

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
6/30/2025

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$90,041.46
1030-000 - Alliance Assoc Bank- Operating (0806)	\$50,701.24
1110-000 - A/R-Maintenance Fees	\$6,621.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$900.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$80.00
1115-000 - A/R-Legal Costs	\$470.00
1116-000 - A/R Fines	\$220.00
1117-000 - A/R-Property Clean Up	\$450.00
1190-000 - Allowance for Bad Debts	(\$5,080.02)
1410-000 - Prepaid Insurance-General	\$91,249.83

Operating Total

\$249,038.51

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$299,179.24
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$252,582.56
1091-003 - Alliance Bank - CDARS	\$277,754.94
1091-004 - Alliance Bank - CDARS	\$276,242.26
1097-000 - CD-Alliance 6/14/26 (6078)	\$282,122.73
1200-000 - Reserve-Due From Operating	\$35,125.00

Reserve Total

\$1,623,006.73

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

\$3,037,139.39

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$763,789.57
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$30,800.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$12,036.87
2460-000 - Unearned Revenue-Cable Rebate	\$44,100.00

Operating Total

\$879,254.39

Reserve

3020-000 - Reserve-Wash/Paint	(\$32,980.00)
3021-000 - Reserve-Streets	\$69,537.23
3022-001 - Reserve-Walks	\$37,846.53
3023-000 - Reserve-Roof Repair	\$1,115,548.18
3025-000 - Reserve-Rec Area/Pool	(\$20,767.15)

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**Balance Sheet****6/30/2025**

3025-001 - Reserve-Pool Remarcite	\$6,972.12	
3026-000 - Reserve-Landscaping	\$30,095.33	
3027-000 - Reserve-Sea Walls	\$28,051.35	
3028-000 - Reserve-Def Maintenance	\$137,450.78	
3031-000 - Reserve-Facia/Outside	\$14,735.57	
3040-000 - Reserve-Sewer	\$59,580.21	
3041-000 - Reserve-Water System	\$11,993.52	
3046-000 - Reserve-Sprinklers/Irrig	\$5,746.83	
3052-000 - Reserve-Storm Drains	\$58,992.51	
3080-000 - Reserve-Interest	\$100,203.72	
<u>Reserve Total</u>	\$1,623,006.73	
<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>	\$35,330.45	
<i>Liabilities & Equity Total</i>		\$3,037,139.39

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,726.00	\$802,664.00
6015-000 - Violation Income	\$220.00	\$220.00
6070-000 - Interest Income-Operating	\$194.51	\$1,208.65
6071-000 - Interest Income-Reserve	\$2,837.46	\$18,430.32
6082-000 - Late Fee Income	\$100.00	\$490.00
6083-000 - Other Income-General	\$400.00	\$4,756.50
<u>Total Revenues</u>	<u>\$137,477.97</u>	<u>\$827,769.47</u>
<i>Total Income</i>	<i>\$137,477.97</i>	<i>\$827,769.47</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$16,770.00
7110-002 - Insurance-Flood	\$229.00	\$1,374.00
7210-000 - Legal & Professional	\$0.00	\$220.00
7212-001 - Professional-Audit Fees	\$0.00	\$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	\$207.71	\$1,484.92
7710-001 - Mortgage Interest	\$3,961.60	\$23,728.58
7810-000 - Uncollectible Assessments	\$166.67	\$1,000.02
<u>Total Administrative</u>	<u>\$7,359.98</u>	<u>\$48,938.77</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$50,059.20
8021-000 - Salaries / Payroll Expense	\$1,260.98	\$12,844.98
8110-038 - R&M-Rec Area	\$3,427.41	\$10,329.67
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$57,970.34
8312-000 - Pool-Service-General	\$695.00	\$5,720.87
8710-001 - Utilities-Electric-Clubhouse	\$818.84	\$7,637.67
8710-005 - Utilities-Telephone	\$45.00	\$269.98
8710-006 - Utilities-Pool Fuel	\$734.89	\$6,741.59
8710-007 - Utilities-Sewer & Water-General	\$24,972.62	\$152,683.75
8710-010 - Utilities-Reclaimed Water	\$2,601.62	\$12,090.19
8710-012 - Utilities-Cable TV	\$16,599.57	\$100,803.55
<u>Total Services & Utilities</u>	<u>\$67,877.52</u>	<u>\$417,151.79</u>
<i>Total Expense</i>	<i>\$75,237.50</i>	<i>\$466,090.56</i>
 Operating Net Income	 \$62,240.47	 \$361,678.91
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
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$47,970.00
9621-000 - Reserve-Streets	\$166.67	\$1,000.02
9622-001 - Reserve-Walks	\$500.00	\$3,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$208,999.98
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$7,500.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$653.16
9626-000 - Reserve-Landscaping	\$250.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$10.00	\$60.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$12,499.98
9640-000 - Reserve-Sewer	\$16.67	\$100.02
9641-000 - Reserve- Water System	\$1,250.00	\$7,500.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$16,635.00
9652-000 - Reserve- Storm Drains	\$83.33	\$499.98
9900-000 - Reserve-Interest	\$2,837.46	\$18,430.32
<u>Total Reserve Expense</u>	\$54,157.15	\$326,348.46
<i>Total Reserve Expense</i>	\$54,157.15	\$326,348.46
 Reserve Net Income	 (\$54,157.15)	 (\$326,348.46)
 Net Income	 \$8,083.32	 \$35,330.45

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$133,726.00	\$133,771.06	(\$45.06)	(0.03%)	\$802,664.00	\$802,626.36	\$37.64	0.00%	\$1,605,252.66
6015-000 - Violation Income	\$220.00	\$0.00	\$220.00	100.00%	\$220.00	\$0.00	\$220.00	100.00%	\$0.00
6070-000 - Interest Income-Operating	\$194.51	\$0.00	\$194.51	100.00%	\$1,208.65	\$0.00	\$1,208.65	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,837.46	\$0.00	\$2,837.46	100.00%	\$18,430.32	\$0.00	\$18,430.32	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$490.00	\$0.00	\$490.00	100.00%	\$0.00
6083-000 - Other Income-General	\$400.00	\$0.00	\$400.00	100.00%	\$4,756.50	\$0.00	\$4,756.50	100.00%	\$0.00
<u>Total Revenues</u>	\$137,477.97	\$133,771.06	\$3,706.91	2.77%	\$827,769.47	\$802,626.36	\$25,143.11	3.13%	\$1,605,252.66
Total Income	\$137,477.97	\$133,771.06	\$3,706.91	2.77%	\$827,769.47	\$802,626.36	\$25,143.11	3.13%	\$1,605,252.66
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.33	(\$686.67)	(32.57%)	\$16,770.00	\$12,649.98	(\$4,120.02)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$1,374.00	\$1,824.00	\$450.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$220.00	\$2,500.02	\$2,280.02	91.20%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$500.00	\$500.00	100.00%	\$4,000.00	\$3,000.00	(\$1,000.00)	(33.33%)	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$61.50	\$0.25	0.41%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$600.00	\$600.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$150.00	(\$150.00)	(100.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$3,000.00	\$3,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$207.71	\$218.33	\$10.62	4.86%	\$1,484.92	\$1,309.98	(\$174.94)	(13.35%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,961.60	\$11,016.00	\$7,054.40	64.04%	\$23,728.58	\$66,096.00	\$42,367.42	64.10%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,000.02	\$1,000.02	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$7,359.98	\$15,365.25	\$8,005.27	52.10%	\$48,938.77	\$92,191.50	\$43,252.73	46.92%	\$184,383.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.20	\$0.00	0.00%	\$50,059.20	\$50,059.20	\$0.00	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$1,260.98	\$1,583.33	\$322.35	20.36%	\$12,844.98	\$9,499.98	(\$3,345.00)	(35.21%)	\$19,000.00
8110-038 - R&M-Rec Area	\$3,427.41	\$1,875.00	(\$1,552.41)	(82.80%)	\$10,329.67	\$11,250.00	\$920.33	8.18%	\$22,500.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-001 - Grounds-Lawn Service	\$8,378.39	\$9,416.67	\$1,038.28	11.03%	\$57,970.34	\$56,500.02	(\$1,470.32)	(2.60%)	\$113,000.00
8312-000 - Pool-Service-General	\$695.00	\$833.33	\$138.33	16.60%	\$5,720.87	\$4,999.98	(\$720.89)	(14.42%)	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$818.84	\$1,716.67	\$897.83	52.30%	\$7,637.67	\$10,300.02	\$2,662.35	25.85%	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$269.98	\$250.02	(\$19.96)	(7.98%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$734.89	\$1,287.50	\$552.61	42.92%	\$6,741.59	\$7,725.00	\$983.41	12.73%	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$24,972.62	\$24,375.00	(\$597.62)	(2.45%)	\$152,683.75	\$146,250.00	(\$6,433.75)	(4.40%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$2,601.62	\$1,333.33	(\$1,268.29)	(95.12%)	\$12,090.19	\$7,999.98	(\$4,090.21)	(51.13%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.42	(\$319.15)	(1.96%)	\$100,803.55	\$97,682.52	(\$3,121.03)	(3.20%)	\$195,365.00
<u>Total Services & Utilities</u>	\$67,877.52	\$67,086.12	(\$791.40)	(1.18%)	\$417,151.79	\$402,516.72	(\$14,635.07)	(3.64%)	\$805,033.34
Total Expense	\$75,237.50	\$82,451.37	\$7,213.87	8.75%	\$466,090.56	\$494,708.22	\$28,617.66	5.78%	\$989,416.34
Operating Net Income	\$62,240.47	\$51,319.69	\$10,920.78	21.28%	\$361,678.91	\$307,918.14	\$53,760.77	17.46%	\$615,836.32
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$47,970.00	\$47,970.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,000.02	\$1,000.02	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00	\$3,000.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$34,833.33	\$0.00	0.00%	\$208,999.98	\$208,999.98	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$653.16	\$653.16	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$60.00	\$60.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$12,499.98	\$12,499.98	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$100.02	\$100.02	\$0.00	0.00%	\$200.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$16,635.00	\$16,635.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve-Storm Drains	\$83.33	\$83.33	\$0.00	0.00%	\$499.98	\$499.98	\$0.00	0.00%	\$1,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9900-000 - Reserve-Interest	\$2,837.46	\$0.00	(\$2,837.46)	(100.00%)	\$18,430.32	\$0.00	(\$18,430.32)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$54,157.15	\$51,319.69	(\$2,837.46)	(5.53%)	\$326,348.46	\$307,918.14	(\$18,430.32)	(5.99%)	\$615,836.32
Total Reserve Expense	\$54,157.15	\$51,319.69	(\$2,837.46)	(5.53%)	\$326,348.46	\$307,918.14	(\$18,430.32)	(5.99%)	\$615,836.32
Reserve Net Income	(\$54,157.15)	(\$51,319.69)	(\$2,837.46)	5.53%	(\$326,348.46)	(\$307,918.14)	(\$18,430.32)	5.99%	(\$615,836.32)
Net Income	\$8,083.32	\$0.00	\$8,083.32	100.00%	\$35,330.45	\$0.00	\$35,330.45	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
6/1/2025 - 6/30/2025

Account	6/1/2025 - 6/30/2025		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	\$6,555.00	(\$5,467.96)	\$53,437.96	\$80,950.00	(\$32,980.00)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,638.53	\$1,000.02	\$1,101.32	\$69,537.23
3022-001 Reserve-Walks	\$500.00	\$0.00	\$41,926.53	\$3,000.00	\$7,080.00	\$37,846.53
3023-000 Reserve-Roof Repair	\$34,833.33	\$29,229.69	\$1,042,092.98	\$227,255.98	\$153,800.78	\$1,115,548.18
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$22,088.00	(\$331.32)	\$7,831.32	\$28,267.15	(\$20,767.15)
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$653.16	\$0.00	\$6,972.12
3026-000 Reserve-Landscaping	\$250.00	\$3,750.00	\$32,345.33	\$1,500.00	\$3,750.00	\$30,095.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$60.00	\$0.00	\$28,051.35
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	\$212.83	\$13,077.28	\$12,657.46	\$10,999.17	\$14,735.57
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$847.22	\$65,091.56	\$100.02	\$5,611.37	\$59,580.21
3041-000 Reserve-Water System	\$1,250.00	\$103.40	\$7,129.52	\$7,757.63	\$2,893.63	\$11,993.52
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$2,642.88	\$3,264.04	\$16,661.15	\$14,178.36	\$5,746.83
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	\$499.98	\$7,229.38	\$58,992.51
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,837.46	\$0.00	\$81,773.40	\$18,430.32	\$0.00	\$100,203.72
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$54,157.15	\$65,429.02	\$1,444,227.79	\$350,845.00	\$321,660.44	\$1,473,412.35