

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
5/31/2026

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$41,393.02
1030-000 - Alliance Assoc Bank- Operating (0806)	\$40,568.48
1110-000 - A/R-Maintenance Fees	\$9,148.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,275.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$40.00
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	(\$6,842.39)
1410-000 - Prepaid Insurance-General	\$104,252.03

Operating Total

\$204,359.14

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$333,106.10
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,627.67
1091-003 - Alliance Bank - CDARS	\$287,370.59
1091-004 - Alliance Bank - CDARS	\$285,364.82
1097-000 - CD-Alliance 6/14/26 (6078)	\$291,397.40
1200-000 - Reserve-Due From Operating	\$25,610.00

Reserve Total

\$1,676,476.58

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

\$3,045,929.87

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$692,809.44
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$21,285.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$18,786.00
2460-000 - Unearned Revenue-Cable Rebate	\$31,972.50

Operating Total

\$793,380.89

Reserve

3020-000 - Reserve-Wash/Paint	(\$22,085.00)
3021-000 - Reserve-Streets	\$69,695.74
3022-001 - Reserve-Walks	\$41,303.12
3023-000 - Reserve-Roof Repair	\$1,185,142.84
3025-000 - Reserve-Rec Area/Pool	\$3,268.66

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3025-001 - Reserve-Pool Remarcite	\$7,833.63	
3026-000 - Reserve-Landscaping	\$27,695.33	
3027-000 - Reserve-Sea Walls	\$28,161.35	
3028-000 - Reserve-Def Maintenance	\$78,183.45	
3031-000 - Reserve-Facia/Outside	\$17,631.31	
3040-000 - Reserve-Sewer	\$58,583.70	
3041-000 - Reserve-Water System	\$15,457.56	
3046-000 - Reserve-Sprinklers/Irrig	(\$5,600.58)	
3052-000 - Reserve-Storm Drains	\$41,873.76	
3080-000 - Reserve-Interest	\$129,331.71	
<u>Reserve Total</u>	<u>\$1,676,476.58</u>	
<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>	\$14,948.74	
<i>Liabilities & Equity Total</i>		\$3,045,929.87

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$137,926.00	\$689,470.00
6070-000 - Interest Income-Operating	\$43.45	\$231.82
6071-000 - Interest Income-Reserve	\$2,573.65	\$13,106.28
6082-000 - Late Fee Income	\$150.00	\$650.00
6083-000 - Other Income-General	\$700.00	\$3,330.00
<u>Total Revenues</u>	\$141,393.10	\$706,788.10
<i>Total Income</i>	\$141,393.10	\$706,788.10
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$4,093.00	\$20,465.00
7110-002 - Insurance-Flood	\$182.00	\$910.00
7210-000 - Legal & Professional	\$0.00	\$82.50
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$300.00	\$300.00
7510-000 - Admin Expenses-General/Office	(\$10.72)	\$998.71
7710-001 - Mortgage Interest	\$3,482.78	\$17,861.95
7810-000 - Uncollectible Assessments	\$166.67	\$833.35
<u>Total Administrative</u>	\$8,213.73	\$44,012.76
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,772.81	\$43,864.05
8021-000 - Salaries / Payroll Expense	\$1,857.86	\$10,385.10
8110-038 - R&M-Rec Area	\$1,633.38	\$8,588.59
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$50,291.15
8312-000 - Pool-Service-General	\$735.00	\$4,413.11
8710-001 - Utilities-Electric-Clubhouse	\$1,530.64	\$7,850.16
8710-005 - Utilities-Telephone	\$65.78	\$287.42
8710-006 - Utilities-Pool Fuel	\$1,416.26	\$8,919.75
8710-007 - Utilities-Sewer & Water-General	\$29,449.63	\$143,025.06
8710-010 - Utilities-Reclaimed Water	\$2,765.30	\$11,074.93
8710-012 - Utilities-Cable TV	\$17,130.22	\$85,651.10
<u>Total Services & Utilities</u>	\$73,735.07	\$374,350.42
<i>Total Expense</i>	\$81,948.80	\$418,363.18
Operating Net Income	\$59,444.30	\$288,424.92
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$39,975.00
9621-000 - Reserve-Streets	\$166.67	\$833.35
9622-001 - Reserve-Walks	\$250.00	\$1,250.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$176,250.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$6,250.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$208.35
9626-000 - Reserve-Landscaping	\$250.00	\$1,250.00
9627-000 - Reserve-Sea Walls	\$10.00	\$50.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$10,416.65
9640-000 - Reserve-Sewer	\$16.67	\$83.35
9641-000 - Reserve- Water System	\$1,654.81	\$8,274.05
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$13,862.50
9652-000 - Reserve- Storm Drains	\$333.33	\$1,666.65
9900-000 - Reserve-Interest	\$2,573.65	\$13,106.28
<u>Total Reserve Expense</u>	\$54,647.63	\$273,476.18
<i>Total Reserve Expense</i>	\$54,647.63	\$273,476.18
Reserve Net Income	(\$54,647.63)	(\$273,476.18)
Net Income	\$4,796.67	\$14,948.74

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$137,926.00	\$137,887.27	\$38.73	0.03%	\$689,470.00	\$689,436.35	\$33.65	0.00%	\$1,654,647.25
6070-000 - Interest Income-Operating	\$43.45	\$0.00	\$43.45	100.00%	\$231.82	\$0.00	\$231.82	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,573.65	\$0.00	\$2,573.65	100.00%	\$13,106.28	\$0.00	\$13,106.28	100.00%	\$0.00
6082-000 - Late Fee Income	\$150.00	\$0.00	\$150.00	100.00%	\$650.00	\$0.00	\$650.00	100.00%	\$0.00
6083-000 - Other Income-General	\$700.00	\$0.00	\$700.00	100.00%	\$3,330.00	\$0.00	\$3,330.00	100.00%	\$0.00
Total Revenues	\$141,393.10	\$137,887.27	\$3,505.83	2.54%	\$706,788.10	\$689,436.35	\$17,351.75	2.52%	\$1,654,647.25
Total Income	\$141,393.10	\$137,887.27	\$3,505.83	2.54%	\$706,788.10	\$689,436.35	\$17,351.75	2.52%	\$1,654,647.25
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$4,093.00	\$2,319.17	(\$1,773.83)	(76.49%)	\$20,465.00	\$11,595.85	(\$8,869.15)	(76.49%)	\$27,830.00
7110-002 - Insurance-Flood	\$182.00	\$334.40	\$152.40	45.57%	\$910.00	\$1,672.00	\$762.00	45.57%	\$4,012.80
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$82.50	\$2,083.35	\$2,000.85	96.04%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$583.33	\$583.33	100.00%	\$2,500.00	\$2,916.65	\$416.65	14.29%	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$51.25	(\$10.00)	(19.51%)	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$300.00	\$25.00	(\$275.00)	(1,100.00%)	\$300.00	\$125.00	(\$175.00)	(140.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	(\$10.72)	\$250.00	\$260.72	104.29%	\$998.71	\$1,250.00	\$251.29	20.10%	\$3,000.00
7710-001 - Mortgage Interest	\$3,482.78	\$11,016.00	\$7,533.22	68.38%	\$17,861.95	\$55,080.00	\$37,218.05	67.57%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$833.35	\$833.35	\$0.00	0.00%	\$2,000.00
Total Administrative	\$8,213.73	\$15,721.49	\$7,507.76	47.75%	\$44,012.76	\$78,607.45	\$34,594.69	44.01%	\$188,657.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,772.81	\$8,772.81	\$0.00	0.00%	\$43,864.05	\$43,864.05	\$0.00	0.00%	\$105,273.70
8021-000 - Salaries / Payroll Expense	\$1,857.86	\$1,583.33	(\$274.53)	(17.34%)	\$10,385.10	\$7,916.65	(\$2,468.45)	(31.18%)	\$19,000.00

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Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-038 - R&M-Rec Area	\$1,633.38	\$1,875.00	\$241.62	12.89%	\$8,588.59	\$9,375.00	\$786.41	8.39%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$9,750.00	\$1,371.81	14.07%	\$50,291.15	\$48,750.00	(\$1,541.15)	(3.16%)	\$117,000.00
8312-000 - Pool-Service-General	\$735.00	\$1,000.00	\$265.00	26.50%	\$4,413.11	\$5,000.00	\$586.89	11.74%	\$12,000.00
8710-001 - Utilities-Electric-Clubhouse	\$1,530.64	\$1,716.67	\$186.03	10.84%	\$7,850.16	\$8,583.35	\$733.19	8.54%	\$20,600.00
8710-005 - Utilities-Telephone	\$65.78	\$41.65	(\$24.13)	(57.94%)	\$287.42	\$208.25	(\$79.17)	(38.02%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,416.26	\$1,351.88	(\$64.38)	(4.76%)	\$8,919.75	\$6,759.40	(\$2,160.35)	(31.96%)	\$16,222.50
8710-007 - Utilities-Sewer & Water-General	\$29,449.63	\$25,336.47	(\$4,113.16)	(16.23%)	\$143,025.06	\$126,682.35	(\$16,342.71)	(12.90%)	\$304,037.68
8710-010 - Utilities-Reclaimed Water	\$2,765.30	\$1,533.33	(\$1,231.97)	(80.35%)	\$11,074.93	\$7,666.65	(\$3,408.28)	(44.46%)	\$18,400.00
8710-012 - Utilities-Cable TV	\$17,130.22	\$17,130.66	\$0.44	0.00%	\$85,651.10	\$85,653.30	\$2.20	0.00%	\$205,567.89
<u>Total Services & Utilities</u>	\$73,735.07	\$70,091.80	(\$3,643.27)	(5.20%)	\$374,350.42	\$350,459.00	(\$23,891.42)	(6.82%)	\$841,101.77
Total Expense	\$81,948.80	\$85,813.29	\$3,864.49	4.50%	\$418,363.18	\$429,066.45	\$10,703.27	2.49%	\$1,029,759.57
Operating Net Income	\$59,444.30	\$52,073.98	\$7,370.32	14.15%	\$288,424.92	\$260,369.90	\$28,055.02	10.78%	\$624,887.68
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$39,975.00	\$39,975.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$833.35	\$833.35	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$250.00	\$250.00	\$0.00	0.00%	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$35,250.00	\$0.00	0.00%	\$176,250.00	\$176,250.00	\$0.00	0.00%	\$423,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$6,250.00	\$6,250.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$208.35	\$208.35	\$0.00	0.00%	\$500.00
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$50.00	\$50.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$10,416.65	\$10,416.65	\$0.00	0.00%	\$25,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
5/1/2026 - 5/31/2026

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$83.35	\$83.35	\$0.00	0.00%	\$200.00
9641-000 - Reserve- Water System	\$1,654.81	\$1,654.81	\$0.00	0.00%	\$8,274.05	\$8,274.05	\$0.00	0.00%	\$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$13,862.50	\$13,862.50	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$333.33	\$333.33	\$0.00	0.00%	\$1,666.65	\$1,666.65	\$0.00	0.00%	\$4,000.00
9900-000 - Reserve-Interest	\$2,573.65	\$0.00	(\$2,573.65)	(100.00%)	\$13,106.28	\$0.00	(\$13,106.28)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$54,647.63	\$52,073.98	(\$2,573.65)	(4.94%)	\$273,476.18	\$260,369.90	(\$13,106.28)	(5.03%)	\$624,887.68
Total Reserve Expense	\$54,647.63	\$52,073.98	(\$2,573.65)	(4.94%)	\$273,476.18	\$260,369.90	(\$13,106.28)	(5.03%)	\$624,887.68
Reserve Net Income	(\$54,647.63)	(\$52,073.98)	(\$2,573.65)	4.94%	(\$273,476.18)	(\$260,369.90)	(\$13,106.28)	5.03%	(\$624,887.68)
Net Income	\$4,796.67	\$0.00	\$4,796.67	100.00%	\$14,948.74	\$0.00	\$14,948.74	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
5/1/2026 - 5/31/2026

Account	5/1/2026 - 5/31/2026		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	\$0.00	\$14,990.00	\$39,975.00	\$77,050.00	(\$22,085.00)
3021-000 Reserve-Streets	\$166.67	\$310.46	\$69,985.37	\$833.35	\$1,122.98	\$69,695.74
3022-001 Reserve-Walks	\$250.00	\$0.00	\$40,229.15	\$1,250.00	\$176.03	\$41,303.12
3023-000 Reserve-Roof Repair	\$39,375.00	\$15,485.93	\$1,129,713.21	\$198,944.00	\$143,514.37	\$1,185,142.84
3025-000 Reserve-Rec Area/Pool	\$1,660.88	\$18.69	(\$23,189.37)	\$30,850.25	\$4,392.22	\$3,268.66
3025-001 Reserve-Pool Remarcite	\$41.67	\$0.00	\$7,625.28	\$208.35	\$0.00	\$7,833.63
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$26,945.33	\$1,250.00	\$500.00	\$27,695.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$28,111.35	\$50.00	\$0.00	\$28,161.35
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	\$895.70	\$17,973.21	\$10,416.65	\$10,758.55	\$17,631.31
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	\$83.35	\$68.85	\$58,583.70
3041-000 Reserve-Water System	\$1,654.81	\$2,798.33	\$12,374.86	\$8,274.05	\$5,191.35	\$15,457.56
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$2,913.50	(\$7,356.03)	\$21,218.53	\$19,463.08	(\$5,600.58)
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	\$1,666.65	\$7,580.32	\$41,873.76
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,573.65	\$0.00	\$116,225.43	\$13,106.28	\$0.00	\$129,331.71
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$59,183.51	\$22,422.61	\$1,501,153.21	\$328,126.46	\$302,397.47	\$1,526,882.20