - Land	\$50,000.00
1890-000 - Accumulated Depreciation	(\$363,362.77)
1891-000 - Depreciation	\$34,779.00

Other Total

\$1,165,094.15

Assets Total

\$3,053,844.94

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$769,969.94
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$31,665.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,406.00
2460-000 - Unearned Revenue-Cable Rebate	\$45,202.50

Operating Total

\$892,771.39

Reserve

3020-000 - Reserve-Wash/Paint	(\$34,420.00)
3021-000 - Reserve-Streets	\$69,370.56
3022-001 - Reserve-Walks	\$37,346.53
3023-000 - Reserve-Roof Repair	\$1,109,944.54
3025-000 - Reserve-Rec Area/Pool	\$70.85
3025-001 - Reserve-Pool Remarcite	\$6,863.26

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3026-000 - Reserve-Landscaping	\$33,595.33	
3027-000 - Reserve-Sea Walls	\$28,041.35	
3028-000 - Reserve-Def Maintenance	\$137,450.78	
3031-000 - Reserve-Facia/Outside	\$12,865.07	
3040-000 - Reserve-Sewer	\$60,410.76	
3041-000 - Reserve-Water System	\$10,846.92	
3046-000 - Reserve-Sprinklers/Irrig	\$5,617.21	
3052-000 - Reserve-Storm Drains	\$58,909.18	
3080-000 - Reserve-Interest	\$97,366.26	
<u>Reserve Total</u>	\$1,634,278.60	
<u>Other</u>		
4997-000 - Fund Balance-Fixed Assets	\$226,782.00	
<u>Other Total</u>	\$226,782.00	
<u>Retained Earnings</u>	\$272,765.82	
<u>Net Income</u>	\$27,247.13	
<i>Liabilities & Equity Total</i>		\$3,053,844.94

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,814.00	\$668,938.00
6070-000 - Interest Income-Operating	\$214.24	\$1,014.14
6071-000 - Interest Income-Reserve	\$4,469.45	\$15,592.86
6082-000 - Late Fee Income	\$125.00	\$390.00
6083-000 - Other Income-General	\$1,000.00	\$4,356.50
<u>Total Revenues</u>	<u>\$139,622.69</u>	<u>\$690,291.50</u>
<i>Total Income</i>	<i>\$139,622.69</i>	<i>\$690,291.50</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$13,975.00
7110-002 - Insurance-Flood	\$229.00	\$1,145.00
7210-000 - Legal & Professional	\$82.50	\$220.00
7212-001 - Professional-Audit Fees	\$4,000.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-General/Office	\$392.27	\$1,277.21
7710-001 - Mortgage Interest	\$3,865.06	\$19,766.98
7810-000 - Uncollectible Assessments	\$166.67	\$833.35
<u>Total Administrative</u>	<u>\$11,530.50</u>	<u>\$41,578.79</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$41,716.00
8021-000 - Salaries / Payroll Expense	\$2,388.35	\$11,584.00
8110-038 - R&M-Rec Area	\$1,057.31	\$6,902.26
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$49,591.95
8312-000 - Pool-Service-General	\$695.00	\$5,025.87
8710-001 - Utilities-Electric-Clubhouse	\$558.78	\$6,818.83
8710-005 - Utilities-Telephone	\$45.00	\$224.98
8710-006 - Utilities-Pool Fuel	\$1,097.95	\$6,006.70
8710-007 - Utilities-Sewer & Water-General	\$25,184.51	\$127,711.13
8710-010 - Utilities-Reclaimed Water	\$2,698.98	\$9,488.57
8710-012 - Utilities-Cable TV	\$16,599.57	\$84,203.98
<u>Total Services & Utilities</u>	<u>\$67,047.04</u>	<u>\$349,274.27</u>
<i>Total Expense</i>	<i>\$78,577.54</i>	<i>\$390,853.06</i>
 Operating Net Income	 \$61,045.15	 \$299,438.44
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$39,975.00
9621-000 - Reserve-Streets	\$166.67	\$833.35
9622-001 - Reserve-Walks	\$500.00	\$2,500.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$174,166.65
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$6,250.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$544.30
9626-000 - Reserve-Landscaping	\$250.00	\$1,250.00
9627-000 - Reserve-Sea Walls	\$10.00	\$50.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$10,416.65
9640-000 - Reserve-Sewer	\$16.67	\$83.35
9641-000 - Reserve- Water System	\$1,250.00	\$6,250.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$13,862.50
9652-000 - Reserve- Storm Drains	\$83.33	\$416.65
9900-000 - Reserve-Interest	\$4,469.45	\$15,592.86
<u>Total Reserve Expense</u>	\$55,789.14	\$272,191.31
<i>Total Reserve Expense</i>	\$55,789.14	\$272,191.31
 Reserve Net Income	 (\$55,789.14)	 (\$272,191.31)
 Net Income	 \$5,256.01	 \$27,247.13

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$133,814.00	\$133,771.06	\$42.94	0.03%	\$668,938.00	\$668,855.30	\$82.70	0.01%	\$1,605,252.66
6070-000 - Interest Income-Operating	\$214.24	\$0.00	\$214.24	100.00%	\$1,014.14	\$0.00	\$1,014.14	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$4,469.45	\$0.00	\$4,469.45	100.00%	\$15,592.86	\$0.00	\$15,592.86	100.00%	\$0.00
6082-000 - Late Fee Income	\$125.00	\$0.00	\$125.00	100.00%	\$390.00	\$0.00	\$390.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$4,356.50	\$0.00	\$4,356.50	100.00%	\$0.00
<u>Total Revenues</u>	\$139,622.69	\$133,771.06	\$5,851.63	4.37%	\$690,291.50	\$668,855.30	\$21,436.20	3.20%	\$1,605,252.66
Total Income	\$139,622.69	\$133,771.06	\$5,851.63	4.37%	\$690,291.50	\$668,855.30	\$21,436.20	3.20%	\$1,605,252.66
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.33	(\$686.67)	(32.57%)	\$13,975.00	\$10,541.65	(\$3,433.35)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$1,145.00	\$1,520.00	\$375.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$82.50	\$416.67	\$334.17	80.20%	\$220.00	\$2,083.35	\$1,863.35	89.44%	\$5,000.00
7212-001 - Professional-Audit Fees	\$4,000.00	\$500.00	(\$3,500.00)	(700.00%)	\$4,000.00	\$2,500.00	(\$1,500.00)	(60.00%)	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$51.25	(\$10.00)	(19.51%)	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$125.00	(\$175.00)	(140.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$392.27	\$218.33	(\$173.94)	(79.67%)	\$1,277.21	\$1,091.65	(\$185.56)	(17.00%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,865.06	\$11,016.00	\$7,150.94	64.91%	\$19,766.98	\$55,080.00	\$35,313.02	64.11%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$833.35	\$833.35	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$11,530.50	\$15,365.25	\$3,834.75	24.96%	\$41,578.79	\$76,826.25	\$35,247.46	45.88%	\$184,383.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.20	\$0.00	0.00%	\$41,716.00	\$41,716.00	\$0.00	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$2,388.35	\$1,583.33	(\$805.02)	(50.84%)	\$11,584.00	\$7,916.65	(\$3,667.35)	(46.32%)	\$19,000.00
8110-038 - R&M-Rec Area	\$1,057.31	\$1,875.00	\$817.69	43.61%	\$6,902.26	\$9,375.00	\$2,472.74	26.38%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$9,416.67	\$1,038.28	11.03%	\$49,591.95	\$47,083.35	(\$2,508.60)	(5.33%)	\$113,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8312-000 - Pool-Service-General	\$695.00	\$833.33	\$138.33	16.60%	\$5,025.87	\$4,166.65	(\$859.22)	(20.62%)	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$558.78	\$1,716.67	\$1,157.89	67.45%	\$6,818.83	\$8,583.35	\$1,764.52	20.56%	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$224.98	\$208.35	(\$16.63)	(7.98%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,097.95	\$1,287.50	\$189.55	14.72%	\$6,006.70	\$6,437.50	\$430.80	6.69%	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$25,184.51	\$24,375.00	(\$809.51)	(3.32%)	\$127,711.13	\$121,875.00	(\$5,836.13)	(4.79%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$2,698.98	\$1,333.33	(\$1,365.65)	(102.42%)	\$9,488.57	\$6,666.65	(\$2,821.92)	(42.33%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.42	(\$319.15)	(1.96%)	\$84,203.98	\$81,402.10	(\$2,801.88)	(3.44%)	\$195,365.00
<u>Total Services & Utilities</u>	\$67,047.04	\$67,086.12	\$39.08	0.06%	\$349,274.27	\$335,430.60	(\$13,843.67)	(4.13%)	\$805,033.34
Total Expense	\$78,577.54	\$82,451.37	\$3,873.83	4.70%	\$390,853.06	\$412,256.85	\$21,403.79	5.19%	\$989,416.34
Operating Net Income	\$61,045.15	\$51,319.69	\$9,725.46	18.95%	\$299,438.44	\$256,598.45	\$42,839.99	16.70%	\$615,836.32
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$39,975.00	\$39,975.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$833.35	\$833.35	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$34,833.33	\$0.00	0.00%	\$174,166.65	\$174,166.65	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$6,250.00	\$6,250.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$544.30	\$544.30	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$50.00	\$50.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$10,416.65	\$10,416.65	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$83.35	\$83.35	\$0.00	0.00%	\$200.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$6,250.00	\$6,250.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$13,862.50	\$13,862.50	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve-Storm Drains	\$83.33	\$83.33	\$0.00	0.00%	\$416.65	\$416.65	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve-Interest	\$4,469.45	\$0.00	(\$4,469.45)	(100.00%)	\$15,592.86	\$0.00	(\$15,592.86)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$55,789.14	\$51,319.69	(\$4,469.45)	(8.71%)	\$272,191.31	\$256,598.45	(\$15,592.86)	(6.08%)	\$615,836.32
Total Reserve Expense	\$55,789.14	\$51,319.69	(\$4,469.45)	(8.71%)	\$272,191.31	\$256,598.45	(\$15,592.86)	(6.08%)	\$615,836.32
Reserve Net Income	(\$55,789.14)	(\$51,319.69)	(\$4,469.45)	8.71%	(\$272,191.31)	(\$256,598.45)	(\$15,592.86)	6.08%	(\$615,836.32)

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
5/1/2025 - 5/31/2025

Account	5/1/2025 - 5/31/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	(\$149,594.38)	\$0.00	\$0.00	(\$149,594.38)
2950-000 Reserve-Loan to Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3020-000 Reserve-Wash/Paint	\$7,995.00	\$0.00	(\$5,467.96)	\$45,442.96	\$74,395.00	(\$34,420.00)
3021-000 Reserve-Streets	\$166.67	\$277.53	\$69,638.53	\$833.35	\$1,101.32	\$69,370.56
3022-001 Reserve-Walks	\$500.00	\$7,080.00	\$41,926.53	\$2,500.00	\$7,080.00	\$37,346.53
3023-000 Reserve-Roof Repair	\$34,833.33	\$18,314.25	\$1,042,092.98	\$192,422.65	\$124,571.09	\$1,109,944.54
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$492.15	(\$331.32)	\$6,581.32	\$6,179.15	\$70.85
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$544.30	\$0.00	\$6,863.26
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$32,345.33	\$1,250.00	\$0.00	\$33,595.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$50.00	\$0.00	\$28,041.35
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$143,250.06	\$0.00	\$5,799.28	\$137,450.78
3031-000 Reserve-Facia/Outside	\$2,083.33	\$296.40	\$13,077.28	\$10,574.13	\$10,786.34	\$12,865.07
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$0.00	\$65,091.56	\$83.35	\$4,764.15	\$60,410.76
3041-000 Reserve-Water System	\$1,250.00	\$0.00	\$7,129.52	\$6,507.63	\$2,790.23	\$10,846.92
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$2,642.41	\$3,264.04	\$13,888.65	\$11,535.48	\$5,617.21
3048-000 Reserve-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$83.33	\$0.00	\$65,721.91	\$416.65	\$7,229.38	\$58,909.18
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$4,469.45	\$0.00	\$81,773.40	\$15,592.86	\$0.00	\$97,366.26
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$55,789.14	\$29,102.74	\$1,444,227.79	\$296,687.85	\$256,231.42	\$1,484,684.22