

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
6/30/2026

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$41,433.52
1030-000 - Alliance Assoc Bank- Operating (0806)	\$39,234.77
1110-000 - A/R-Maintenance Fees	\$9,241.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,385.00
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	(\$7,009.06)
1410-000 - Prepaid Insurance-General	\$99,977.03

Operating Total

\$198,827.26

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$320,074.24
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,721.48
1091-003 - Alliance Bank - CDARS	\$288,195.73
1091-004 - Alliance Bank - CDARS	\$286,115.96
1097-000 - CD-Alliance 6/14/27 (6078)	\$292,273.51
1200-000 - Reserve-Due From Operating	\$24,745.00

Reserve Total

\$1,665,125.92

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

\$3,029,047.33

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$686,232.07
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$20,420.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,446.00
2460-000 - Unearned Revenue-Cable Rebate	\$30,870.00

Operating Total

\$783,496.02

Reserve

3020-000 - Reserve-Wash/Paint	(\$14,090.00)
3021-000 - Reserve-Streets	\$69,260.62
3022-001 - Reserve-Walks	\$41,303.12
3023-000 - Reserve-Roof Repair	\$1,167,162.99
3025-000 - Reserve-Rec Area/Pool	\$3,470.65

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3025-001 - Reserve-Pool Remarcite	\$7,875.30	
3026-000 - Reserve-Landscaping	\$27,945.33	
3027-000 - Reserve-Sea Walls	\$28,171.35	
3028-000 - Reserve-Def Maintenance	\$78,183.45	
3031-000 - Reserve-Facia/Outside	\$19,167.92	
3040-000 - Reserve-Sewer	\$56,718.32	
3041-000 - Reserve-Water System	\$16,790.25	
3046-000 - Reserve-Sprinklers/Irrig	(\$10,925.78)	
3052-000 - Reserve-Storm Drains	\$42,207.09	
3080-000 - Reserve-Interest	\$131,885.31	
<u>Reserve Total</u>	<u>\$1,665,125.92</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>	\$19,301.73	
<i>Liabilities & Equity Total</i>		\$3,029,047.33

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$137,846.00	\$827,316.00
6070-000 - Interest Income-Operating	\$41.84	\$273.66
6071-000 - Interest Income-Reserve	\$2,553.60	\$15,659.88
6082-000 - Late Fee Income	\$125.00	\$775.00
6083-000 - Other Income-General	\$1,700.00	\$5,030.00
<u>Total Revenues</u>	<u>\$142,266.44</u>	<u>\$849,054.54</u>
<i>Total Income</i>	<i>\$142,266.44</i>	<i>\$849,054.54</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$4,093.00	\$24,558.00
7110-002 - Insurance-Flood	\$182.00	\$1,092.00
7210-000 - Legal & Professional	\$302.50	\$385.00
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-General/Office	\$320.57	\$1,319.28
7710-001 - Mortgage Interest	\$3,564.60	\$21,426.55
7810-000 - Uncollectible Assessments	\$166.67	\$1,000.02
<u>Total Administrative</u>	<u>\$8,629.34</u>	<u>\$52,642.10</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,772.81	\$52,636.86
8021-000 - Salaries / Payroll Expense	\$2,009.10	\$12,394.20
8110-038 - R&M-Rec Area	\$1,241.40	\$9,829.99
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$58,669.34
8312-000 - Pool-Service-General	\$735.00	\$5,148.11
8710-001 - Utilities-Electric-Clubhouse	\$1,623.06	\$9,473.22
8710-005 - Utilities-Telephone	\$65.78	\$353.20
8710-006 - Utilities-Pool Fuel	\$1,405.33	\$10,325.08
8710-007 - Utilities-Sewer & Water-General	\$28,146.25	\$171,171.31
8710-010 - Utilities-Reclaimed Water	\$2,539.76	\$13,614.69
8710-012 - Utilities-Cable TV	\$19,739.85	\$105,390.95
<u>Total Services & Utilities</u>	<u>\$74,656.53</u>	<u>\$449,006.95</u>
<i>Total Expense</i>	<i>\$83,285.87</i>	<i>\$501,649.05</i>
Operating Net Income	\$58,980.57	\$347,405.49
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$47,970.00
9621-000 - Reserve-Streets	\$166.67	\$1,000.02
9622-001 - Reserve-Walks	\$250.00	\$1,500.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$211,500.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$7,500.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$250.02
9626-000 - Reserve-Landscaping	\$250.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$10.00	\$60.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$12,499.98
9640-000 - Reserve-Sewer	\$16.67	\$100.02
9641-000 - Reserve- Water System	\$1,654.81	\$9,928.86
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$16,635.00
9652-000 - Reserve- Storm Drains	\$333.33	\$1,999.98
9900-000 - Reserve-Interest	\$2,553.60	\$15,659.88
<u>Total Reserve Expense</u>	\$54,627.58	\$328,103.76
 <i>Total Reserve Expense</i>	 \$54,627.58	 \$328,103.76
 Reserve Net Income	 (\$54,627.58)	 (\$328,103.76)
 Net Income	 \$4,352.99	 \$19,301.73

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$137,846.00	\$137,887.27	(\$41.27)	(0.03%)	\$827,316.00	\$827,323.62	(\$7.62)	0.00%	\$1,654,647.25
6070-000 - Interest Income-Operating	\$41.84	\$0.00	\$41.84	100.00%	\$273.66	\$0.00	\$273.66	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,553.60	\$0.00	\$2,553.60	100.00%	\$15,659.88	\$0.00	\$15,659.88	100.00%	\$0.00
6082-000 - Late Fee Income	\$125.00	\$0.00	\$125.00	100.00%	\$775.00	\$0.00	\$775.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,700.00	\$0.00	\$1,700.00	100.00%	\$5,030.00	\$0.00	\$5,030.00	100.00%	\$0.00
<u>Total Revenues</u>	\$142,266.44	\$137,887.27	\$4,379.17	3.18%	\$849,054.54	\$827,323.62	\$21,730.92	2.63%	\$1,654,647.25
Total Income	\$142,266.44	\$137,887.27	\$4,379.17	3.18%	\$849,054.54	\$827,323.62	\$21,730.92	2.63%	\$1,654,647.25
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$4,093.00	\$2,319.17	(\$1,773.83)	(76.49%)	\$24,558.00	\$13,915.02	(\$10,642.98)	(76.49%)	\$27,830.00
7110-002 - Insurance-Flood	\$182.00	\$334.40	\$152.40	45.57%	\$1,092.00	\$2,006.40	\$914.40	45.57%	\$4,012.80
7210-000 - Legal & Professional	\$302.50	\$416.67	\$114.17	27.40%	\$385.00	\$2,500.02	\$2,115.02	84.60%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$583.33	\$583.33	100.00%	\$2,500.00	\$3,499.98	\$999.98	28.57%	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$61.50	\$0.25	0.41%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$600.00	\$600.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$150.00	(\$150.00)	(100.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$3,000.00	\$3,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$320.57	\$250.00	(\$70.57)	(28.23%)	\$1,319.28	\$1,500.00	\$180.72	12.05%	\$3,000.00
7710-001 - Mortgage Interest	\$3,564.60	\$11,016.00	\$7,451.40	67.64%	\$21,426.55	\$66,096.00	\$44,669.45	67.58%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,000.02	\$1,000.02	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$8,629.34	\$15,721.49	\$7,092.15	45.11%	\$52,642.10	\$94,328.94	\$41,686.84	44.19%	\$188,657.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,772.81	\$8,772.81	\$0.00	0.00%	\$52,636.86	\$52,636.86	\$0.00	0.00%	\$105,273.70
8021-000 - Salaries / Payroll Expense	\$2,009.10	\$1,583.33	(\$425.77)	(26.89%)	\$12,394.20	\$9,499.98	(\$2,894.22)	(30.47%)	\$19,000.00
8110-038 - R&M-Rec Area	\$1,241.40	\$1,875.00	\$633.60	33.79%	\$9,829.99	\$11,250.00	\$1,420.01	12.62%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$9,750.00	\$1,371.81	14.07%	\$58,669.34	\$58,500.00	(\$169.34)	(0.29%)	\$117,000.00
8312-000 - Pool-Service-General	\$735.00	\$1,000.00	\$265.00	26.50%	\$5,148.11	\$6,000.00	\$851.89	14.20%	\$12,000.00
8710-001 - Utilities-Electric-Clubhouse	\$1,623.06	\$1,716.67	\$93.61	5.45%	\$9,473.22	\$10,300.02	\$826.80	8.03%	\$20,600.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8710-005 - Utilities-Telephone	\$65.78	\$41.65	(\$24.13)	(57.94%)	\$353.20	\$249.90	(\$103.30)	(41.34%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,405.33	\$1,351.88	(\$53.45)	(3.95%)	\$10,325.08	\$8,111.28	(\$2,213.80)	(27.29%)	\$16,222.50
8710-007 - Utilities-Sewer & Water-General	\$28,146.25	\$25,336.47	(\$2,809.78)	(11.09%)	\$171,171.31	\$152,018.82	(\$19,152.49)	(12.60%)	\$304,037.68
8710-010 - Utilities-Reclaimed Water	\$2,539.76	\$1,533.33	(\$1,006.43)	(65.64%)	\$13,614.69	\$9,199.98	(\$4,414.71)	(47.99%)	\$18,400.00
8710-012 - Utilities-Cable TV	\$19,739.85	\$17,130.66	(\$2,609.19)	(15.23%)	\$105,390.95	\$102,783.96	(\$2,606.99)	(2.54%)	\$205,567.89
Total Services & Utilities	\$74,656.53	\$70,091.80	(\$4,564.73)	(6.51%)	\$449,006.95	\$420,550.80	(\$28,456.15)	(6.77%)	\$841,101.77
Total Expense	\$83,285.87	\$85,813.29	\$2,527.42	2.95%	\$501,649.05	\$514,879.74	\$13,230.69	2.57%	\$1,029,759.57
Operating Net Income	\$58,980.57	\$52,073.98	\$6,906.59	13.26%	\$347,405.49	\$312,443.88	\$34,961.61	11.19%	\$624,887.68
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$47,970.00	\$47,970.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,000.02	\$1,000.02	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$35,250.00	\$0.00	0.00%	\$211,500.00	\$211,500.00	\$0.00	0.00%	\$423,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$250.02	\$250.02	\$0.00	0.00%	\$500.00
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$60.00	\$60.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$12,499.98	\$12,499.98	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$100.02	\$100.02	\$0.00	0.00%	\$200.00
9641-000 - Reserve-Water System	\$1,654.81	\$1,654.81	\$0.00	0.00%	\$9,928.86	\$9,928.86	\$0.00	0.00%	\$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$16,635.00	\$16,635.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve-Storm Drains	\$333.33	\$333.33	\$0.00	0.00%	\$1,999.98	\$1,999.98	\$0.00	0.00%	\$4,000.00
9900-000 - Reserve-Interest	\$2,553.60	\$0.00	(\$2,553.60)	(100.00%)	\$15,659.88	\$0.00	(\$15,659.88)	(100.00%)	\$0.00
Total Reserve Expense	\$54,627.58	\$52,073.98	(\$2,553.60)	(4.90%)	\$328,103.76	\$312,443.88	(\$15,659.88)	(5.01%)	\$624,887.68
Total Reserve Expense	\$54,627.58	\$52,073.98	(\$2,553.60)	(4.90%)	\$328,103.76	\$312,443.88	(\$15,659.88)	(5.01%)	\$624,887.68
Reserve Net Income	(\$54,627.58)	(\$52,073.98)	(\$2,553.60)	4.90%	(\$328,103.76)	(\$312,443.88)	(\$15,659.88)	5.01%	(\$624,887.68)
Net Income	\$4,352.99	\$0.00	\$4,352.99	100.00%	\$19,301.73	\$0.00	\$19,301.73	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
6/1/2026 - 6/30/2026

Account	6/1/2026 - 6/30/2026		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	\$47,970.00	\$77,050.00	(\$14,090.00)
3021-000 Reserve-Streets	\$166.67	\$601.79	\$69,985.37	\$1,000.02	\$1,724.77	\$69,260.62
3022-001 Reserve-Walks	\$250.00	\$250.00	\$40,229.15	\$1,500.00	\$426.03	\$41,303.12
3023-000 Reserve-Roof Repair	\$35,250.00	\$53,229.85	\$1,129,713.21	\$234,194.00	\$196,744.22	\$1,167,162.99
3025-000 Reserve-Rec Area/Pool	\$1,731.50	\$1,529.51	(\$23,189.37)	\$32,581.75	\$5,921.73	\$3,470.65
3025-001 Reserve-Pool Remarcite	\$41.67	\$0.00	\$7,625.28	\$250.02	\$0.00	\$7,875.30
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$26,945.33	\$1,500.00	\$500.00	\$27,945.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$28,111.35	\$60.00	\$0.00	\$28,171.35
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	\$2,483.33	\$946.72	\$17,973.21	\$12,899.98	\$11,705.27	\$19,167.92
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$1,882.05	\$58,569.20	\$100.02	\$1,950.90	\$56,718.32
3041-000 Reserve-Water System	\$1,654.81	\$322.12	\$12,374.86	\$9,928.86	\$5,513.47	\$16,790.25
3046-000 Reserve-Sprinklers/Irrig	\$2,922.50	\$8,247.70	(\$7,356.03)	\$24,141.03	\$27,710.78	(\$10,925.78)
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	\$1,999.98	\$7,580.32	\$42,207.09
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,553.60	\$0.00	\$116,225.43	\$15,659.88	\$0.00	\$131,885.31
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$55,659.08	\$67,009.74	\$1,501,153.21	\$383,785.54	\$369,407.21	\$1,515,531.54