

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
8/31/2025

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)	\$53,276.74
1110-000 - A/R-Maintenance Fees	\$3,957.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$925.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$70.00
1115-000 - A/R-Legal Costs	\$470.00
1116-000 - A/R Fines	\$220.00
1117-000 - A/R-Property Clean Up	\$650.00
1190-000 - Allowance for Bad Debts	(\$5,413.36)
1410-000 - Prepaid Insurance-General	\$87,384.83

Operating Total

\$245,173.38

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$227,845.25
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$252,775.68
1091-003 - Alliance Bank - CDARS	\$279,565.88
1091-004 - Alliance Bank - CDARS	\$277,929.59
1097-000 - CD-Alliance 6/14/26 (6078)	\$283,794.28
1200-000 - Reserve-Due From Operating	\$33,395.00

Reserve Total

\$1,555,305.68

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

\$2,965,573.21

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$751,205.85
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$29,070.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$15,968.00
2460-000 - Unearned Revenue-Cable Rebate	\$41,895.00

Operating Total

\$866,666.80

Reserve

3020-000 - Reserve-Wash/Paint	(\$16,990.00)
3021-000 - Reserve-Streets	\$69,595.96
3022-001 - Reserve-Walks	\$38,846.53
3023-000 - Reserve-Roof Repair	\$1,057,014.02
3025-000 - Reserve-Rec Area/Pool	(\$19,517.15)

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**Balance Sheet****8/31/2025**

3025-001 - Reserve-Pool Remarcite	\$7,189.84	
3026-000 - Reserve-Landscaping	\$27,645.33	
3027-000 - Reserve-Sea Walls	\$28,071.35	
3028-000 - Reserve-Def Maintenance	\$112,887.94	
3031-000 - Reserve-Facia/Outside	\$15,137.47	
3040-000 - Reserve-Sewer	\$59,613.55	
3041-000 - Reserve-Water System	\$8,670.49	
3046-000 - Reserve-Sprinklers/Irrig	\$8,688.21	
3052-000 - Reserve-Storm Drains	\$52,873.46	
3080-000 - Reserve-Interest	\$105,578.68	
<u>Reserve Total</u>	\$1,555,305.68	
<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>	\$44,052.91	
<i>Liabilities & Equity Total</i>		\$2,965,573.21

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,770.00	\$1,070,204.00
6015-000 - Violation Income	\$0.00	\$220.00
6070-000 - Interest Income-Operating	\$1.83	\$1,418.90
6071-000 - Interest Income-Reserve	\$2,704.40	\$23,805.28
6082-000 - Late Fee Income	\$100.00	\$725.00
6083-000 - Other Income-General	\$890.00	\$7,796.50
<u>Total Revenues</u>	<u>\$137,466.23</u>	<u>\$1,104,169.68</u>
<i>Total Income</i>	<i>\$137,466.23</i>	<i>\$1,104,169.68</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$22,360.00
7110-002 - Insurance-Flood	\$229.00	\$1,832.00
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	\$182.31	\$2,137.69
7710-001 - Mortgage Interest	\$3,897.18	\$31,428.80
7810-000 - Uncollectible Assessments	\$166.67	\$1,333.36
<u>Total Administrative</u>	<u>\$7,270.16</u>	<u>\$63,673.10</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$66,745.60
8021-000 - Salaries / Payroll Expense	\$4,012.48	\$20,377.37
8110-038 - R&M-Rec Area	\$2,487.23	\$16,683.54
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,494.34	\$74,843.07
8312-000 - Pool-Service-General	\$1,390.00	\$7,110.87
8710-001 - Utilities-Electric-Clubhouse	\$4,658.80	\$16,271.63
8710-005 - Utilities-Telephone	\$53.95	\$368.93
8710-006 - Utilities-Pool Fuel	\$1,964.06	\$9,080.71
8710-007 - Utilities-Sewer & Water-General	\$24,939.65	\$202,525.39
8710-010 - Utilities-Reclaimed Water	\$710.80	\$14,071.07
8710-012 - Utilities-Cable TV	\$16,599.57	\$134,002.69
<u>Total Services & Utilities</u>	<u>\$73,654.08</u>	<u>\$562,080.87</u>
<i>Total Expense</i>	<i>\$80,924.24</i>	<i>\$625,753.97</i>
 Operating Net Income	 \$56,541.99	 \$478,415.71
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
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$63,960.00
9621-000 - Reserve-Streets	\$166.67	\$1,333.36
9622-001 - Reserve-Walks	\$500.00	\$4,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$278,666.64
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$10,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$870.88
9626-000 - Reserve-Landscaping	\$250.00	\$2,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$80.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$16,666.64
9640-000 - Reserve-Sewer	\$16.67	\$133.36
9641-000 - Reserve- Water System	\$1,250.00	\$10,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$22,180.00
9652-000 - Reserve- Storm Drains	\$83.33	\$666.64
9900-000 - Reserve-Interest	\$2,704.40	\$23,805.28
<u>Total Reserve Expense</u>	\$54,024.09	\$434,362.80
<i>Total Reserve Expense</i>	\$54,024.09	\$434,362.80
 Reserve Net Income	 (\$54,024.09)	 (\$434,362.80)
 Net Income	 \$2,517.90	 \$44,052.91

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	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%	\$1,070,204.00	\$1,070,168.48	\$35.52	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	\$1.83	\$0.00	\$1.83	100.00%	\$1,418.90	\$0.00	\$1,418.90	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,704.40	\$0.00	\$2,704.40	100.00%	\$23,805.28	\$0.00	\$23,805.28	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$725.00	\$0.00	\$725.00	100.00%	\$0.00
6083-000 - Other Income-General	\$890.00	\$0.00	\$890.00	100.00%	\$7,796.50	\$0.00	\$7,796.50	100.00%	\$0.00
<u>Total Revenues</u>	\$137,466.23	\$133,771.06	\$3,695.17	2.76%	\$1,104,169.68	\$1,070,168.48	\$34,001.20	3.18%	\$1,605,252.66
Total Income	\$137,466.23	\$133,771.06	\$3,695.17	2.76%	\$1,104,169.68	\$1,070,168.48	\$34,001.20	3.18%	\$1,605,252.66
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.33	(\$686.67)	(32.57%)	\$22,360.00	\$16,866.64	(\$5,493.36)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$1,832.00	\$2,432.00	\$600.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$220.00	\$3,333.36	\$3,113.36	93.40%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$500.00	\$500.00	100.00%	\$4,000.00	\$4,000.00	\$0.00	0.00%	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$82.00	\$20.75	25.30%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$800.00	\$800.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$200.00	(\$100.00)	(50.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$4,000.00	\$4,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$182.31	\$218.33	\$36.02	16.50%	\$2,137.69	\$1,746.64	(\$391.05)	(22.39%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,897.18	\$11,016.00	\$7,118.82	64.62%	\$31,428.80	\$88,128.00	\$56,699.20	64.34%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,333.36	\$1,333.36	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$7,270.16	\$15,365.25	\$8,095.09	52.68%	\$63,673.10	\$122,922.00	\$59,248.90	48.20%	\$184,383.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.20	\$0.00	0.00%	\$66,745.60	\$66,745.60	\$0.00	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$4,012.48	\$1,583.33	(\$2,429.15)	(153.42%)	\$20,377.37	\$12,666.64	(\$7,710.73)	(60.87%)	\$19,000.00
8110-038 - R&M-Rec Area	\$2,487.23	\$1,875.00	(\$612.23)	(32.65%)	\$16,683.54	\$15,000.00	(\$1,683.54)	(11.22%)	\$22,500.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-001 - Grounds-Lawn Service	\$8,494.34	\$9,416.67	\$922.33	9.79%	\$74,843.07	\$75,333.36	\$490.29	0.65%	\$113,000.00
8312-000 - Pool-Service-General	\$1,390.00	\$833.33	(\$556.67)	(66.80%)	\$7,110.87	\$6,666.64	(\$444.23)	(6.66%)	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$4,658.80	\$1,716.67	(\$2,942.13)	(171.39%)	\$16,271.63	\$13,733.36	(\$2,538.27)	(18.48%)	\$20,600.00
8710-005 - Utilities-Telephone	\$53.95	\$41.67	(\$12.28)	(29.47%)	\$368.93	\$333.36	(\$35.57)	(10.67%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,964.06	\$1,287.50	(\$676.56)	(52.55%)	\$9,080.71	\$10,300.00	\$1,219.29	11.84%	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$24,939.65	\$24,375.00	(\$564.65)	(2.32%)	\$202,525.39	\$195,000.00	(\$7,525.39)	(3.86%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$710.80	\$1,333.33	\$622.53	46.69%	\$14,071.07	\$10,666.64	(\$3,404.43)	(31.92%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.42	(\$319.15)	(1.96%)	\$134,002.69	\$130,243.36	(\$3,759.33)	(2.89%)	\$195,365.00
<u>Total Services & Utilities</u>	\$73,654.08	\$67,086.12	(\$6,567.96)	(9.79%)	\$562,080.87	\$536,688.96	(\$25,391.91)	(4.73%)	\$805,033.34
Total Expense	\$80,924.24	\$82,451.37	\$1,527.13	1.85%	\$625,753.97	\$659,610.96	\$33,856.99	5.13%	\$989,416.34
Operating Net Income	\$56,541.99	\$51,319.69	\$5,222.30	10.18%	\$478,415.71	\$410,557.52	\$67,858.19	16.53%	\$615,836.32
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$63,960.00	\$63,960.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,333.36	\$1,333.36	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$4,000.00	\$4,000.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$34,833.33	\$0.00	0.00%	\$278,666.64	\$278,666.64	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$870.88	\$870.88	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$80.00	\$80.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$16,666.64	\$16,666.64	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$133.36	\$133.36	\$0.00	0.00%	\$200.00
9641-000 - Reserve- Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$22,180.00	\$22,180.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$83.33	\$83.33	\$0.00	0.00%	\$666.64	\$666.64	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve-Interest	\$2,704.40	\$0.00	(\$2,704.40)	(100.00%)	\$23,805.28	\$0.00	(\$23,805.28)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$54,024.09	\$51,319.69	(\$2,704.40)	(5.27%)	\$434,362.80	\$410,557.52	(\$23,805.28)	(5.80%)	\$615,836.32
Total Reserve Expense	\$54,024.09	\$51,319.69	(\$2,704.40)	(5.27%)	\$434,362.80	\$410,557.52	(\$23,805.28)	(5.80%)	\$615,836.32
Reserve Net Income	(\$54,024.09)	(\$51,319.69)	(\$2,704.40)	5.27%	(\$434,362.80)	(\$410,557.52)	(\$23,805.28)	5.80%	(\$615,836.32)
Net Income	\$2,517.90	\$0.00	\$2,517.90	100.00%	\$44,052.91	\$0.00	\$44,052.91	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
8/1/2025 - 8/31/2025

Account	8/1/2025 - 8/31/2025		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)	\$69,427.96	\$80,950.00	(\$16,990.00)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,638.53	\$1,333.36	\$1,375.93	\$69,595.96
3022-001 Reserve-Walks	\$500.00	\$0.00	\$41,926.53	\$4,000.00	\$7,080.00	\$38,846.53
3023-000 Reserve-Roof Repair	\$34,833.33	\$24,861.41	\$1,042,092.98	\$296,922.64	\$282,001.60	\$1,057,014.02
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$0.00	(\$331.32)	\$10,331.32	\$29,517.15	(\$19,517.15)
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$870.88	\$0.00	\$7,189.84
3026-000 Reserve-Landscaping	\$250.00	\$2,950.00	\$32,345.33	\$2,000.00	\$6,700.00	\$27,645.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$80.00	\$0.00	\$28,071.35
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$143,250.06	\$0.00	\$30,362.12	\$112,887.94
3031-000 Reserve-Facia/Outside	\$2,083.33	\$2,432.04	\$13,077.28	\$17,070.80	\$15,010.61	\$15,137.47
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	\$133.36	\$5,611.37	\$59,613.55
3041-000 Reserve-Water System	\$1,250.00	\$520.89	\$7,129.52	\$10,257.63	\$8,716.66	\$8,670.49
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$1,150.23	\$3,264.04	\$22,461.15	\$17,036.98	\$8,688.21
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	\$666.64	\$13,515.09	\$52,873.46
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,704.40	\$0.00	\$81,773.40	\$23,805.28	\$0.00	\$105,578.68
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$54,024.09	\$31,914.57	\$1,444,227.79	\$459,361.02	\$497,877.51	\$1,405,711.30