

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
10/31/2025

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$90,851.73
1030-000 - Alliance Assoc Bank- Operating (0806)	\$57,133.17
1110-000 - A/R-Maintenance Fees	\$3,472.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,000.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$60.00
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	(\$5,746.70)
1410-000 - Prepaid Insurance-General	\$81,336.83

Operating Total

\$242,832.03

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$251,732.34
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$252,965.82
1091-003 - Alliance Bank - CDARS	\$281,349.11
1091-004 - Alliance Bank - CDARS	\$279,599.76
1097-000 - CD-Alliance 6/14/26 (6078)	\$285,475.74
1200-000 - Reserve-Due From Operating	\$31,665.00

Reserve Total

\$1,582,787.77

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

\$2,990,713.95

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$738,496.10
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$27,340.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,803.00
2460-000 - Unearned Revenue-Cable Rebate	\$39,690.00

Operating Total

\$851,857.05

Reserve

3020-000 - Reserve-Wash/Paint	(\$1,000.00)
3021-000 - Reserve-Streets	\$69,929.30
3022-001 - Reserve-Walks	\$39,346.53
3023-000 - Reserve-Roof Repair	\$1,072,899.57
3025-000 - Reserve-Rec Area/Pool	(\$22,475.42)

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3025-001 - Reserve-Pool Remarcite	\$7,407.56	
3026-000 - Reserve-Landscaping	\$26,445.33	
3027-000 - Reserve-Sea Walls	\$28,091.35	
3028-000 - Reserve-Def Maintenance	\$111,171.11	
3031-000 - Reserve-Facia/Outside	\$17,944.93	
3040-000 - Reserve-Sewer	\$59,386.01	
3041-000 - Reserve-Water System	\$10,501.02	
3046-000 - Reserve-Sprinklers/Irrig	\$4,605.20	
3052-000 - Reserve-Storm Drains	\$47,620.77	
3080-000 - Reserve-Interest	\$110,914.51	
<u>Reserve Total</u>		\$1,582,787.77
<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>	\$56,521.31	
<i>Liabilities & Equity Total</i>		\$2,990,713.95

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,990.00	\$1,337,964.00
6015-000 - Violation Income	\$0.00	\$220.00
6070-000 - Interest Income-Operating	\$202.92	\$2,026.02
6071-000 - Interest Income-Reserve	\$2,683.27	\$29,141.11
6082-000 - Late Fee Income	\$100.00	\$875.00
6083-000 - Other Income-General	\$780.00	\$8,876.50
<u>Total Revenues</u>	\$137,756.19	\$1,379,102.63
<i>Total Income</i>	\$137,756.19	\$1,379,102.63
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$27,950.00
7110-002 - Insurance-Flood	\$229.00	\$2,290.00
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	\$1,394.20	\$4,368.52
7710-001 - Mortgage Interest	\$3,709.13	\$39,002.99
7810-000 - Uncollectible Assessments	\$166.67	\$1,666.70
<u>Total Administrative</u>	\$8,294.00	\$79,859.46
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$83,432.00
8021-000 - Salaries / Payroll Expense	\$2,286.06	\$24,941.42
8110-038 - R&M-Rec Area	\$1,878.05	\$20,829.93
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,598.39	\$91,860.85
8312-000 - Pool-Service-General	\$1,085.00	\$8,890.87
8710-001 - Utilities-Electric-Clubhouse	\$623.07	\$17,470.63
8710-005 - Utilities-Telephone	\$45.00	\$458.93
8710-006 - Utilities-Pool Fuel	\$2,431.93	\$13,879.61
8710-007 - Utilities-Sewer & Water-General	\$25,775.43	\$254,059.77
8710-010 - Utilities-Reclaimed Water	\$1,861.51	\$17,358.01
8710-012 - Utilities-Cable TV	\$16,599.57	\$167,201.83
<u>Total Services & Utilities</u>	\$69,527.21	\$700,383.85
<i>Total Expense</i>	\$77,821.21	\$780,243.31
Operating Net Income	\$59,934.98	\$598,859.32
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$79,950.00
9621-000 - Reserve-Streets	\$166.67	\$1,666.70
9622-001 - Reserve-Walks	\$500.00	\$5,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$348,333.30
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$12,500.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$1,088.60
9626-000 - Reserve-Landscaping	\$250.00	\$2,500.00
9627-000 - Reserve-Sea Walls	\$10.00	\$100.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$20,833.30
9640-000 - Reserve-Sewer	\$16.67	\$166.70
9641-000 - Reserve- Water System	\$1,250.00	\$12,500.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$27,725.00
9652-000 - Reserve- Storm Drains	\$83.33	\$833.30
9900-000 - Reserve-Interest	\$2,683.27	\$29,141.11
<u>Total Reserve Expense</u>	\$54,002.96	\$542,338.01
<i>Total Reserve Expense</i>	\$54,002.96	\$542,338.01
Reserve Net Income	(\$54,002.96)	(\$542,338.01)
Net Income	\$5,932.02	\$56,521.31

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$133,990.00	\$133,771.06	\$218.94	0.16%	\$1,337,964.00	\$1,337,710.60	\$253.40	0.02%	\$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	\$202.92	\$0.00	\$202.92	100.00%	\$2,026.02	\$0.00	\$2,026.02	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,683.27	\$0.00	\$2,683.27	100.00%	\$29,141.11	\$0.00	\$29,141.11	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$875.00	\$0.00	\$875.00	100.00%	\$0.00
6083-000 - Other Income-General	\$780.00	\$0.00	\$780.00	100.00%	\$8,876.50	\$0.00	\$8,876.50	100.00%	\$0.00
Total Revenues	\$137,756.19	\$133,771.06	\$3,985.13	2.98%	\$1,379,102.63	\$1,337,710.60	\$41,392.03	3.09%	\$1,605,252.66
Total Income	\$137,756.19	\$133,771.06	\$3,985.13	2.98%	\$1,379,102.63	\$1,337,710.60	\$41,392.03	3.09%	\$1,605,252.66
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.33	(\$686.67)	(32.57%)	\$27,950.00	\$21,083.30	(\$6,866.70)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$2,290.00	\$3,040.00	\$750.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$220.00	\$4,166.70	\$3,946.70	94.72%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$500.00	\$500.00	100.00%	\$4,000.00	\$5,000.00	\$1,000.00	20.00%	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$102.50	\$41.25	40.24%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$1,000.00	\$1,000.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$250.00	(\$50.00)	(20.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$5,000.00	\$5,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$1,394.20	\$218.33	(\$1,175.87)	(538.57%)	\$4,368.52	\$2,183.30	(\$2,185.22)	(100.09%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,709.13	\$11,016.00	\$7,306.87	66.33%	\$39,002.99	\$110,160.00	\$71,157.01	64.59%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,666.70	\$1,666.70	\$0.00	0.00%	\$2,000.00
Total Administrative	\$8,294.00	\$15,365.25	\$7,071.25	46.02%	\$79,859.46	\$153,652.50	\$73,793.04	48.03%	\$184,383.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.20	\$0.00	0.00%	\$83,432.00	\$83,432.00	\$0.00	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$2,286.06	\$1,583.33	(\$702.73)	(44.38%)	\$24,941.42	\$15,833.30	(\$9,108.12)	(57.53%)	\$19,000.00
8110-038 - R&M-Rec Area	\$1,878.05	\$1,875.00	(\$3.05)	(0.16%)	\$20,829.93	\$18,750.00	(\$2,079.93)	(11.09%)	\$22,500.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
10/1/2025 - 10/31/2025**

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-001 - Grounds-Lawn Service	\$8,598.39	\$9,416.67	\$818.28	8.69%	\$91,860.85	\$94,166.70	\$2,305.85	2.45%	\$113,000.00
8312-000 - Pool-Service-General	\$1,085.00	\$833.33	(\$251.67)	(30.20%)	\$8,890.87	\$8,333.30	(\$557.57)	(6.69%)	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$623.07	\$1,716.67	\$1,093.60	63.70%	\$17,470.63	\$17,166.70	(\$303.93)	(1.77%)	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$458.93	\$416.70	(\$42.23)	(10.13%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$2,431.93	\$1,287.50	(\$1,144.43)	(88.89%)	\$13,879.61	\$12,875.00	(\$1,004.61)	(7.80%)	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$25,775.43	\$24,375.00	(\$1,400.43)	(5.75%)	\$254,059.77	\$243,750.00	(\$10,309.77)	(4.23%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$1,861.51	\$1,333.33	(\$528.18)	(39.61%)	\$17,358.01	\$13,333.30	(\$4,024.71)	(30.19%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.42	(\$319.15)	(1.96%)	\$167,201.83	\$162,804.20	(\$4,397.63)	(2.70%)	\$195,365.00
<u>Total Services & Utilities</u>	\$69,527.21	\$67,086.12	(\$2,441.09)	(3.64%)	\$700,383.85	\$670,861.20	(\$29,522.65)	(4.40%)	\$805,033.34
Total Expense	\$77,821.21	\$82,451.37	\$4,630.16	5.62%	\$780,243.31	\$824,513.70	\$44,270.39	5.37%	\$989,416.34
Operating Net Income	\$59,934.98	\$51,319.69	\$8,615.29	16.79%	\$598,859.32	\$513,196.90	\$85,662.42	16.69%	\$615,836.32
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$79,950.00	\$79,950.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,666.70	\$1,666.70	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$34,833.33	\$0.00	0.00%	\$348,333.30	\$348,333.30	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$1,088.60	\$1,088.60	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$100.00	\$100.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$20,833.30	\$20,833.30	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$166.70	\$166.70	\$0.00	0.00%	\$200.00
9641-000 - Reserve- Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
10/1/2025 - 10/31/2025

	10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$27,725.00	\$27,725.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$83.33	\$83.33	\$0.00	0.00%	\$833.30	\$833.30	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve-Interest	\$2,683.27	\$0.00	(\$2,683.27)	(100.00%)	\$29,141.11	\$0.00	(\$29,141.11)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$54,002.96	\$51,319.69	(\$2,683.27)	(5.23%)	\$542,338.01	\$513,196.90	(\$29,141.11)	(5.68%)	\$615,836.32
Total Reserve Expense	\$54,002.96	\$51,319.69	(\$2,683.27)	(5.23%)	\$542,338.01	\$513,196.90	(\$29,141.11)	(5.68%)	\$615,836.32
Reserve Net Income	(\$54,002.96)	(\$51,319.69)	(\$2,683.27)	5.23%	(\$542,338.01)	(\$513,196.90)	(\$29,141.11)	5.68%	(\$615,836.32)
Net Income	\$5,932.02	\$0.00	\$5,932.02	100.00%	\$56,521.31	\$0.00	\$56,521.31	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
10/1/2025 - 10/31/2025

Account	10/1/2025 - 10/31/2025		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)	\$85,417.96	\$80,950.00	(\$1,000.00)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,638.53	\$1,666.70	\$1,375.93	\$69,929.30
3022-001 Reserve-Walks	\$500.00	\$0.00	\$41,926.53	\$5,000.00	\$7,580.00	\$39,346.53
3023-000 Reserve-Roof Repair	\$34,833.33	\$23,683.96	\$1,042,092.98	\$366,589.30	\$335,782.71	\$1,072,899.57
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$3,054.63	(\$331.32)	\$12,831.32	\$34,975.42	(\$22,475.42)
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$1,088.60	\$0.00	\$7,407.56
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$32,345.33	\$2,500.00	\$8,400.00	\$26,445.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$100.00	\$0.00	\$28,091.35
3028-000 Reserve-Def Maintenance	\$0.00	\$1,487.13	\$143,250.06	\$0.00	\$32,078.95	\$111,171.11
3031-000 Reserve-Facia/Outside	\$2,083.33	\$859.31	\$13,077.28	\$21,237.46	\$16,369.81	\$17,944.93
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$260.88	\$65,091.56	\$166.70	\$5,872.25	\$59,386.01
3041-000 Reserve-Water System	\$1,250.00	\$669.47	\$7,129.52	\$12,757.63	\$9,386.13	\$10,501.02
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$6,079.87	\$3,264.04	\$28,006.15	\$26,664.99	\$4,605.20
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	\$833.30	\$18,934.44	\$47,620.77
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,683.27	\$0.00	\$81,773.40	\$29,141.11	\$0.00	\$110,914.51
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$54,002.96	\$36,095.25	\$1,444,227.79	\$567,336.23	\$578,370.63	\$1,433,193.39