

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
7/31/2025

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$90,248.17
1030-000 - Alliance Assoc Bank- Operating (0806)	\$56,838.33
1110-000 - A/R-Maintenance Fees	\$6,942.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$950.00
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	(\$5,246.69)
1410-000 - Prepaid Insurance-General	\$92,591.83

Operating Total

\$256,928.64

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$207,569.89
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$252,679.10
1091-003 - Alliance Bank - CDARS	\$278,658.94
1091-004 - Alliance Bank - CDARS	\$277,084.64
1097-000 - CD-Alliance 6/14/26 (6078)	\$282,943.59
1200-000 - Reserve-Due From Operating	\$34,260.00

Reserve Total

\$1,533,196.16

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

\$2,955,218.95

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$757,450.64
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$29,935.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$22,028.87
2460-000 - Unearned Revenue-Cable Rebate	\$42,997.50

Operating Total

\$880,939.96

Reserve

3020-000 - Reserve-Wash/Paint	(\$24,985.00)
3021-000 - Reserve-Streets	\$69,429.29
3022-001 - Reserve-Walks	\$38,346.53
3023-000 - Reserve-Roof Repair	\$1,047,042.10
3025-000 - Reserve-Rec Area/Pool	(\$20,767.15)

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**Balance Sheet****7/31/2025**

3025-001 - Reserve-Pool Remarcite	\$7,080.98	
3026-000 - Reserve-Landscaping	\$30,345.33	
3027-000 - Reserve-Sea Walls	\$28,061.35	
3028-000 - Reserve-Def Maintenance	\$112,887.94	
3031-000 - Reserve-Facia/Outside	\$15,486.18	
3040-000 - Reserve-Sewer	\$59,596.88	
3041-000 - Reserve-Water System	\$7,941.38	
3046-000 - Reserve-Sprinklers/Irrig	\$7,065.94	
3052-000 - Reserve-Storm Drains	\$52,790.13	
3080-000 - Reserve-Interest	\$102,874.28	
<u>Reserve Total</u>	\$1,533,196.16	
<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>	\$41,535.01	
<i>Liabilities & Equity Total</i>		\$2,955,218.95

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,770.00	\$936,434.00
6015-000 - Violation Income	\$0.00	\$220.00
6070-000 - Interest Income-Operating	\$208.42	\$1,417.07
6071-000 - Interest Income-Reserve	\$2,670.56	\$21,100.88
6082-000 - Late Fee Income	\$135.00	\$625.00
6083-000 - Other Income-General	\$2,150.00	\$6,906.50
<u>Total Revenues</u>	<u>\$138,933.98</u>	<u>\$966,703.45</u>
<i>Total Income</i>	\$138,933.98	\$966,703.45
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$19,565.00
7110-002 - Insurance-Flood	\$229.00	\$1,603.00
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	\$470.46	\$1,955.38
7710-001 - Mortgage Interest	\$3,803.04	\$27,531.62
7810-000 - Uncollectible Assessments	\$166.67	\$1,166.69
<u>Total Administrative</u>	<u>\$7,464.17</u>	<u>\$56,402.94</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$58,402.40
8021-000 - Salaries / Payroll Expense	\$3,519.91	\$16,364.89
8110-038 - R&M-Rec Area	\$3,866.64	\$14,196.31
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$66,348.73
8312-000 - Pool-Service-General	\$0.00	\$5,720.87
8710-001 - Utilities-Electric-Clubhouse	\$3,975.16	\$11,612.83
8710-005 - Utilities-Telephone	\$45.00	\$314.98
8710-006 - Utilities-Pool Fuel	\$375.06	\$7,116.65
8710-007 - Utilities-Sewer & Water-General	\$24,901.99	\$177,585.74
8710-010 - Utilities-Reclaimed Water	\$1,270.08	\$13,360.27
8710-012 - Utilities-Cable TV	\$16,599.57	\$117,403.12
<u>Total Services & Utilities</u>	<u>\$71,275.00</u>	<u>\$488,426.79</u>
<i>Total Expense</i>	\$78,739.17	\$544,829.73
 Operating Net Income	 \$60,194.81	 \$421,873.72
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$55,965.00
9621-000 - Reserve-Streets	\$166.67	\$1,166.69
9622-001 - Reserve-Walks	\$500.00	\$3,500.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$243,833.31
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$8,750.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$762.02
9626-000 - Reserve-Landscaping	\$250.00	\$1,750.00
9627-000 - Reserve-Sea Walls	\$10.00	\$70.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$14,583.31
9640-000 - Reserve-Sewer	\$16.67	\$116.69
9641-000 - Reserve- Water System	\$1,250.00	\$8,750.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$19,407.50
9652-000 - Reserve- Storm Drains	\$83.33	\$583.31
9900-000 - Reserve-Interest	\$2,670.56	\$21,100.88
<u>Total Reserve Expense</u>	\$53,990.25	\$380,338.71
<i>Total Reserve Expense</i>	\$53,990.25	\$380,338.71
 Reserve Net Income	 (\$53,990.25)	 (\$380,338.71)
 Net Income	 \$6,204.56	 \$41,535.01

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$133,770.00	\$133,771.06	(\$1.06)	0.00%	\$936,434.00	\$936,397.42	\$36.58	0.00%	\$1,605,252.66
6015-000 - Violation Income	\$0.00	\$0.00	\$0.00	0.00%	\$220.00	\$0.00	\$220.00	100.00%	\$0.00
6070-000 - Interest Income-Operating	\$208.42	\$0.00	\$208.42	100.00%	\$1,417.07	\$0.00	\$1,417.07	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,670.56	\$0.00	\$2,670.56	100.00%	\$21,100.88	\$0.00	\$21,100.88	100.00%	\$0.00
6082-000 - Late Fee Income	\$135.00	\$0.00	\$135.00	100.00%	\$625.00	\$0.00	\$625.00	100.00%	\$0.00
6083-000 - Other Income-General	\$2,150.00	\$0.00	\$2,150.00	100.00%	\$6,906.50	\$0.00	\$6,906.50	100.00%	\$0.00
<u>Total Revenues</u>	\$138,933.98	\$133,771.06	\$5,162.92	3.86%	\$966,703.45	\$936,397.42	\$30,306.03	3.24%	\$1,605,252.66
Total Income	\$138,933.98	\$133,771.06	\$5,162.92	3.86%	\$966,703.45	\$936,397.42	\$30,306.03	3.24%	\$1,605,252.66
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.33	(\$686.67)	(32.57%)	\$19,565.00	\$14,758.31	(\$4,806.69)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$1,603.00	\$2,128.00	\$525.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$220.00	\$2,916.69	\$2,696.69	92.46%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$500.00	\$500.00	100.00%	\$4,000.00	\$3,500.00	(\$500.00)	(14.29%)	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$71.75	\$10.50	14.63%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$700.00	\$700.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$175.00	(\$125.00)	(71.43%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$3,500.00	\$3,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$470.46	\$218.33	(\$252.13)	(115.48%)	\$1,955.38	\$1,528.31	(\$427.07)	(27.94%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,803.04	\$11,016.00	\$7,212.96	65.48%	\$27,531.62	\$77,112.00	\$49,580.38	64.30%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,166.69	\$1,166.69	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$7,464.17	\$15,365.25	\$7,901.08	51.42%	\$56,402.94	\$107,556.75	\$51,153.81	47.56%	\$184,383.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.20	\$0.00	0.00%	\$58,402.40	\$58,402.40	\$0.00	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$3,519.91	\$1,583.33	(\$1,936.58)	(122.31%)	\$16,364.89	\$11,083.31	(\$5,281.58)	(47.65%)	\$19,000.00
8110-038 - R&M-Rec Area	\$3,866.64	\$1,875.00	(\$1,991.64)	(106.22%)	\$14,196.31	\$13,125.00	(\$1,071.31)	(8.16%)	\$22,500.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	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%	\$66,348.73	\$65,916.69	(\$432.04)	(0.66%)	\$113,000.00
8312-000 - Pool-Service-General	\$0.00	\$833.33	\$833.33	100.00%	\$5,720.87	\$5,833.31	\$112.44	1.93%	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$3,975.16	\$1,716.67	(\$2,258.49)	(131.56%)	\$11,612.83	\$12,016.69	\$403.86	3.36%	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$314.98	\$291.69	(\$23.29)	(7.98%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$375.06	\$1,287.50	\$912.44	70.87%	\$7,116.65	\$9,012.50	\$1,895.85	21.04%	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$24,901.99	\$24,375.00	(\$526.99)	(2.16%)	\$177,585.74	\$170,625.00	(\$6,960.74)	(4.08%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$1,270.08	\$1,333.33	\$63.25	4.74%	\$13,360.27	\$9,333.31	(\$4,026.96)	(43.15%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.42	(\$319.15)	(1.96%)	\$117,403.12	\$113,962.94	(\$3,440.18)	(3.02%)	\$195,365.00
<u>Total Services & Utilities</u>	\$71,275.00	\$67,086.12	(\$4,188.88)	(6.24%)	\$488,426.79	\$469,602.84	(\$18,823.95)	(4.01%)	\$805,033.34
Total Expense	\$78,739.17	\$82,451.37	\$3,712.20	4.50%	\$544,829.73	\$577,159.59	\$32,329.86	5.60%	\$989,416.34
Operating Net Income	\$60,194.81	\$51,319.69	\$8,875.12	17.29%	\$421,873.72	\$359,237.83	\$62,635.89	17.44%	\$615,836.32
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$55,965.00	\$55,965.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,166.69	\$1,166.69	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$3,500.00	\$3,500.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$34,833.33	\$0.00	0.00%	\$243,833.31	\$243,833.31	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$8,750.00	\$8,750.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$762.02	\$762.02	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$70.00	\$70.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$14,583.31	\$14,583.31	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$116.69	\$116.69	\$0.00	0.00%	\$200.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$8,750.00	\$8,750.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$19,407.50	\$19,407.50	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve-Storm Drains	\$83.33	\$83.33	\$0.00	0.00%	\$583.31	\$583.31	\$0.00	0.00%	\$1,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9900-000 - Reserve-Interest	\$2,670.56	\$0.00	(\$2,670.56)	(100.00%)	\$21,100.88	\$0.00	(\$21,100.88)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$53,990.25	\$51,319.69	(\$2,670.56)	(5.20%)	\$380,338.71	\$359,237.83	(\$21,100.88)	(5.87%)	\$615,836.32
Total Reserve Expense	\$53,990.25	\$51,319.69	(\$2,670.56)	(5.20%)	\$380,338.71	\$359,237.83	(\$21,100.88)	(5.87%)	\$615,836.32
Reserve Net Income	(\$53,990.25)	(\$51,319.69)	(\$2,670.56)	5.20%	(\$380,338.71)	(\$359,237.83)	(\$21,100.88)	5.87%	(\$615,836.32)
Net Income	\$6,204.56	\$0.00	\$6,204.56	100.00%	\$41,535.01	\$0.00	\$41,535.01	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
7/1/2025 - 7/31/2025

Account	7/1/2025 - 7/31/2025		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)	\$61,432.96	\$80,950.00	(\$24,985.00)
3021-000 Reserve-Streets	\$166.67	\$274.61	\$69,638.53	\$1,166.69	\$1,375.93	\$69,429.29
3022-001 Reserve-Walks	\$500.00	\$0.00	\$41,926.53	\$3,500.00	\$7,080.00	\$38,346.53
3023-000 Reserve-Roof Repair	\$34,833.33	\$103,339.41	\$1,042,092.98	\$262,089.31	\$257,140.19	\$1,047,042.10
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	(\$331.32)	\$9,081.32	\$29,517.15	(\$20,767.15)
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$762.02	\$0.00	\$7,080.98
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$32,345.33	\$1,750.00	\$3,750.00	\$30,345.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$70.00	\$0.00	\$28,061.35
3028-000 Reserve-Def Maintenance	\$0.00	\$24,562.84	\$143,250.06	\$0.00	\$30,362.12	\$112,887.94
3031-000 Reserve-Facia/Outside	\$2,330.01	\$1,579.40	\$13,077.28	\$14,987.47	\$12,578.57	\$15,486.18
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	\$116.69	\$5,611.37	\$59,596.88
3041-000 Reserve-Water System	\$1,250.00	\$5,302.14	\$7,129.52	\$9,007.63	\$8,195.77	\$7,941.38
3046-000 Reserve-Sprinklers/Irrig	\$3,027.50	\$1,708.39	\$3,264.04	\$19,688.65	\$15,886.75	\$7,065.94
3048-000 Reserve-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$83.33	\$6,285.71	\$65,721.91	\$583.31	\$13,515.09	\$52,790.13
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,670.56	\$0.00	\$81,773.40	\$21,100.88	\$0.00	\$102,874.28
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$54,491.93	\$144,302.50	\$1,444,227.79	\$405,336.93	\$465,962.94	\$1,383,601.78