

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
9/30/2025

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$90,650.71
1030-000 - Alliance Assoc Bank- Operating (0806)	\$53,962.84
1110-000 - A/R-Maintenance Fees	\$3,031.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$950.00
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	(\$5,580.03)
1410-000 - Prepaid Insurance-General	\$84,360.83

Operating Total

\$242,170.35

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$235,637.24
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$252,869.18
1091-003 - Alliance Bank - CDARS	\$280,446.37
1091-004 - Alliance Bank - CDARS	\$278,749.74
1097-000 - CD-Alliance 6/14/26 (6078)	\$284,647.53
1200-000 - Reserve-Due From Operating	\$32,530.00

Reserve Total

\$1,564,880.06

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

\$2,972,144.56

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$744,928.94
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$28,205.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$14,673.00
2460-000 - Unearned Revenue-Cable Rebate	\$40,792.50

Operating Total

\$857,127.39

Reserve

3020-000 - Reserve-Wash/Paint	(\$8,995.00)
3021-000 - Reserve-Streets	\$69,762.63
3022-001 - Reserve-Walks	\$38,846.53
3023-000 - Reserve-Roof Repair	\$1,061,750.20
3025-000 - Reserve-Rec Area/Pool	(\$20,670.79)

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**Balance Sheet****9/30/2025**

3025-001 - Reserve-Pool Remarcite	\$7,298.70	
3026-000 - Reserve-Landscaping	\$26,195.33	
3027-000 - Reserve-Sea Walls	\$28,081.35	
3028-000 - Reserve-Def Maintenance	\$112,658.24	
3031-000 - Reserve-Facia/Outside	\$16,720.91	
3040-000 - Reserve-Sewer	\$59,630.22	
3041-000 - Reserve-Water System	\$9,920.49	
3046-000 - Reserve-Sprinklers/Irrig	\$7,912.57	
3052-000 - Reserve-Storm Drains	\$47,537.44	
3080-000 - Reserve-Interest	\$108,231.24	
<u>Reserve Total</u>	\$1,564,880.06	
<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>	\$50,589.29	
<i>Liabilities & Equity Total</i>		\$2,972,144.56

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,770.00	\$1,203,974.00
6015-000 - Violation Income	\$0.00	\$220.00
6070-000 - Interest Income-Operating	\$404.20	\$1,823.10
6071-000 - Interest Income-Reserve	\$2,652.56	\$26,457.84
6082-000 - Late Fee Income	\$50.00	\$775.00
6083-000 - Other Income-General	\$300.00	\$8,096.50
<u>Total Revenues</u>	<u>\$137,176.76</u>	<u>\$1,241,346.44</u>
<i>Total Income</i>	\$137,176.76	\$1,241,346.44
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$25,155.00
7110-002 - Insurance-Flood	\$229.00	\$2,061.00
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	\$836.63	\$2,974.32
7710-001 - Mortgage Interest	\$3,865.06	\$35,293.86
7810-000 - Uncollectible Assessments	\$166.67	\$1,500.03
<u>Total Administrative</u>	<u>\$7,892.36</u>	<u>\$71,565.46</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$75,088.80
8021-000 - Salaries / Payroll Expense	\$2,277.99	\$22,655.36
8110-038 - R&M-Rec Area	\$2,268.34	\$18,951.88
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,419.39	\$83,262.46
8312-000 - Pool-Service-General	\$695.00	\$7,805.87
8710-001 - Utilities-Electric-Clubhouse	\$575.93	\$16,847.56
8710-005 - Utilities-Telephone	\$45.00	\$413.93
8710-006 - Utilities-Pool Fuel	\$2,366.97	\$11,447.68
8710-007 - Utilities-Sewer & Water-General	\$25,758.95	\$228,284.34
8710-010 - Utilities-Reclaimed Water	\$1,425.43	\$15,496.50
8710-012 - Utilities-Cable TV	\$16,599.57	\$150,602.26
<u>Total Services & Utilities</u>	<u>\$68,775.77</u>	<u>\$630,856.64</u>
<i>Total Expense</i>	\$76,668.13	\$702,422.10
 Operating Net Income	 \$60,508.63	 \$538,924.34
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$71,955.00
9621-000 - Reserve-Streets	\$166.67	\$1,500.03
9622-001 - Reserve-Walks	\$500.00	\$4,500.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$313,499.97
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$11,250.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$979.74
9626-000 - Reserve-Landscaping	\$250.00	\$2,250.00
9627-000 - Reserve-Sea Walls	\$10.00	\$90.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$18,749.97
9640-000 - Reserve-Sewer	\$16.67	\$150.03
9641-000 - Reserve- Water System	\$1,250.00	\$11,250.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$24,952.50
9652-000 - Reserve- Storm Drains	\$83.33	\$749.97
9900-000 - Reserve-Interest	\$2,652.56	\$26,457.84
<u>Total Reserve Expense</u>	\$53,972.25	\$488,335.05
<i>Total Reserve Expense</i>	\$53,972.25	\$488,335.05
 Reserve Net Income	 (\$53,972.25)	 (\$488,335.05)
 Net Income	 \$6,536.38	 \$50,589.29

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				
	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%	\$1,203,974.00	\$1,203,939.54	\$34.46	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	\$404.20	\$0.00	\$404.20	100.00%	\$1,823.10	\$0.00	\$1,823.10	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,652.56	\$0.00	\$2,652.56	100.00%	\$26,457.84	\$0.00	\$26,457.84	100.00%	\$0.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	100.00%	\$775.00	\$0.00	\$775.00	100.00%	\$0.00
6083-000 - Other Income-General	\$300.00	\$0.00	\$300.00	100.00%	\$8,096.50	\$0.00	\$8,096.50	100.00%	\$0.00
<u>Total Revenues</u>	\$137,176.76	\$133,771.06	\$3,405.70	2.55%	\$1,241,346.44	\$1,203,939.54	\$37,406.90	3.11%	\$1,605,252.66
Total Income	\$137,176.76	\$133,771.06	\$3,405.70	2.55%	\$1,241,346.44	\$1,203,939.54	\$37,406.90	3.11%	\$1,605,252.66
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.33	(\$686.67)	(32.57%)	\$25,155.00	\$18,974.97	(\$6,180.03)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$2,061.00	\$2,736.00	\$675.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$220.00	\$3,750.03	\$3,530.03	94.13%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$500.00	\$500.00	100.00%	\$4,000.00	\$4,500.00	\$500.00	11.11%	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$92.25	\$31.00	33.60%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$900.00	\$900.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$225.00	(\$75.00)	(33.33%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$4,500.00	\$4,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$836.63	\$218.33	(\$618.30)	(283.20%)	\$2,974.32	\$1,964.97	(\$1,009.35)	(51.37%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,865.06	\$11,016.00	\$7,150.94	64.91%	\$35,293.86	\$99,144.00	\$63,850.14	64.40%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,500.03	\$1,500.03	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$7,892.36	\$15,365.25	\$7,472.89	48.64%	\$71,565.46	\$138,287.25	\$66,721.79	48.25%	\$184,383.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.20	\$0.00	0.00%	\$75,088.80	\$75,088.80	\$0.00	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$2,277.99	\$1,583.33	(\$694.66)	(43.87%)	\$22,655.36	\$14,249.97	(\$8,405.39)	(58.99%)	\$19,000.00
8110-038 - R&M-Rec Area	\$2,268.34	\$1,875.00	(\$393.34)	(20.98%)	\$18,951.88	\$16,875.00	(\$2,076.88)	(12.31%)	\$22,500.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-001 - Grounds-Lawn Service	\$8,419.39	\$9,416.67	\$997.28	10.59%	\$83,262.46	\$84,750.03	\$1,487.57	1.76%	\$113,000.00
8312-000 - Pool-Service-General	\$695.00	\$833.33	\$138.33	16.60%	\$7,805.87	\$7,499.97	(\$305.90)	(4.08%)	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$575.93	\$1,716.67	\$1,140.74	66.45%	\$16,847.56	\$15,450.03	(\$1,397.53)	(9.05%)	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$413.93	\$375.03	(\$38.90)	(10.37%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$2,366.97	\$1,287.50	(\$1,079.47)	(83.84%)	\$11,447.68	\$11,587.50	\$139.82	1.21%	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$25,758.95	\$24,375.00	(\$1,383.95)	(5.68%)	\$228,284.34	\$219,375.00	(\$8,909.34)	(4.06%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$1,425.43	\$1,333.33	(\$92.10)	(6.91%)	\$15,496.50	\$11,999.97	(\$3,496.53)	(29.14%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.42	(\$319.15)	(1.96%)	\$150,602.26	\$146,523.78	(\$4,078.48)	(2.78%)	\$195,365.00
<u>Total Services & Utilities</u>	\$68,775.77	\$67,086.12	(\$1,689.65)	(2.52%)	\$630,856.64	\$603,775.08	(\$27,081.56)	(4.49%)	\$805,033.34
Total Expense	\$76,668.13	\$82,451.37	\$5,783.24	7.01%	\$702,422.10	\$742,062.33	\$39,640.23	5.34%	\$989,416.34
Operating Net Income	\$60,508.63	\$51,319.69	\$9,188.94	17.91%	\$538,924.34	\$461,877.21	\$77,047.13	16.68%	\$615,836.32
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$71,955.00	\$71,955.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,500.03	\$1,500.03	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$4,500.00	\$4,500.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$34,833.33	\$0.00	0.00%	\$313,499.97	\$313,499.97	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$11,250.00	\$11,250.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$979.74	\$979.74	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$90.00	\$90.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$18,749.97	\$18,749.97	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$150.03	\$150.03	\$0.00	0.00%	\$200.00
9641-000 - Reserve- Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$11,250.00	\$11,250.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				
	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%	\$24,952.50	\$24,952.50	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$83.33	\$83.33	\$0.00	0.00%	\$749.97	\$749.97	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve-Interest	\$2,652.56	\$0.00	(\$2,652.56)	(100.00%)	\$26,457.84	\$0.00	(\$26,457.84)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$53,972.25	\$51,319.69	(\$2,652.56)	(5.17%)	\$488,335.05	\$461,877.21	(\$26,457.84)	(5.73%)	\$615,836.32
Total Reserve Expense	\$53,972.25	\$51,319.69	(\$2,652.56)	(5.17%)	\$488,335.05	\$461,877.21	(\$26,457.84)	(5.73%)	\$615,836.32
Reserve Net Income	(\$53,972.25)	(\$51,319.69)	(\$2,652.56)	5.17%	(\$488,335.05)	(\$461,877.21)	(\$26,457.84)	5.73%	(\$615,836.32)
Net Income	\$6,536.38	\$0.00	\$6,536.38	100.00%	\$50,589.29	\$0.00	\$50,589.29	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
9/1/2025 - 9/30/2025

Account	9/1/2025 - 9/30/2025		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	\$0.00	(\$5,467.96)	\$77,422.96	\$80,950.00	(\$8,995.00)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,638.53	\$1,500.03	\$1,375.93	\$69,762.63
3022-001 Reserve-Walks	\$500.00	\$500.00	\$41,926.53	\$4,500.00	\$7,580.00	\$38,846.53
3023-000 Reserve-Roof Repair	\$34,833.33	\$30,097.15	\$1,042,092.98	\$331,755.97	\$312,098.75	\$1,061,750.20
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$2,403.64	(\$331.32)	\$11,581.32	\$31,920.79	(\$20,670.79)
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$979.74	\$0.00	\$7,298.70
3026-000 Reserve-Landscaping	\$250.00	\$1,700.00	\$32,345.33	\$2,250.00	\$8,400.00	\$26,195.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$90.00	\$0.00	\$28,081.35
3028-000 Reserve-Def Maintenance	\$0.00	\$229.70	\$143,250.06	\$0.00	\$30,591.82	\$112,658.24
3031-000 Reserve-Facia/Outside	\$2,083.33	\$499.89	\$13,077.28	\$19,154.13	\$15,510.50	\$16,720.91
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	\$150.03	\$5,611.37	\$59,630.22
3041-000 Reserve-Water System	\$1,250.00	\$0.00	\$7,129.52	\$11,507.63	\$8,716.66	\$9,920.49
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$3,548.14	\$3,264.04	\$25,233.65	\$20,585.12	\$7,912.57
3048-000 Reserve-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$83.33	\$5,419.35	\$65,721.91	\$749.97	\$18,934.44	\$47,537.44
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,652.56	\$0.00	\$81,773.40	\$26,457.84	\$0.00	\$108,231.24
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$53,972.25	\$44,397.87	\$1,444,227.79	\$513,333.27	\$542,275.38	\$1,415,285.68