

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc

Balance Sheet

4/30/2026

Assets

Operating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MVA-Bay First Bank (1453)	\$41,351.20
1030-000 - Alliance Assoc Bank- Operating (0806)	\$42,960.65
1110-000 - A/R-Maintenance Fees	\$6,802.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,125.00
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	(\$6,675.72)
1410-000 - Prepaid Insurance-General	\$108,527.03
<u>Operating Total</u>	<u>\$208,645.16</u>

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$298,046.77
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,530.77
1091-003 - Alliance Bank - CDARS	\$286,520.42
1091-004 - Alliance Bank - CDARS	\$284,590.71
1097-000 - CD-Alliance 6/14/26 (6078)	\$290,552.01
1200-000 - Reserve-Due From Operating	\$26,475.00
<u>Reserve Total</u>	<u>\$1,639,715.68</u>

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
<u>Other Total</u>	<u>\$1,165,094.15</u>

Assets Total

\$3,013,454.99

Liabilities and Equity

Operating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$699,468.63
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$22,150.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,242.00
2460-000 - Unearned Revenue-Cable Rebate	\$33,075.00
<u>Operating Total</u>	<u>\$802,463.58</u>

Reserve

3020-000 - Reserve-Wash/Paint	(\$30,080.00)
3021-000 - Reserve-Streets	\$69,839.53
3022-001 - Reserve-Walks	\$41,053.12
3023-000 - Reserve-Roof Repair	\$1,161,253.77
3025-000 - Reserve-Rec Area/Pbol	\$1,626.47
3025-001 - Reserve-Pbol Remarcite	\$7,791.96
3026-000 - Reserve-Landscaping	\$27,445.33
3027-000 - Reserve-Sea Walls	\$28,151.35
3028-000 - Reserve-Def Maintenance	\$78,183.45
3031-000 - Reserve-Facia/Outside	\$16,443.68
3040-000 - Reserve-Sewer	\$58,567.03
3041-000 - Reserve-Water System	\$16,601.08
3046-000 - Reserve-Sprinklers/Irrig	(\$5,459.58)
3052-000 - Reserve-Storm Drains	\$41,540.43
3080-000 - Reserve-Interest	\$126,758.06
<u>Reserve Total</u>	<u>\$1,639,715.68</u>

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
4/30/2026

<u>Other</u>		
4997-000 - Fund Balance-Fixed Assets	\$226,782.00	
<u>Other Total</u>	<u>\$226,782.00</u>	
<u>Retained Earnings</u>	\$334,341.66	
<u>Net Income</u>	\$10,152.07	
<i>Liabilities & Equity Total</i>		\$3,013,454.99

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$137,886.00	\$551,544.00
6070-000 - Interest Income-Operating	\$41.88	\$188.37
6071-000 - Interest Income-Reserve	\$2,638.34	\$10,532.63
6082-000 - Late Fee Income	\$100.00	\$500.00
6083-000 - Other Income-General	\$900.00	\$2,630.00
<u>Total Revenues</u>	\$141,566.22	\$565,395.00
<i>Total Income</i>	\$141,566.22	\$565,395.00
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$4,093.00	\$16,372.00
7110-002 - Insurance-Flood	\$182.00	\$728.00
7210-000 - Legal & Professional	\$0.00	\$82.50
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$61.25	\$61.25
7510-000 - Admin Expenses-General/Office	\$552.07	\$1,009.43
7710-001 - Mbrtgage Interest	\$3,632.35	\$14,379.17
7810-000 - Uncollectible Assessments	\$166.67	\$666.68
<u>Total Administrative</u>	\$8,687.34	\$35,799.03
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,772.81	\$35,091.24
8021-000 - Salaries / Payroll Expense	\$2,490.39	\$8,527.24
8110-038 - R&M-Rec Area	\$2,683.02	\$6,955.21
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$41,912.96
8312-000 - Pool-Service-General	\$2,208.11	\$3,678.11
8710-001 - Utilities-Electric-Clubhouse	\$1,559.08	\$6,319.52
8710-005 - Utilities-Telephone	\$65.82	\$221.64
8710-006 - Utilities-Pool Fuel	\$1,829.23	\$7,503.49
8710-007 - Utilities-Sewer & Water-General	\$28,268.92	\$113,575.43
8710-010 - Utilities-Reclaimed Water	\$1,343.07	\$8,309.63
8710-012 - Utilities-Cable TV	\$17,130.22	\$68,520.88
<u>Total Services & Utilities</u>	\$74,728.86	\$300,615.35
<i>Total Expense</i>	\$83,416.20	\$336,414.38
Operating Net Income	\$58,150.02	\$228,980.62
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	\$31,980.00
9621-000 - Reserve-Streets	\$166.67	\$666.68
9622-001 - Reserve-Walks	\$250.00	\$1,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$141,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$5,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$166.68
9626-000 - Reserve-Landscaping	\$250.00	\$1,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$40.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$8,333.32
9640-000 - Reserve-Sewer	\$16.67	\$66.68
9641-000 - Reserve- Water System	\$1,654.81	\$6,619.24

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$11,090.00
9652-000 - Reserve- Storm Drains	\$333.33	\$1,333.32
9900-000 - Reserve-Interest	\$2,638.34	\$10,532.63
<u>Total Reserve Expense</u>	<u>\$54,712.32</u>	<u>\$218,828.55</u>
<i>Total Reserve Expense</i>	\$54,712.32	\$218,828.55
Reserve Net Income	<u>(\$54,712.32)</u>	<u>(\$218,828.55)</u>
Net Income	<u>\$3,437.70</u>	<u>\$10,152.07</u>

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc

Budget Comparison Report

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$137,886.00	\$137,887.27	(\$1.27)	0.00%	\$551,544.00	\$551,549.08	(\$5.08)	0.00%	\$1,654,647.25
6070-000 - Interest Income-Operating	\$41.88	\$0.00	\$41.88	100.00%	\$188.37	\$0.00	\$188.37	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,638.34	\$0.00	\$2,638.34	100.00%	\$10,532.63	\$0.00	\$10,532.63	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$500.00	\$0.00	\$500.00	100.00%	\$0.00
6083-000 - Other Income-General	\$900.00	\$0.00	\$900.00	100.00%	\$2,630.00	\$0.00	\$2,630.00	100.00%	\$0.00
Total Revenues	\$141,566.22	\$137,887.27	\$3,678.95	2.67%	\$565,395.00	\$551,549.08	\$13,845.92	2.51%	\$1,654,647.25
Total Income	\$141,566.22	\$137,887.27	\$3,678.95	2.67%	\$565,395.00	\$551,549.08	\$13,845.92	2.51%	\$1,654,647.25
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$4,093.00	\$2,319.17	(\$1,773.83)	(76.49%)	\$16,372.00	\$9,276.68	(\$7,095.32)	(76.49%)	\$27,830.00
7110-002 - Insurance-Flood	\$182.00	\$334.40	\$152.40	45.57%	\$728.00	\$1,337.60	\$609.60	45.57%	\$4,012.80
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$82.50	\$1,666.68	\$1,584.18	95.05%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$583.33	\$583.33	100.00%	\$2,500.00	\$2,333.32	(\$166.68)	(7.14%)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$10.25	(\$51.00)	(497.56%)	\$61.25	\$41.00	(\$20.25)	(49.39%)	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$400.00	\$400.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$100.00	\$100.00	100.00%	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$2,000.00	\$2,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$552.07	\$250.00	(\$302.07)	(120.83%)	\$1,009.43	\$1,000.00	(\$9.43)	(0.94%)	\$3,000.00
7710-001 - Mbrtgage Interest	\$3,632.35	\$11,016.00	\$7,383.65	67.03%	\$14,379.17	\$44,064.00	\$29,684.83	67.37%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$666.68	\$666.68	\$0.00	0.00%	\$2,000.00
Total Administrative	\$8,687.34	\$15,721.49	\$7,034.15	44.74%	\$35,799.03	\$62,885.96	\$27,086.93	43.07%	\$188,657.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,772.81	\$8,772.81	\$0.00	0.00%	\$35,091.24	\$35,091.24	\$0.00	0.00%	\$105,273.70
8021-000 - Salaries / Payroll Expense	\$2,490.39	\$1,583.33	(\$907.06)	(57.29%)	\$8,527.24	\$6,333.32	(\$2,193.92)	(34.64%)	\$19,000.00
8110-038 - R&M-Rec Area	\$2,683.02	\$1,875.00	(\$808.02)	(43.09%)	\$6,955.21	\$7,500.00	\$544.79	7.26%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$9,750.00	\$1,371.81	14.07%	\$41,912.96	\$39,000.00	(\$2,912.96)	(7.47%)	\$117,000.00
8312-000 - Pool-Service-General	\$2,208.11	\$1,000.00	(\$1,208.11)	(120.81%)	\$3,678.11	\$4,000.00	\$321.89	8.05%	\$12,000.00
8710-001 - Utilities-Electric-Clubhouse	\$1,559.08	\$1,716.67	\$157.59	9.18%	\$6,319.52	\$6,866.68	\$547.16	7.97%	\$20,600.00
8710-005 - Utilities-Telephone	\$65.82	\$41.65	(\$24.17)	(58.03%)	\$221.64	\$166.60	(\$55.04)	(33.04%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,829.23	\$1,351.88	(\$477.35)	(35.31%)	\$7,503.49	\$5,407.52	(\$2,095.97)	(38.76%)	\$16,222.50
8710-007 - Utilities-Sewer & Water-General	\$28,268.92	\$25,336.47	(\$2,932.45)	(11.57%)	\$113,575.43	\$101,345.88	(\$12,229.55)	(12.07%)	\$304,037.68
8710-010 - Utilities-Reclaimed Water	\$1,343.07	\$1,533.33	\$190.26	12.41%	\$8,309.63	\$6,133.32	(\$2,176.31)	(35.48%)	\$18,400.00
8710-012 - Utilities-Cable TV	\$17,130.22	\$17,130.66	\$0.44	0.00%	\$68,520.88	\$68,522.64	\$1.76	0.00%	\$205,567.89
Total Services & Utilities	\$74,728.86	\$70,091.80	(\$4,637.06)	(6.62%)	\$300,615.35	\$280,367.20	(\$20,248.15)	(7.22%)	\$841,101.77
Total Expense	\$83,416.20	\$85,813.29	\$2,397.09	2.79%	\$336,414.38	\$343,253.16	\$6,838.78	1.99%	\$1,029,759.57
Operating Net Income	\$58,150.02	\$52,073.98	\$6,076.04	11.67%	\$228,980.62	\$208,295.92	\$20,684.70	9.93%	\$624,887.68
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$31,980.00	\$31,980.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$666.68	\$666.68	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$35,250.00	\$0.00	0.00%	\$141,000.00	\$141,000.00	\$0.00	0.00%	\$423,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$166.68	\$166.68	\$0.00	0.00%	\$500.00
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$40.00	\$40.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$8,333.32	\$8,333.32	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$66.68	\$66.68	\$0.00	0.00%	\$200.00
9641-000 - Reserve- Water System	\$1,654.81	\$1,654.81	\$0.00	0.00%	\$6,619.24	\$6,619.24	\$0.00	0.00%	\$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$11,090.00	\$11,090.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$333.33	\$333.33	\$0.00	0.00%	\$1,333.32	\$1,333.32	\$0.00	0.00%	\$4,000.00
9900-000 - Reserve-Interest	\$2,638.34	\$0.00	(\$2,638.34)	(100.00%)	\$10,532.63	\$0.00	(\$10,532.63)	(100.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc

Budget Comparison Report

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Total Reserve Expense	\$54,712.32	\$52,073.98	(\$2,638.34)	(5.07%)	\$218,828.55	\$208,295.92	(\$10,532.63)	(5.06%)	\$624,887.68
Total Reserve Expense	\$54,712.32	\$52,073.98	(\$2,638.34)	(5.07%)	\$218,828.55	\$208,295.92	(\$10,532.63)	(5.06%)	\$624,887.68
Reserve Net Income	(\$54,712.32)	(\$52,073.98)	(\$2,638.34)	5.07%	(\$218,828.55)	(\$208,295.92)	(\$10,532.63)	5.06%	(\$624,887.68)
Net Income	\$3,437.70	\$0.00	\$3,437.70	100.00%	\$10,152.07	\$0.00	\$10,152.07	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
4/1/2026 - 4/30/2026

Account	4/1/2026 - 4/30/2026		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	\$0.00	\$14,990.00	\$31,980.00	\$77,050.00	(\$30,080.00)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,985.37	\$666.68	\$812.52	\$69,839.53
3022-001 Reserve-Walks	\$250.00	\$0.00	\$40,229.15	\$1,000.00	\$176.03	\$41,053.12
3023-000 Reserve-Roof Repair	\$53,819.00	\$66,439.21	\$1,129,713.21	\$159,569.00	\$128,028.44	\$1,161,253.77
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$3,956.24	(\$23,189.37)	\$29,189.37	\$4,373.53	\$1,626.47
3025-001 Reserve-Pool Remarcite	\$41.67	\$0.00	\$7,625.28	\$166.68	\$0.00	\$7,791.96
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$26,945.33	\$1,000.00	\$500.00	\$27,445.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$28,111.35	\$40.00	\$0.00	\$28,151.35
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$110,763.17	\$0.00	\$32,579.72	\$78,183.45
3031-000 Reserve-Facia/Outside	\$2,083.33	\$2,185.19	\$17,973.21	\$8,333.32	\$9,862.85	\$16,443.68
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$68.85	\$58,569.20	\$66.68	\$68.85	\$58,567.03
3041-000 Reserve-Water System	\$1,654.81	\$12.33	\$12,374.86	\$6,619.24	\$2,393.02	\$16,601.08
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$4,403.28	(\$7,356.03)	\$18,446.03	\$16,549.58	(\$5,459.58)
3048-000 Reserve-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-StormDrains	\$333.33	\$7,580.32	\$47,787.43	\$1,333.32	\$7,580.32	\$41,540.43
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,638.34	\$0.00	\$116,225.43	\$10,532.63	\$0.00	\$126,758.06
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$73,281.32	\$84,645.42	\$1,501,153.21	\$268,942.95	\$279,974.86	\$1,490,121.30