

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Balance Sheet**  
**12/31/2025**

**Assets**Operating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$41,168.98
1030-000 - Alliance Assoc Bank- Operating (0806)	\$54,004.39
1110-000 - A/R-Maintenance Fees	\$3,771.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,075.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$50.00
1115-000 - A/R-Legal Costs	\$730.44
1116-000 - A/R Fines	\$220.00
1117-000 - A/R-Property Clean Up	\$450.00
1190-000 - Allowance for Bad Debts	(\$6,009.04)
1410-000 - Prepaid Insurance-General	\$124,405.03

Operating Total

\$233,250.80

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$316,123.93
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,156.07
1091-003 - Alliance Bank - CDARS	\$283,085.45
1091-004 - Alliance Bank - CDARS	\$281,279.98
1097-000 - CD-Alliance 6/14/26 (6078)	\$287,167.16
1200-000 - Reserve-Due From Operating	\$29,935.00

Reserve Total

\$1,650,747.59

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*

\$3,049,092.54

**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$725,657.34
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$25,610.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,941.00
2460-000 - Unearned Revenue-Cable Rebate	\$37,485.00

Operating Total

\$837,221.29

Reserve

3020-000 - Reserve-Wash/Paint	\$14,990.00
3021-000 - Reserve-Streets	\$69,985.37
3022-001 - Reserve-Walks	\$40,229.15
3023-000 - Reserve-Roof Repair	\$1,129,713.21
3025-000 - Reserve-Rec Area/Pool	(\$23,189.37)

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**

**Balance Sheet**

**12/31/2025**

3025-001 - Reserve-Pool Remarcite	\$7,625.28	
3026-000 - Reserve-Landscaping	\$26,945.33	
3027-000 - Reserve-Sea Walls	\$28,111.35	
3028-000 - Reserve-Def Maintenance	\$110,763.17	
3031-000 - Reserve-Facia/Outside	\$17,973.21	
3040-000 - Reserve-Sewer	\$58,569.20	
3041-000 - Reserve-Water System	\$12,374.86	
3046-000 - Reserve-Sprinklers/Irrig	(\$7,356.03)	
3052-000 - Reserve-Storm Drains	\$47,787.43	
3080-000 - Reserve-Interest	\$116,225.43	
<u>Reserve Total</u>	\$1,650,747.59	
<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>	\$61,575.84	
<i>Liabilities &amp; Equity Total</i>		\$3,049,092.54

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Income Statement**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$133,770.00	\$1,605,504.00
6015-000 - Violation Income	\$0.00	\$220.00
6070-000 - Interest Income-Operating	\$142.03	\$2,336.72
6071-000 - Interest Income-Reserve	\$2,675.54	\$34,452.03
6082-000 - Late Fee Income	\$75.00	\$1,050.00
6083-000 - Other Income-General	\$20.00	\$9,596.50
6083-098 - Other Income-Legal	\$0.00	\$260.44
<u>Total Revenues</u>	<u>\$136,682.57</u>	<u>\$1,653,419.69</u>
<i>Total Income</i>	<i>\$136,682.57</i>	<i>\$1,653,419.69</i>
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,795.00	\$33,540.00
7110-002 - Insurance-Flood	\$229.00	\$2,748.00
7210-000 - Legal & Professional	\$82.50	\$302.50
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$1,176.00	\$1,176.00
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-General/Office	\$797.38	\$5,299.75
7710-001 - Mortgage Interest	\$3,645.52	\$46,448.17
7810-000 - Uncollectible Assessments	\$166.67	\$2,000.04
<u>Total Administrative</u>	<u>\$8,892.07</u>	<u>\$95,875.71</u>
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$8,343.20	\$100,118.40
8021-000 - Salaries / Payroll Expense	\$2,542.11	\$29,261.65
8110-038 - R&M-Rec Area	\$1,706.00	\$23,748.32
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$108,617.63
8312-000 - Pool-Service-General	\$983.61	\$11,778.30
8710-001 - Utilities-Electric-Clubhouse	\$1,685.03	\$19,680.99
8710-005 - Utilities-Telephone	\$45.00	\$548.93
8710-006 - Utilities-Pool Fuel	\$1,966.53	\$18,123.83
8710-007 - Utilities-Sewer & Water-General	\$28,551.81	\$310,222.22
8710-010 - Utilities-Reclaimed Water	\$2,980.74	\$23,178.59
8710-012 - Utilities-Cable TV	\$16,599.57	\$200,400.97
<u>Total Services &amp; Utilities</u>	<u>\$73,781.99</u>	<u>\$845,679.83</u>
<i>Total Expense</i>	<i>\$82,674.06</i>	<i>\$941,555.54</i>
Operating Net Income	<u>\$54,008.51</u>	<u>\$711,864.15</u>
<b>Reserve Income</b>		

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Income Statement**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025	Year To Date
<i>Total Reserve Income</i>	\$0.00	\$0.00
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$95,940.00
9621-000 - Reserve-Streets	\$166.63	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.37	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.37	\$25,000.00
9640-000 - Reserve-Sewer	\$16.63	\$200.00
9641-000 - Reserve- Water System	\$1,250.00	\$15,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$33,270.00
9652-000 - Reserve- Storm Drains	\$83.33	\$999.96
9900-000 - Reserve-Interest	\$2,675.54	\$34,452.03
<u>Total Reserve Expense</u>	\$53,995.23	\$650,288.31
 <i>Total Reserve Expense</i>	 \$53,995.23	 \$650,288.31
Reserve Net Income	(\$53,995.23)	(\$650,288.31)
Net Income	\$13.28	\$61,575.84

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025				1/1/2025 - 12/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$133,770.00	\$133,771.00	(\$1.00)	0.00%	\$1,605,504.00	\$1,605,252.66	\$251.34	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	\$142.03	\$0.00	\$142.03	100.00%	\$2,336.72	\$0.00	\$2,336.72	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,675.54	\$0.00	\$2,675.54	100.00%	\$34,452.03	\$0.00	\$34,452.03	100.00%	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$1,050.00	\$0.00	\$1,050.00	100.00%	\$0.00
6083-000 - Other Income-General	\$20.00	\$0.00	\$20.00	100.00%	\$9,596.50	\$0.00	\$9,596.50	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$260.44	\$0.00	\$260.44	100.00%	\$0.00
<b>Total Revenues</b>	<b>\$136,682.57</b>	<b>\$133,771.00</b>	<b>\$2,911.57</b>	<b>2.18%</b>	<b>\$1,653,419.69</b>	<b>\$1,605,252.66</b>	<b>\$48,167.03</b>	<b>3.00%</b>	<b>\$1,605,252.66</b>
<b>Total Income</b>	<b>\$136,682.57</b>	<b>\$133,771.00</b>	<b>\$2,911.57</b>	<b>2.18%</b>	<b>\$1,653,419.69</b>	<b>\$1,605,252.66</b>	<b>\$48,167.03</b>	<b>3.00%</b>	<b>\$1,605,252.66</b>
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,795.00	\$2,108.37	(\$686.63)	(32.57%)	\$33,540.00	\$25,300.00	(\$8,240.00)	(32.57%)	\$25,300.00
7110-002 - Insurance-Flood	\$229.00	\$304.00	\$75.00	24.67%	\$2,748.00	\$3,648.00	\$900.00	24.67%	\$3,648.00
7210-000 - Legal & Professional	\$82.50	\$416.63	\$334.13	80.20%	\$302.50	\$5,000.00	\$4,697.50	93.95%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$500.00	\$500.00	100.00%	\$4,000.00	\$6,000.00	\$2,000.00	33.33%	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$123.00	\$61.75	50.20%	\$123.00
7310-003 - Taxes-Condo Fee	\$1,176.00	\$100.00	(\$1,076.00)	(1,076.00%)	\$1,176.00	\$1,200.00	\$24.00	2.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$300.00	\$0.00	0.00%	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$6,000.00	\$6,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$797.38	\$218.37	(\$579.01)	(265.15%)	\$5,299.75	\$2,620.00	(\$2,679.75)	(102.28%)	\$2,620.00
7710-001 - Mortgage Interest	\$3,645.52	\$11,016.00	\$7,370.48	66.91%	\$46,448.17	\$132,192.00	\$85,743.83	64.86%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.63	(\$0.04)	(0.02%)	\$2,000.04	\$2,000.00	(\$0.04)	0.00%	\$2,000.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025				1/1/2025 - 12/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Total Administrative</b>	\$8,892.07	\$15,365.25	\$6,473.18	42.13%	\$95,875.71	\$184,383.00	\$88,507.29	48.00%	\$184,383.00
<b>Services &amp; Utilities</b>									
8010-000 - Master Association Fees	\$8,343.20	\$8,343.14	(\$0.06)	0.00%	\$100,118.40	\$100,118.34	(\$0.06)	0.00%	\$100,118.34
8021-000 - Salaries / Payroll Expense	\$2,542.11	\$1,583.37	(\$958.74)	(60.55%)	\$29,261.65	\$19,000.00	(\$10,261.65)	(54.01%)	\$19,000.00
8110-038 - R&M-Rec Area	\$1,706.00	\$1,875.00	\$169.00	9.01%	\$23,748.32	\$22,500.00	(\$1,248.32)	(5.55%)	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$9,416.63	\$1,038.24	11.03%	\$108,617.63	\$113,000.00	\$4,382.37	3.88%	\$113,000.00
8312-000 - Pool-Service-General	\$983.61	\$833.37	(\$150.24)	(18.03%)	\$11,778.30	\$10,000.00	(\$1,778.30)	(17.78%)	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$1,685.03	\$1,716.63	\$31.60	1.84%	\$19,680.99	\$20,600.00	\$919.01	4.46%	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.63	(\$3.37)	(8.10%)	\$548.93	\$500.00	(\$48.93)	(9.79%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,966.53	\$1,287.50	(\$679.03)	(52.74%)	\$18,123.83	\$15,450.00	(\$2,673.83)	(17.31%)	\$15,450.00
8710-007 - Utilities-Sewer & Water-General	\$28,551.81	\$24,375.00	(\$4,176.81)	(17.14%)	\$310,222.22	\$292,500.00	(\$17,722.22)	(6.06%)	\$292,500.00
8710-010 - Utilities-Reclaimed Water	\$2,980.74	\$1,333.37	(\$1,647.37)	(123.55%)	\$23,178.59	\$16,000.00	(\$7,178.59)	(44.87%)	\$16,000.00
8710-012 - Utilities-Cable TV	\$16,599.57	\$16,280.38	(\$319.19)	(1.96%)	\$200,400.97	\$195,365.00	(\$5,035.97)	(2.58%)	\$195,365.00
<b>Total Services &amp; Utilities</b>	\$73,781.99	\$67,086.02	(\$6,695.97)	(9.98%)	\$845,679.83	\$805,033.34	(\$40,646.49)	(5.05%)	\$805,033.34
<b>Total Expense</b>	\$82,674.06	\$82,451.27	(\$222.79)	(0.27%)	\$941,555.54	\$989,416.34	\$47,860.80	4.84%	\$989,416.34
Operating Net Income	\$54,008.51	\$51,319.73	\$2,688.78	5.24%	\$711,864.15	\$615,836.32	\$96,027.83	15.59%	\$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%	\$95,940.00	\$95,940.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.63	\$166.63	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$6,000.00	\$6,000.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,833.37	\$34,833.37	\$0.00	0.00%	\$418,000.00	\$418,000.00	\$0.00	0.00%	\$418,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$15,000.00	\$15,000.00	\$0.00	0.00%	\$15,000.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025				1/1/2025 - 12/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$1,306.32	\$1,306.32	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$3,000.00	\$3,000.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$120.00	\$120.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.37	\$2,083.37	\$0.00	0.00%	\$25,000.00	\$25,000.00	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.63	\$16.63	\$0.00	0.00%	\$200.00	\$200.00	\$0.00	0.00%	\$200.00
9641-000 - Reserve- Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$15,000.00	\$15,000.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$33,270.00	\$33,270.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$83.33	\$83.37	\$0.04	0.05%	\$999.96	\$1,000.00	\$0.04	0.00%	\$1,000.00
9900-000 - Reserve-Interest	\$2,675.54	\$0.00	(\$2,675.54)	(100.00%)	\$34,452.03	\$0.00	(\$34,452.03)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$53,995.23	\$51,319.73	(\$2,675.50)	(5.21%)	\$650,288.31	\$615,836.32	(\$34,451.99)	(5.59%)	\$615,836.32
<b>Total Reserve Expense</b>	\$53,995.23	\$51,319.73	(\$2,675.50)	(5.21%)	\$650,288.31	\$615,836.32	(\$34,451.99)	(5.59%)	\$615,836.32
Reserve Net Income	(\$53,995.23)	(\$51,319.73)	(\$2,675.50)	5.21%	(\$650,288.31)	(\$615,836.32)	(\$34,451.99)	5.59%	(\$615,836.32)
Net Income	\$13.28	\$0.00	\$13.28	100.00%	\$61,575.84	\$0.00	\$61,575.84	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Reserve Statement**  
**12/1/2025 - 12/31/2025**

Account	12/1/2025 - 12/31/2025		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)	\$101,407.96	\$80,950.00	\$14,990.00
3021-000 Reserve-Streets	\$166.67	\$277.27	\$69,638.53	\$2,000.04	\$1,653.20	\$69,985.37
3022-001 Reserve-Walks	\$500.00	\$117.38	\$41,926.53	\$6,000.00	\$7,697.38	\$40,229.15
3023-000 Reserve-Roof Repair	\$34,833.33	\$11,443.75	\$1,042,092.98	\$436,255.96	\$348,635.73	\$1,129,713.21
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$3,213.95	(\$331.32)	\$15,331.32	\$38,189.37	(\$23,189.37)
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$6,318.96	\$1,306.32	\$0.00	\$7,625.28
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$32,345.33	\$3,000.00	\$8,400.00	\$26,945.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,991.35	\$120.00	\$0.00	\$28,111.35
3028-000 Reserve-Def Maintenance	\$0.00	\$407.94	\$143,250.06	\$0.00	\$32,486.89	\$110,763.17
3031-000 Reserve-Facia/Outside	\$2,083.33	\$0.00	\$13,077.28	\$25,404.12	\$20,508.19	\$17,973.21
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	\$200.04	\$6,722.40	\$58,569.20
3041-000 Reserve-Water System	\$6,200.00	\$4,950.00	\$7,129.52	\$20,207.63	\$14,962.29	\$12,374.86
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$10,579.08	\$3,264.04	\$33,551.15	\$44,171.22	(\$7,356.03)
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	\$999.96	\$18,934.44	\$47,787.43
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,675.54	\$0.00	\$81,773.40	\$34,452.03	\$0.00	\$116,225.43
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$58,945.23	\$30,989.37	\$1,444,227.79	\$680,236.53	\$623,311.11	\$1,501,153.21