

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
3/31/2026

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$41,310.67
1030-000 - Alliance Assoc Bank- Operating (0806)	\$44,722.93
1110-000 - A/R-Maintenance Fees	\$6,199.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,050.00
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	(\$6,509.05)
1410-000 - Prepaid Insurance-General	\$112,802.03

Operating Total

\$214,130.58

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$311,177.41
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,437.02
1091-003 - Alliance Bank - CDARS	\$285,666.85
1091-004 - Alliance Bank - CDARS	\$283,777.44
1097-000 - CD-Alliance 6/14/26 (6078)	\$289,681.06
1200-000 - Reserve-Due From Operating	\$27,340.00

Reserve Total

\$1,651,079.78

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

\$3,030,304.51

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$705,978.25
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$23,015.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,688.00
2460-000 - Unearned Revenue-Cable Rebate	\$34,177.50

Operating Total

\$811,386.70

Reserve

3020-000 - Reserve-Wash/Paint	(\$38,075.00)
3021-000 - Reserve-Streets	\$69,672.86
3022-001 - Reserve-Walks	\$40,803.12
3023-000 - Reserve-Roof Repair	\$1,173,873.98
3025-000 - Reserve-Rec Area/Pool	\$4,332.71

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3025-001 - Reserve-Pool Remarcite	\$7,750.29	
3026-000 - Reserve-Landscaping	\$27,195.33	
3027-000 - Reserve-Sea Walls	\$28,141.35	
3028-000 - Reserve-Def Maintenance	\$78,183.45	
3031-000 - Reserve-Facia/Outside	\$16,545.54	
3040-000 - Reserve-Sewer	\$58,619.21	
3041-000 - Reserve-Water System	\$14,958.60	
3046-000 - Reserve-Sprinklers/Irrig	(\$3,828.80)	
3052-000 - Reserve-Storm Drains	\$48,787.42	
3080-000 - Reserve-Interest	\$124,119.72	
<u>Reserve Total</u>	\$1,651,079.78	
<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>	\$6,714.37	
<i>Liabilities & Equity Total</i>		\$3,030,304.51

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$137,886.00	\$413,658.00
6070-000 - Interest Income-Operating	\$45.48	\$146.49
6071-000 - Interest Income-Reserve	\$2,545.93	\$7,894.29
6082-000 - Late Fee Income	\$150.00	\$400.00
6083-000 - Other Income-General	\$390.00	\$1,730.00
<u>Total Revenues</u>	\$141,017.41	\$423,828.78
<i>Total Income</i>	\$141,017.41	\$423,828.78
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$4,093.00	\$12,279.00
7110-002 - Insurance-Flood	\$182.00	\$546.00
7210-000 - Legal & Professional	\$0.00	\$82.50
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7510-000 - Admin Expenses-General/Office	(\$170.16)	\$457.36
7710-001 - Mortgage Interest	\$3,312.58	\$10,746.82
7810-000 - Uncollectible Assessments	\$166.67	\$500.01
<u>Total Administrative</u>	\$7,584.09	\$27,111.69
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,772.81	\$26,318.43
8021-000 - Salaries / Payroll Expense	\$1,634.45	\$6,036.85
8110-038 - R&M-Rec Area	\$1,504.44	\$4,272.19
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$16,528.19	\$33,534.77
8312-000 - Pool-Service-General	\$0.00	\$1,470.00
8710-001 - Utilities-Electric-Clubhouse	\$1,478.26	\$4,760.44
8710-005 - Utilities-Telephone	\$65.82	\$155.82
8710-006 - Utilities-Pool Fuel	\$1,675.60	\$5,674.26
8710-007 - Utilities-Sewer & Water-General	\$28,036.09	\$85,306.51
8710-010 - Utilities-Reclaimed Water	\$2,144.76	\$6,966.56
8710-012 - Utilities-Cable TV	\$17,130.22	\$51,390.66
<u>Total Services & Utilities</u>	\$78,970.64	\$225,886.49
<i>Total Expense</i>	\$86,554.73	\$252,998.18
Operating Net Income	\$54,462.68	\$170,830.60
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$23,985.00
9621-000 - Reserve-Streets	\$166.67	\$500.01
9622-001 - Reserve-Walks	\$250.00	\$750.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$105,750.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$3,750.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$125.01
9626-000 - Reserve-Landscaping	\$250.00	\$750.00
9627-000 - Reserve-Sea Walls	\$10.00	\$30.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$6,249.99
9640-000 - Reserve-Sewer	\$16.67	\$50.01
9641-000 - Reserve- Water System	\$1,654.81	\$4,964.43
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$8,317.50
9652-000 - Reserve- Storm Drains	\$333.33	\$999.99
9900-000 - Reserve-Interest	\$2,545.93	\$7,894.29
<u>Total Reserve Expense</u>	<u>\$54,619.91</u>	<u>\$164,116.23</u>
<i>Total Reserve Expense</i>	\$54,619.91	\$164,116.23
Reserve Net Income	<u>(\$54,619.91)</u>	<u>(\$164,116.23)</u>
Net Income	<u>(\$157.23)</u>	<u>\$6,714.37</u>

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				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%	\$413,658.00	\$413,661.81	(\$3.81)	0.00%	\$1,654,647.25
6070-000 - Interest Income-Operating	\$45.48	\$0.00	\$45.48	100.00%	\$146.49	\$0.00	\$146.49	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,545.93	\$0.00	\$2,545.93	100.00%	\$7,894.29	\$0.00	\$7,894.29	100.00%	\$0.00
6082-000 - Late Fee Income	\$150.00	\$0.00	\$150.00	100.00%	\$400.00	\$0.00	\$400.00	100.00%	\$0.00
6083-000 - Other Income-General	\$390.00	\$0.00	\$390.00	100.00%	\$1,730.00	\$0.00	\$1,730.00	100.00%	\$0.00
<u>Total Revenues</u>	\$141,017.41	\$137,887.27	\$3,130.14	2.27%	\$423,828.78	\$413,661.81	\$10,166.97	2.46%	\$1,654,647.25
Total Income	\$141,017.41	\$137,887.27	\$3,130.14	2.27%	\$423,828.78	\$413,661.81	\$10,166.97	2.46%	\$1,654,647.25
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$4,093.00	\$2,319.17	(\$1,773.83)	(76.49%)	\$12,279.00	\$6,957.51	(\$5,321.49)	(76.49%)	\$27,830.00
7110-002 - Insurance-Flood	\$182.00	\$334.40	\$152.40	45.57%	\$546.00	\$1,003.20	\$457.20	45.57%	\$4,012.80
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$82.50	\$1,250.01	\$1,167.51	93.40%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$583.33	\$583.33	100.00%	\$2,500.00	\$1,749.99	(\$750.01)	(42.86%)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$0.00	\$30.75	\$30.75	100.00%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$300.00	\$300.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$75.00	\$75.00	100.00%	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	(\$170.16)	\$250.00	\$420.16	168.06%	\$457.36	\$750.00	\$292.64	39.02%	\$3,000.00
7710-001 - Mortgage Interest	\$3,312.58	\$11,016.00	\$7,703.42	69.93%	\$10,746.82	\$33,048.00	\$22,301.18	67.48%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$500.01	\$500.01	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$7,584.09	\$15,721.49	\$8,137.40	51.76%	\$27,111.69	\$47,164.47	\$20,052.78	42.52%	\$188,657.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,772.81	\$8,772.81	\$0.00	0.00%	\$26,318.43	\$26,318.43	\$0.00	0.00%	\$105,273.70
8021-000 - Salaries / Payroll Expense	\$1,634.45	\$1,583.33	(\$51.12)	(3.23%)	\$6,036.85	\$4,749.99	(\$1,286.86)	(27.09%)	\$19,000.00
8110-038 - R&M-Rec Area	\$1,504.44	\$1,875.00	\$370.56	19.76%	\$4,272.19	\$5,625.00	\$1,352.81	24.05%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$16,528.19	\$9,750.00	(\$6,778.19)	(69.52%)	\$33,534.77	\$29,250.00	(\$4,284.77)	(14.65%)	\$117,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8312-000 - Pool-Service-General	\$0.00	\$1,000.00	\$1,000.00	100.00%	\$1,470.00	\$3,000.00	\$1,530.00	51.00%	\$12,000.00
8710-001 - Utilities-Electric-Clubhouse	\$1,478.26	\$1,716.67	\$238.41	13.89%	\$4,760.44	\$5,150.01	\$389.57	7.56%	\$20,600.00
8710-005 - Utilities-Telephone	\$65.82	\$41.65	(\$24.17)	(58.03%)	\$155.82	\$124.95	(\$30.87)	(24.71%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,675.60	\$1,351.88	(\$323.72)	(23.95%)	\$5,674.26	\$4,055.64	(\$1,618.62)	(39.91%)	\$16,222.50
8710-007 - Utilities-Sewer & Water-General	\$28,036.09	\$25,336.47	(\$2,699.62)	(10.66%)	\$85,306.51	\$76,009.41	(\$9,297.10)	(12.23%)	\$304,037.68
8710-010 - Utilities-Reclaimed Water	\$2,144.76	\$1,533.33	(\$611.43)	(39.88%)	\$6,966.56	\$4,599.99	(\$2,366.57)	(51.45%)	\$18,400.00
8710-012 - Utilities-Cable TV	\$17,130.22	\$17,130.66	\$0.44	0.00%	\$51,390.66	\$51,391.98	\$1.32	0.00%	\$205,567.89
<u>Total Services & Utilities</u>	\$78,970.64	\$70,091.80	(\$8,878.84)	(12.67%)	\$225,886.49	\$210,275.40	(\$15,611.09)	(7.42%)	\$841,101.77
Total Expense	\$86,554.73	\$85,813.29	(\$741.44)	(0.86%)	\$252,998.18	\$257,439.87	\$4,441.69	1.73%	\$1,029,759.57
Operating Net Income	\$54,462.68	\$52,073.98	\$2,388.70	4.59%	\$170,830.60	\$156,221.94	\$14,608.66	9.35%	\$624,887.68
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$23,985.00	\$23,985.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$500.01	\$500.01	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$250.00	\$250.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$35,250.00	\$0.00	0.00%	\$105,750.00	\$105,750.00	\$0.00	0.00%	\$423,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,750.00	\$3,750.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$125.01	\$125.01	\$0.00	0.00%	\$500.00
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$30.00	\$30.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$6,249.99	\$6,249.99	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$50.01	\$50.01	\$0.00	0.00%	\$200.00
9641-000 - Reserve-Water System	\$1,654.81	\$1,654.81	\$0.00	0.00%	\$4,964.43	\$4,964.43	\$0.00	0.00%	\$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$8,317.50	\$8,317.50	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve-Storm Drains	\$333.33	\$333.33	\$0.00	0.00%	\$999.99	\$999.99	\$0.00	0.00%	\$4,000.00
9900-000 - Reserve-Interest	\$2,545.93	\$0.00	(\$2,545.93)	(100.00%)	\$7,894.29	\$0.00	(\$7,894.29)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$54,619.91	\$52,073.98	(\$2,545.93)	(4.89%)	\$164,116.23	\$156,221.94	(\$7,894.29)	(5.05%)	\$624,887.68
Total Reserve Expense	\$54,619.91	\$52,073.98	(\$2,545.93)	(4.89%)	\$164,116.23	\$156,221.94	(\$7,894.29)	(5.05%)	\$624,887.68
Reserve Net Income	(\$54,619.91)	(\$52,073.98)	(\$2,545.93)	4.89%	(\$164,116.23)	(\$156,221.94)	(\$7,894.29)	5.05%	(\$624,887.68)

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
3/1/2026 - 3/31/2026

Account	3/1/2026 - 3/31/2026		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	\$23,172.00	\$14,990.00	\$23,985.00	\$77,050.00	(\$38,075.00)
3021-000 Reserve-Streets	\$166.67	\$536.86	\$69,985.37	\$500.01	\$812.52	\$69,672.86
3022-001 Reserve-Walks	\$250.00	\$176.03	\$40,229.15	\$750.00	\$176.03	\$40,803.12
3023-000 Reserve-Roof Repair	\$35,250.00	\$1,260.90	\$1,129,713.21	\$105,750.00	\$61,589.23	\$1,173,873.98
3025-000 Reserve-Rec Area/Pool	\$1,500.00	\$417.29	(\$23,189.37)	\$27,939.37	\$417.29	\$4,332.71
3025-001 Reserve-Pool Remarcite	\$41.67	\$0.00	\$7,625.28	\$125.01	\$0.00	\$7,750.29
3026-000 Reserve-Landscaping	\$250.00	\$500.00	\$26,945.33	\$750.00	\$500.00	\$27,195.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$28,111.35	\$30.00	\$0.00	\$28,141.35
3028-000 Reserve-Def Maintenance	\$0.00	\$2,034.32	\$110,763.17	\$0.00	\$32,579.72	\$78,183.45
3031-000 Reserve-Facia/Outside	\$2,083.33	\$3,399.47	\$17,973.21	\$6,249.99	\$7,677.66	\$16,545.54
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	\$50.01	\$0.00	\$58,619.21
3041-000 Reserve-Water System	\$1,654.81	\$23.06	\$12,374.86	\$4,964.43	\$2,380.69	\$14,958.60
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$2,418.41	(\$7,356.03)	\$15,673.53	\$12,146.30	(\$3,828.80)
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	\$999.99	\$0.00	\$48,787.42
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,545.93	\$0.00	\$116,225.43	\$7,894.29	\$0.00	\$124,119.72
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$54,869.91	\$33,938.34	\$1,501,153.21	\$195,661.63	\$195,329.44	\$1,501,485.40