

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
7/31/2026

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$41,478.12
1030-000 - Alliance Assoc Bank- Operating (0806)	\$51,924.06
1110-000 - A/R-Maintenance Fees	\$7,639.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,225.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$50.00
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	(\$7,175.73)
1410-000 - Prepaid Insurance-General	\$95,702.03

Operating Total

\$205,367.48

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$300,416.85
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,818.46
1091-003 - Alliance Bank - CDARS	\$289,050.86
1091-004 - Alliance Bank - CDARS	\$286,894.22
1097-000 - CD-Alliance 6/14/27 (6078)	\$292,273.51
1200-000 - Reserve-Due From Operating	\$23,880.00

Reserve Total

\$1,646,333.90

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

\$3,016,795.53

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$679,506.96
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$19,555.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$21,747.00
2460-000 - Unearned Revenue-Cable Rebate	\$29,767.50

Operating Total

\$779,104.41

Reserve

3020-000 - Reserve-Wash/Paint	(\$13,057.00)
3021-000 - Reserve-Streets	\$69,427.29
3022-001 - Reserve-Walks	\$41,303.12
3023-000 - Reserve-Roof Repair	\$1,140,211.62
3025-000 - Reserve-Rec Area/Pool	\$4,720.65

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3025-001 - Reserve-Pool Remarcite	\$7,916.97	
3026-000 - Reserve-Landscaping	\$28,195.33	
3027-000 - Reserve-Sea Walls	\$28,181.35	
3028-000 - Reserve-Def Maintenance	\$78,183.45	
3031-000 - Reserve-Facia/Outside	\$21,082.52	
3040-000 - Reserve-Sewer	\$56,628.10	
3041-000 - Reserve-Water System	\$18,431.31	
3046-000 - Reserve-Sprinklers/Irrig	(\$11,054.03)	
3052-000 - Reserve-Storm Drains	\$42,540.42	
3080-000 - Reserve-Interest	\$133,622.80	
<u>Reserve Total</u>	<u>\$1,646,333.90</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>	\$30,233.56	
<i>Liabilities & Equity Total</i>		\$3,016,795.53

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$137,886.00	\$965,202.00
6070-000 - Interest Income-Operating	\$46.37	\$320.03
6071-000 - Interest Income-Reserve	\$1,737.49	\$17,397.37
6082-000 - Late Fee Income	\$100.00	\$875.00
6083-000 - Other Income-General	\$1,850.00	\$6,880.00
<u>Total Revenues</u>	\$141,619.86	\$990,674.40
<i>Total Income</i>	\$141,619.86	\$990,674.40
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$4,093.00	\$28,651.00
7110-002 - Insurance-Flood	\$182.00	\$1,274.00
7210-000 - Legal & Professional	\$0.00	\$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	\$98.37	\$1,417.65
7710-001 - Mortgage Interest	\$3,416.86	\$24,843.41
7810-000 - Uncollectible Assessments	\$166.67	\$1,166.69
<u>Total Administrative</u>	\$7,956.90	\$60,599.00
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,772.81	\$61,409.67
8021-000 - Salaries / Payroll Expense	\$1,466.41	\$13,860.61
8110-038 - R&M-Rec Area	\$1,483.94	\$11,313.93
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$67,047.53
8312-000 - Pool-Service-General	\$735.00	\$5,883.11
8710-001 - Utilities-Electric-Clubhouse	\$716.42	\$10,189.64
8710-005 - Utilities-Telephone	\$65.78	\$418.98
8710-006 - Utilities-Pool Fuel	\$1,717.12	\$12,042.20
8710-007 - Utilities-Sewer & Water-General	\$28,293.96	\$199,465.27
8710-010 - Utilities-Reclaimed Water	\$2,769.44	\$16,384.13
8710-012 - Utilities-Cable TV	\$14,520.59	\$119,911.54
<u>Total Services & Utilities</u>	\$68,919.66	\$517,926.61
<i>Total Expense</i>	\$76,876.56	\$578,525.61
Operating Net Income	\$64,743.30	\$412,148.79
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$55,965.00
9621-000 - Reserve-Streets	\$166.67	\$1,166.69
9622-001 - Reserve-Walks	\$250.00	\$1,750.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$246,750.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$8,750.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$291.69
9626-000 - Reserve-Landscaping	\$250.00	\$1,750.00
9627-000 - Reserve-Sea Walls	\$10.00	\$70.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$14,583.31
9640-000 - Reserve-Sewer	\$16.67	\$116.69
9641-000 - Reserve- Water System	\$1,654.81	\$11,583.67
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$19,407.50
9652-000 - Reserve- Storm Drains	\$333.33	\$2,333.31
9900-000 - Reserve-Interest	\$1,737.49	\$17,397.37
<u>Total Reserve Expense</u>	\$53,811.47	\$381,915.23
 <i>Total Reserve Expense</i>	 \$53,811.47	 \$381,915.23
 Reserve Net Income	 (\$53,811.47)	 (\$381,915.23)
 Net Income	 \$10,931.83	 \$30,233.56

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	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%	\$965,202.00	\$965,210.89	(\$8.89)	0.00%	\$1,654,647.25
6070-000 - Interest Income-Operating	\$46.37	\$0.00	\$46.37	100.00%	\$320.03	\$0.00	\$320.03	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,737.49	\$0.00	\$1,737.49	100.00%	\$17,397.37	\$0.00	\$17,397.37	100.00%	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$875.00	\$0.00	\$875.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,850.00	\$0.00	\$1,850.00	100.00%	\$6,880.00	\$0.00	\$6,880.00	100.00%	\$0.00
<u>Total Revenues</u>	\$141,619.86	\$137,887.27	\$3,732.59	2.71%	\$990,674.40	\$965,210.89	\$25,463.51	2.64%	\$1,654,647.25
Total Income	\$141,619.86	\$137,887.27	\$3,732.59	2.71%	\$990,674.40	\$965,210.89	\$25,463.51	2.64%	\$1,654,647.25
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$4,093.00	\$2,319.17	(\$1,773.83)	(76.49%)	\$28,651.00	\$16,234.19	(\$12,416.81)	(76.49%)	\$27,830.00
7110-002 - Insurance-Flood	\$182.00	\$334.40	\$152.40	45.57%	\$1,274.00	\$2,340.80	\$1,066.80	45.57%	\$4,012.80
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	100.00%	\$385.00	\$2,916.69	\$2,531.69	86.80%	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$583.33	\$583.33	100.00%	\$2,500.00	\$4,083.31	\$1,583.31	38.78%	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$71.75	\$10.50	14.63%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$700.00	\$700.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$175.00	(\$125.00)	(71.43%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$3,500.00	\$3,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$98.37	\$250.00	\$151.63	60.65%	\$1,417.65	\$1,750.00	\$332.35	18.99%	\$3,000.00
7710-001 - Mortgage Interest	\$3,416.86	\$11,016.00	\$7,599.14	68.98%	\$24,843.41	\$77,112.00	\$52,268.59	67.78%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,166.69	\$1,166.69	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$7,956.90	\$15,721.49	\$7,764.59	49.39%	\$60,599.00	\$110,050.43	\$49,451.43	44.94%	\$188,657.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,772.81	\$8,772.81	\$0.00	0.00%	\$61,409.67	\$61,409.67	\$0.00	0.00%	\$105,273.70
8021-000 - Salaries / Payroll Expense	\$1,466.41	\$1,583.33	\$116.92	7.38%	\$13,860.61	\$11,083.31	(\$2,777.30)	(25.06%)	\$19,000.00
8110-038 - R&M-Rec Area	\$1,483.94	\$1,875.00	\$391.06	20.86%	\$11,313.93	\$13,125.00	\$1,811.07	13.80%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$9,750.00	\$1,371.81	14.07%	\$67,047.53	\$68,250.00	\$1,202.47	1.76%	\$117,000.00
8312-000 - Pool-Service-General	\$735.00	\$1,000.00	\$265.00	26.50%	\$5,883.11	\$7,000.00	\$1,116.89	15.96%	\$12,000.00
8710-001 - Utilities-Electric-Clubhouse	\$716.42	\$1,716.67	\$1,000.25	58.27%	\$10,189.64	\$12,016.69	\$1,827.05	15.20%	\$20,600.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8710-005 - Utilities-Telephone	\$65.78	\$41.65	(\$24.13)	(57.94%)	\$418.98	\$291.55	(\$127.43)	(43.71%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,717.12	\$1,351.88	(\$365.24)	(27.02%)	\$12,042.20	\$9,463.16	(\$2,579.04)	(27.25%)	\$16,222.50
8710-007 - Utilities-Sewer & Water-General	\$28,293.96	\$25,336.47	(\$2,957.49)	(11.67%)	\$199,465.27	\$177,355.29	(\$22,109.98)	(12.47%)	\$304,037.68
8710-010 - Utilities-Reclaimed Water	\$2,769.44	\$1,533.33	(\$1,236.11)	(80.62%)	\$16,384.13	\$10,733.31	(\$5,650.82)	(52.65%)	\$18,400.00
8710-012 - Utilities-Cable TV	\$14,520.59	\$17,130.66	\$2,610.07	15.24%	\$119,911.54	\$119,914.62	\$3.08	0.00%	\$205,567.89
Total Services & Utilities	\$68,919.66	\$70,091.80	\$1,172.14	1.67%	\$517,926.61	\$490,642.60	(\$27,284.01)	(5.56%)	\$841,101.77
Total Expense	\$76,876.56	\$85,813.29	\$8,936.73	10.41%	\$578,525.61	\$600,693.03	\$22,167.42	3.69%	\$1,029,759.57
Operating Net Income	\$64,743.30	\$52,073.98	\$12,669.32	24.33%	\$412,148.79	\$364,517.86	\$47,630.93	13.07%	\$624,887.68
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$55,965.00	\$55,965.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,166.69	\$1,166.69	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$35,250.00	\$0.00	0.00%	\$246,750.00	\$246,750.00	\$0.00	0.00%	\$423,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$8,750.00	\$8,750.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$291.69	\$291.69	\$0.00	0.00%	\$500.00
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$70.00	\$70.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$14,583.31	\$14,583.31	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$116.69	\$116.69	\$0.00	0.00%	\$200.00
9641-000 - Reserve- Water System	\$1,654.81	\$1,654.81	\$0.00	0.00%	\$11,583.67	\$11,583.67	\$0.00	0.00%	\$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$19,407.50	\$19,407.50	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve- Storm Drains	\$333.33	\$333.33	\$0.00	0.00%	\$2,333.31	\$2,333.31	\$0.00	0.00%	\$4,000.00
9900-000 - Reserve-Interest	\$1,737.49	\$0.00	(\$1,737.49)	(100.00%)	\$17,397.37	\$0.00	(\$17,397.37)	(100.00%)	\$0.00
Total Reserve Expense	\$53,811.47	\$52,073.98	(\$1,737.49)	(3.34%)	\$381,915.23	\$364,517.86	(\$17,397.37)	(4.77%)	\$624,887.68
Total Reserve Expense	\$53,811.47	\$52,073.98	(\$1,737.49)	(3.34%)	\$381,915.23	\$364,517.86	(\$17,397.37)	(4.77%)	\$624,887.68
Reserve Net Income	(\$53,811.47)	(\$52,073.98)	(\$1,737.49)	3.34%	(\$381,915.23)	(\$364,517.86)	(\$17,397.37)	4.77%	(\$624,887.68)
Net Income	\$10,931.83	\$0.00	\$10,931.83	100.00%	\$30,233.56	\$0.00	\$30,233.56	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
7/1/2026 - 7/31/2026

Account	7/1/2026 - 7/31/2026		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	\$6,962.00	\$14,990.00	\$55,965.00	\$84,012.00	(\$13,057.00)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,985.37	\$1,166.69	\$1,724.77	\$69,427.29
3022-001 Reserve-Walks	\$250.00	\$250.00	\$40,229.15	\$1,750.00	\$676.03	\$41,303.12
3023-000 Reserve-Roof Repair	\$35,800.00	\$62,751.37	\$1,129,713.21	\$269,994.00	\$259,495.59	\$1,140,211.62
3025-000 Reserve-Rec Area/Pool	\$1,412.75	\$162.75	(\$23,189.37)	\$33,994.50	\$6,084.48	\$4,720.65
3025-001 Reserve-Pool Remarcite	\$41.67	\$0.00	\$7,625.28	\$291.69	\$0.00	\$7,916.97
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$26,945.33	\$1,750.00	\$500.00	\$28,195.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$28,111.35	\$70.00	\$0.00	\$28,181.35
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	\$168.73	\$17,973.21	\$14,983.31	\$11,874.00	\$21,082.52
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$215.67	\$305.89	\$58,569.20	\$315.69	\$2,256.79	\$56,628.10
3041-000 Reserve-Water System	\$1,654.81	\$13.75	\$12,374.86	\$11,583.67	\$5,527.22	\$18,431.31
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$2,900.75	(\$7,356.03)	\$26,913.53	\$30,611.53	(\$11,054.03)
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	\$2,333.31	\$7,580.32	\$42,540.42
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$1,737.49	\$0.00	\$116,225.43	\$17,397.37	\$0.00	\$133,622.80
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$54,723.22	\$73,515.24	\$1,501,153.21	\$438,508.76	\$442,922.45	\$1,496,739.52