

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Balance Sheet**  
**11/30/2025**

**Assets**Operating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$91,008.79
1030-000 - Alliance Assoc Bank- Operating (0806)	\$52,098.78
1110-000 - A/R-Maintenance Fees	\$4,306.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,050.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$70.00
1115-000 - A/R-Legal Costs	\$730.44
1116-000 - A/R Fines	\$220.00
1117-000 - A/R-Property Clean Up	\$650.00
1190-000 - Allowance for Bad Debts	(\$5,913.37)
1410-000 - Prepaid Insurance-General	\$78,312.83

Operating Total

\$235,918.47

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$289,971.79
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,059.35
1091-003 - Alliance Bank - CDARS	\$282,201.71
1091-004 - Alliance Bank - CDARS	\$280,424.84
1097-000 - CD-Alliance 6/14/26 (6078)	\$286,334.04
1200-000 - Reserve-Due From Operating	\$30,800.00

Reserve Total

\$1,622,791.73

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**

\$3,023,804.35

**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$732,153.79
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$26,475.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$14,158.00
2460-000 - Unearned Revenue-Cable Rebate	\$38,587.50

Operating Total

\$839,902.24

Reserve

3020-000 - Reserve-Wash/Paint	\$6,995.00
3021-000 - Reserve-Streets	\$70,095.97
3022-001 - Reserve-Walks	\$39,846.53
3023-000 - Reserve-Roof Repair	\$1,106,323.63
3025-000 - Reserve-Rec Area/Pool	(\$21,225.42)

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc****Balance Sheet****11/30/2025**

3025-001 - Reserve-Pool Remarcite	\$7,516.42	
3026-000 - Reserve-Landscaping	\$26,695.33	
3027-000 - Reserve-Sea Walls	\$28,101.35	
3028-000 - Reserve-Def Maintenance	\$111,171.11	
3031-000 - Reserve-Facia/Outside	\$15,889.88	
3040-000 - Reserve-Sewer	\$58,552.53	
3041-000 - Reserve-Water System	\$11,124.86	
3046-000 - Reserve-Sprinklers/Irrig	\$450.55	
3052-000 - Reserve-Storm Drains	\$47,704.10	
3080-000 - Reserve-Interest	\$113,549.89	
<u>Reserve Total</u>		\$1,622,791.73
<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>	\$61,562.56	
<i>Liabilities &amp; Equity Total</i>		\$3,023,804.35

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Income Statement**  
**11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,770.00	\$1,471,734.00
6015-000 - Violation Income	\$0.00	\$220.00
6070-000 - Interest Income-Operating	\$168.67	\$2,194.69
6071-000 - Interest Income-Reserve	\$2,635.38	\$31,776.49
6082-000 - Late Fee Income	\$100.00	\$975.00
6083-000 - Other Income-General	\$700.00	\$9,576.50
6083-098 - Other Income-Legal	\$260.44	\$260.44
<u>Total Revenues</u>	\$137,634.49	\$1,516,737.12
<i>Total Income</i>	\$137,634.49	\$1,516,737.12
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$30,745.00
7110-002 - Insurance-Flood	\$229.00	\$2,519.00
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	\$133.85	\$4,502.37
7710-001 - Mortgage Interest	\$3,799.66	\$42,802.65
7810-000 - Uncollectible Assessments	\$166.67	\$1,833.37
<u>Total Administrative</u>	\$7,124.18	\$86,983.64
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$91,775.20
8021-000 - Salaries / Payroll Expense	\$1,778.12	\$26,719.54
8110-038 - R&M-Rec Area	\$1,212.39	\$22,042.32
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$100,239.24
8312-000 - Pool-Service-General	\$1,903.82	\$10,794.69
8710-001 - Utilities-Electric-Clubhouse	\$525.33	\$17,995.96
8710-005 - Utilities-Telephone	\$45.00	\$503.93
8710-006 - Utilities-Pool Fuel	\$2,277.69	\$16,157.30
8710-007 - Utilities-Sewer & Water-General	\$27,610.64	\$281,670.41
8710-010 - Utilities-Reclaimed Water	\$2,839.84	\$20,197.85
8710-012 - Utilities-Cable TV	\$16,599.57	\$183,801.40
<u>Total Services &amp; Utilities</u>	\$71,513.99	\$771,897.84
<i>Total Expense</i>	\$78,638.17	\$858,881.48
Operating Net Income	\$58,996.32	\$657,855.64
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	\$0.00	\$0.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Income Statement**  
**11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025	Year To Date
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$87,945.00
9621-000 - Reserve-Streets	\$166.67	\$1,833.37
9622-001 - Reserve-Walks	\$500.00	\$5,500.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$383,166.63
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$13,750.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$1,197.46
9626-000 - Reserve-Landscaping	\$250.00	\$2,750.00
9627-000 - Reserve-Sea Walls	\$10.00	\$110.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$22,916.63
9640-000 - Reserve-Sewer	\$16.67	\$183.37
9641-000 - Reserve- Water System	\$1,250.00	\$13,750.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$30,497.50
9652-000 - Reserve- Storm Drains	\$83.33	\$916.63
9900-000 - Reserve-Interest	\$2,635.38	\$31,776.49
<u>Total Reserve Expense</u>	\$53,955.07	\$596,293.08
<i>Total Reserve Expense</i>	\$53,955.07	\$596,293.08
Reserve Net Income	(\$53,955.07)	(\$596,293.08)
Net Income	\$5,041.25	\$61,562.56

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Budget Comparison Report**  
**11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$133,770.00	\$133,771.06	(\$1.06)	0.00%	\$1,471,734.00	\$1,471,481.66	\$252.34	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	\$168.67	\$0.00	\$168.67	100.00%	\$2,194.69	\$0.00	\$2,194.69	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,635.38	\$0.00	\$2,635.38	100.00%	\$31,776.49	\$0.00	\$31,776.49	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$975.00	\$0.00	\$975.00	100.00%	\$0.00
6083-000 - Other Income-General	\$700.00	\$0.00	\$700.00	100.00%	\$9,576.50	\$0.00	\$9,576.50	100.00%	\$0.00
6083-098 - Other Income-Legal	\$260.44	\$0.00	\$260.44	100.00%	\$260.44	\$0.00	\$260.44	100.00%	\$0.00
<u>Total Revenues</u>	\$137,634.49	\$133,771.06	\$3,863.43	2.89%	\$1,516,737.12	\$1,471,481.66	\$45,255.46	3.08%	\$1,605,252.66
<b>Total Income</b>	\$137,634.49	\$133,771.06	\$3,863.43	2.89%	\$1,516,737.12	\$1,471,481.66	\$45,255.46	3.08%	\$1,605,252.66
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.33	(\$686.67)	(32.57%)	\$30,745.00	\$23,191.63	(\$7,553.37)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$2,519.00	\$3,344.00	\$825.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$220.00	\$4,583.37	\$4,363.37	95.20%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$500.00	\$500.00	100.00%	\$4,000.00	\$5,500.00	\$1,500.00	27.27%	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$112.75	\$51.50	45.68%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$1,100.00	\$1,100.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$275.00	(\$25.00)	(9.09%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$5,500.00	\$5,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$133.85	\$218.33	\$84.48	38.69%	\$4,502.37	\$2,401.63	(\$2,100.74)	(87.47%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,799.66	\$11,016.00	\$7,216.34	65.51%	\$42,802.65	\$121,176.00	\$78,373.35	64.68%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,833.37	\$1,833.37	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$7,124.18	\$15,365.25	\$8,241.07	53.63%	\$86,983.64	\$169,017.75	\$82,034.11	48.54%	\$184,383.00
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.20	\$0.00	0.00%	\$91,775.20	\$91,775.20	\$0.00	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$1,778.12	\$1,583.33	(\$194.79)	(12.30%)	\$26,719.54	\$17,416.63	(\$9,302.91)	(53.41%)	\$19,000.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc  
Budget Comparison Report  
11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-038 - R&M-Rec Area	\$1,212.39	\$1,875.00	\$662.61	35.34%	\$22,042.32	\$20,625.00	(\$1,417.32)	(6.87%)	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$9,416.67	\$1,038.28	11.03%	\$100,239.24	\$103,583.37	\$3,344.13	3.23%	\$113,000.00
8312-000 - Pool-Service-General	\$1,903.82	\$833.33	(\$1,070.49)	(128.46%)	\$10,794.69	\$9,166.63	(\$1,628.06)	(17.76%)	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$525.33	\$1,716.67	\$1,191.34	69.40%	\$17,995.96	\$18,883.37	\$887.41	4.70%	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.67	(\$3.33)	(7.99%)	\$503.93	\$458.37	(\$45.56)	(9.94%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$2,277.69	\$1,287.50	(\$990.19)	(76.91%)	\$16,157.30	\$14,162.50	(\$1,994.80)	(14.09%)	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$27,610.64	\$24,375.00	(\$3,235.64)	(13.27%)	\$281,670.41	\$268,125.00	(\$13,545.41)	(5.05%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$2,839.84	\$1,333.33	(\$1,506.51)	(112.99%)	\$20,197.85	\$14,666.63	(\$5,531.22)	(37.71%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.42	(\$319.15)	(1.96%)	\$183,801.40	\$179,084.62	(\$4,716.78)	(2.63%)	\$195,365.00
<b>Total Services &amp; Utilities</b>	<b>\$71,513.99</b>	<b>\$67,086.12</b>	<b>(\$4,427.87)</b>	<b>(6.60%)</b>	<b>\$771,897.84</b>	<b>\$737,947.32</b>	<b>(\$33,950.52)</b>	<b>(4.60%)</b>	<b>\$805,033.34</b>
<b>Total Expense</b>	<b>\$78,638.17</b>	<b>\$82,451.37</b>	<b>\$3,813.20</b>	<b>4.62%</b>	<b>\$858,881.48</b>	<b>\$906,965.07</b>	<b>\$48,083.59</b>	<b>5.30%</b>	<b>\$989,416.34</b>
Operating Net Income	\$58,996.32	\$51,319.69	\$7,676.63	14.96%	\$657,855.64	\$564,516.59	\$93,339.05	16.53%	\$615,836.32
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$87,945.00	\$87,945.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,833.37	\$1,833.37	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$5,500.00	\$5,500.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.33	\$34,833.33	\$0.00	0.00%	\$383,166.63	\$383,166.63	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$1,197.46	\$1,197.46	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$2,750.00	\$2,750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$110.00	\$110.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$22,916.63	\$22,916.63	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$183.37	\$183.37	\$0.00	0.00%	\$200.00
9641-000 -									

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Budget Comparison Report**  
**11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Reserve- Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$30,497.50	\$30,497.50	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$83.33	\$83.33	\$0.00	0.00%	\$916.63	\$916.63	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve-Interest	\$2,635.38	\$0.00	(\$2,635.38)	(100.00%)	\$31,776.49	\$0.00	(\$31,776.49)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$53,955.07	\$51,319.69	(\$2,635.38)	(5.14%)	\$596,293.08	\$564,516.59	(\$31,776.49)	(5.63%)	\$615,836.32
<b>Total Reserve Expense</b>	\$53,955.07	\$51,319.69	(\$2,635.38)	(5.14%)	\$596,293.08	\$564,516.59	(\$31,776.49)	(5.63%)	\$615,836.32
Reserve Net Income	(\$53,955.07)	(\$51,319.69)	(\$2,635.38)	5.14%	(\$596,293.08)	(\$564,516.59)	(\$31,776.49)	5.63%	(\$615,836.32)
Net Income	\$5,041.25	\$0.00	\$5,041.25	100.00%	\$61,562.56	\$0.00	\$61,562.56	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Reserve Statement**  
**11/1/2025 - 11/30/2025**

Account	11/1/2025 - 11/30/2025		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)	\$93,412.96	\$80,950.00	\$6,995.00
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,638.53	\$1,833.37	\$1,375.93	\$70,095.97
3022-001 Reserve-Walks	\$500.00	\$0.00	\$41,926.53	\$5,500.00	\$7,580.00	\$39,846.53
3023-000 Reserve-Roof Repair	\$34,833.33	\$1,409.27	\$1,042,092.98	\$401,422.63	\$337,191.98	\$1,106,323.63
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$0.00	(\$331.32)	\$14,081.32	\$34,975.42	(\$21,225.42)
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$1,197.46	\$0.00	\$7,516.42
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$32,345.33	\$2,750.00	\$8,400.00	\$26,695.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$110.00	\$0.00	\$28,101.35
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$143,250.06	\$0.00	\$32,078.95	\$111,171.11
3031-000 Reserve-Facia/Outside	\$2,083.33	\$4,138.38	\$13,077.28	\$23,320.79	\$20,508.19	\$15,889.88
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$850.15	\$65,091.56	\$183.37	\$6,722.40	\$58,552.53
3041-000 Reserve-Water System	\$1,250.00	\$626.16	\$7,129.52	\$14,007.63	\$10,012.29	\$11,124.86
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$6,927.15	\$3,264.04	\$30,778.65	\$33,592.14	\$450.55
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	\$916.63	\$18,934.44	\$47,704.10
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,635.38	\$0.00	\$81,773.40	\$31,776.49	\$0.00	\$113,549.89
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$53,955.07	\$13,951.11	\$1,444,227.79	\$621,291.30	\$592,321.74	\$1,473,197.35