

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
2/28/2026

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$41,266.89
1030-000 - Alliance Assoc Bank- Operating (0806)	\$47,635.16
1110-000 - A/R-Maintenance Fees	\$5,551.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,000.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$30.00
1115-000 - A/R-Legal Costs	\$470.00
1116-000 - A/R Fines	\$220.00
1117-000 - A/R-Property Clean Up	\$450.00
1190-000 - Allowance for Bad Debts	(\$6,342.38)
1410-000 - Prepaid Insurance-General	\$117,077.03

Operating Total

\$220,742.70

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$291,920.01
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,436.91
1091-003 - Alliance Bank - CDARS	\$284,775.05
1091-004 - Alliance Bank - CDARS	\$282,914.71
1097-000 - CD-Alliance 6/14/26 (6078)	\$288,896.53
1200-000 - Reserve-Due From Operating	\$28,205.00

Reserve Total

\$1,630,148.21

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

\$3,015,985.06

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$712,807.64
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$23,880.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,346.00
2460-000 - Unearned Revenue-Cable Rebate	\$35,280.00

Operating Total

\$817,841.59

Reserve

3020-000 - Reserve-Wash/Paint	(\$22,898.00)
3021-000 - Reserve-Streets	\$70,043.05
3022-001 - Reserve-Walks	\$40,729.15
3023-000 - Reserve-Roof Repair	\$1,139,884.88
3025-000 - Reserve-Rec Area/Pool	\$3,250.00

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3025-001 - Reserve-Pool Remarcite	\$7,708.62	
3026-000 - Reserve-Landscaping	\$27,445.33	
3027-000 - Reserve-Sea Walls	\$28,131.35	
3028-000 - Reserve-Def Maintenance	\$80,217.77	
3031-000 - Reserve-Facia/Outside	\$17,861.68	
3040-000 - Reserve-Sewer	\$58,602.54	
3041-000 - Reserve-Water System	\$13,326.85	
3046-000 - Reserve-Sprinklers/Irrig	(\$4,182.89)	
3052-000 - Reserve-Storm Drains	\$48,454.09	
3080-000 - Reserve-Interest	\$121,573.79	
<u>Reserve Total</u>	\$1,630,148.21	
<u>Other</u>		
4997-000 - Fund Balance-Fixed Assets	\$226,782.00	
<u>Other Total</u>	\$226,782.00	
<u>Retained Earnings</u>	\$334,341.66	
<u>Net Income</u>	\$6,871.60	
<i>Liabilities & Equity Total</i>		\$3,015,985.06

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$137,886.00	\$275,772.00
6070-000 - Interest Income-Operating	\$45.50	\$101.01
6071-000 - Interest Income-Reserve	\$2,636.51	\$5,348.36
6082-000 - Late Fee Income	\$100.00	\$250.00
6083-000 - Other Income-General	\$950.00	\$1,340.00
<u>Total Revenues</u>	\$141,618.01	\$282,811.37
<i>Total Income</i>	\$141,618.01	\$282,811.37
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$4,093.00	\$8,186.00
7110-002 - Insurance-Flood	\$182.00	\$364.00
7210-000 - Legal & Professional	\$0.00	\$82.50
7212-001 - Professional-Audit Fees	\$2,500.00	\$2,500.00
7510-000 - Admin Expenses-General/Office	\$370.51	\$627.52
7710-001 - Mortgage Interest	\$3,700.63	\$7,434.24
7810-000 - Uncollectible Assessments	\$166.67	\$333.34
<u>Total Administrative</u>	\$11,012.81	\$19,527.60
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,772.81	\$17,545.62
8021-000 - Salaries / Payroll Expense	\$1,757.09	\$4,402.40
8110-038 - R&M-Rec Area	\$904.02	\$2,767.75
8210-001 - Grounds-Lawn Service	\$8,628.19	\$17,006.58
8312-000 - Pool-Service-General	\$735.00	\$1,470.00
8710-001 - Utilities-Electric-Clubhouse	\$1,628.34	\$3,282.18
8710-005 - Utilities-Telephone	\$45.00	\$90.00
8710-006 - Utilities-Pool Fuel	\$1,644.43	\$3,998.66
8710-007 - Utilities-Sewer & Water-General	\$28,058.63	\$57,270.42
8710-010 - Utilities-Reclaimed Water	\$1,564.66	\$4,821.80
8710-012 - Utilities-Cable TV	\$17,130.22	\$34,260.44
<u>Total Services & Utilities</u>	\$70,868.39	\$146,915.85
<i>Total Expense</i>	\$81,881.20	\$166,443.45
Operating Net Income	\$59,736.81	\$116,367.92
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$15,990.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
9621-000 - Reserve-Streets	\$166.67	\$333.34
9622-001 - Reserve-Walks	\$250.00	\$500.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$70,500.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$2,500.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$83.34
9626-000 - Reserve-Landscaping	\$250.00	\$500.00
9627-000 - Reserve-Sea Walls	\$10.00	\$20.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$4,166.66
9640-000 - Reserve-Sewer	\$16.67	\$33.34
9641-000 - Reserve- Water System	\$1,654.81	\$3,309.62
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$5,545.00
9652-000 - Reserve- Storm Drains	\$333.33	\$666.66
9900-000 - Reserve-Interest	\$2,636.51	\$5,348.36
<u>Total Reserve Expense</u>	\$54,710.49	\$109,496.32
<i>Total Reserve Expense</i>	\$54,710.49	\$109,496.32
Reserve Net Income	(\$54,710.49)	(\$109,496.32)
Net Income	\$5,026.32	\$6,871.60

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$137,886.00	\$137,887.27	(\$1.27)	0.00%	\$275,772.00	\$275,774.54	(\$2.54)	0.00%	\$1,654,647.25
6070-000 - Interest Income-Operating	\$45.50	\$0.00	\$45.50	100.00%	\$101.01	\$0.00	\$101.01	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,636.51	\$0.00	\$2,636.51	100.00%	\$5,348.36	\$0.00	\$5,348.36	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$250.00	\$0.00	\$250.00	100.00%	\$0.00
6083-000 - Other Income-General	\$950.00	\$0.00	\$950.00	100.00%	\$1,340.00	\$0.00	\$1,340.00	100.00%	\$0.00
<u>Total Revenues</u>	\$141,618.01	\$137,887.27	\$3,730.74	2.71%	\$282,811.37	\$275,774.54	\$7,036.83	2.55%	\$1,654,647.25
Total Income	\$141,618.01	\$137,887.27	\$3,730.74	2.71%	\$282,811.37	\$275,774.54	\$7,036.83	2.55%	\$1,654,647.25
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$4,093.00	\$2,319.17	(\$1,773.83)	(76.49%)	\$8,186.00	\$4,638.34	(\$3,547.66)	(76.49%)	\$27,830.00
7110-002 - Insurance-Flood	\$182.00	\$334.40	\$152.40	45.57%	\$364.00	\$668.80	\$304.80	45.57%	\$4,012.80
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$82.50	\$833.34	\$750.84	90.10%	\$5,000.00
7212-001 - Professional-Audit Fees	\$2,500.00	\$583.33	(\$1,916.67)	(328.57%)	\$2,500.00	\$1,166.66	(\$1,333.34)	(114.29%)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$0.00	\$20.50	\$20.50	100.00%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$200.00	\$200.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$50.00	\$50.00	100.00%	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$1,000.00	\$1,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$370.51	\$250.00	(\$120.51)	(48.20%)	\$627.52	\$500.00	(\$127.52)	(25.50%)	\$3,000.00
7710-001 - Mortgage Interest	\$3,700.63	\$11,016.00	\$7,315.37	66.41%	\$7,434.24	\$22,032.00	\$14,597.76	66.26%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$333.34	\$333.34	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$11,012.81	\$15,721.49	\$4,708.68	29.95%	\$19,527.60	\$31,442.98	\$11,915.38	37.90%	\$188,657.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,772.81	\$8,772.81	\$0.00	0.00%	\$17,545.62	\$17,545.62	\$0.00	0.00%	\$105,273.70
8021-000 - Salaries / Payroll Expense	\$1,757.09	\$1,583.33	(\$173.76)	(10.97%)	\$4,402.40	\$3,166.66	(\$1,235.74)	(39.02%)	\$19,000.00
8110-038 - R&M-Rec Area	\$904.02	\$1,875.00	\$970.98	51.79%	\$2,767.75	\$3,750.00	\$982.25	26.19%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,628.19	\$9,750.00	\$1,121.81	11.51%	\$17,006.58	\$19,500.00	\$2,493.42	12.79%	\$117,000.00

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026**

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8312-000 - Pool-Service-General	\$735.00	\$1,000.00	\$265.00	26.50%	\$1,470.00	\$2,000.00	\$530.00	26.50%	\$12,000.00
8710-001 - Utilities-Electric-Clubhouse	\$1,628.34	\$1,716.67	\$88.33	5.15%	\$3,282.18	\$3,433.34	\$151.16	4.40%	\$20,600.00
8710-005 - Utilities-Telephone	\$45.00	\$41.65	(\$3.35)	(8.04%)	\$90.00	\$83.30	(\$6.70)	(8.04%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,644.43	\$1,351.88	(\$292.55)	(21.64%)	\$3,998.66	\$2,703.76	(\$1,294.90)	(47.89%)	\$16,222.50
8710-007 - Utilities-Sewer & Water-General	\$28,058.63	\$25,336.47	(\$2,722.16)	(10.74%)	\$57,270.42	\$50,672.94	(\$6,597.48)	(13.02%)	\$304,037.68
8710-010 - Utilities-Reclaimed Water	\$1,564.66	\$1,533.33	(\$31.33)	(2.04%)	\$4,821.80	\$3,066.66	(\$1,755.14)	(57.23%)	\$18,400.00
8710-012 - Utilities-Cable TV	\$17,130.22	\$17,130.66	\$0.44	0.00%	\$34,260.44	\$34,261.32	\$0.88	0.00%	\$205,567.89
Total Services & Utilities	\$70,868.39	\$70,091.80	(\$776.59)	(1.11%)	\$146,915.85	\$140,183.60	(\$6,732.25)	(4.80%)	\$841,101.77
Total Expense	\$81,881.20	\$85,813.29	\$3,932.09	4.58%	\$166,443.45	\$171,626.58	\$5,183.13	3.02%	\$1,029,759.57
Operating Net Income	\$59,736.81	\$52,073.98	\$7,662.83	14.72%	\$116,367.92	\$104,147.96	\$12,219.96	11.73%	\$624,887.68
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$15,990.00	\$15,990.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$333.34	\$333.34	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Expense-Roof Repair	\$35,250.00	\$35,250.00	\$0.00	0.00%	\$70,500.00	\$70,500.00	\$0.00	0.00%	\$423,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$83.34	\$83.34	\$0.00	0.00%	\$500.00
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$20.00	\$20.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$4,166.66	\$4,166.66	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$33.34	\$33.34	\$0.00	0.00%	\$200.00
9641-000 - Reserve-Water System	\$1,654.81	\$1,654.81	\$0.00	0.00%	\$3,309.62	\$3,309.62	\$0.00	0.00%	\$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$5,545.00	\$5,545.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve-Storm Drains	\$333.33	\$333.33	\$0.00	0.00%	\$666.66	\$666.66	\$0.00	0.00%	\$4,000.00
9900-000 - Reserve-Interest	\$2,636.51	\$0.00	(\$2,636.51)	(100.00%)	\$5,348.36	\$0.00	(\$5,348.36)	(100.00%)	\$0.00
Total Reserve Expense	\$54,710.49	\$52,073.98	(\$2,636.51)	(5.06%)	\$109,496.32	\$104,147.96	(\$5,348.36)	(5.14%)	\$624,887.68
Total Reserve Expense	\$54,710.49	\$52,073.98	(\$2,636.51)	(5.06%)	\$109,496.32	\$104,147.96	(\$5,348.36)	(5.14%)	\$624,887.68
3/16/2026									
Reserve Net Income	(\$54,710.49)	(\$52,073.98)	(\$2,636.51)	5.06%	(\$109,496.32)	(\$104,147.96)	(\$5,348.36)	5.14%	(\$624,887.68)

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
2/1/2026 - 2/28/2026

Account	2/1/2026 - 2/28/2026		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	\$35,356.00	\$14,990.00	\$15,990.00	\$53,878.00	(\$22,898.00)
3021-000 Reserve-Streets	\$166.67	\$275.66	\$69,985.37	\$333.34	\$275.66	\$70,043.05
3022-001 Reserve-Walks	\$250.00	\$0.00	\$40,229.15	\$500.00	\$0.00	\$40,729.15
3023-000 Reserve-Roof Repair	\$35,250.00	\$51,442.37	\$1,129,713.21	\$70,500.00	\$60,328.33	\$1,139,884.88
3025-000 Reserve-Rec Area/Pool	\$2,000.00	\$0.00	(\$23,189.37)	\$26,439.37	\$0.00	\$3,250.00
3025-001 Reserve-Pool Remarcite	\$41.67	\$0.00	\$7,625.28	\$83.34	\$0.00	\$7,708.62
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$26,945.33	\$500.00	\$0.00	\$27,445.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$28,111.35	\$20.00	\$0.00	\$28,131.35
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$110,763.17	\$0.00	\$30,545.40	\$80,217.77
3031-000 Reserve-Facia/Outside	\$2,083.33	\$3,855.69	\$17,973.21	\$4,166.66	\$4,278.19	\$17,861.68
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$0.00	\$58,569.20	\$33.34	\$0.00	\$58,602.54
3041-000 Reserve-Water System	\$1,654.81	\$1,406.72	\$12,374.86	\$3,309.62	\$2,357.63	\$13,326.85
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$3,199.09	(\$7,356.03)	\$12,901.03	\$9,727.89	(\$4,182.89)
3048-000 Reserve-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$333.33	\$0.00	\$47,787.43	\$666.66	\$0.00	\$48,454.09
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,636.51	\$0.00	\$116,225.43	\$5,348.36	\$0.00	\$121,573.79
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$55,460.49	\$95,535.53	\$1,501,153.21	\$140,791.72	\$161,391.10	\$1,480,553.83