

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
8/31/2026

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$41,517.36
1030-000 - Alliance Assoc Bank- Operating (0806)	\$46,408.69
1110-000 - A/R-Maintenance Fees	\$7,568.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,350.00
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	(\$7,342.40)
1410-000 - Prepaid Insurance-General	\$91,427.03

Operating Total

\$195,503.68

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$342,813.56
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$253,915.46
1091-003 - Alliance Bank - CDARS	\$289,908.53
1091-004 - Alliance Bank - CDARS	\$287,674.59
1097-000 - CD-Alliance 6/14/27 (6078)	\$293,770.10
1200-000 - Reserve-Due From Operating	\$23,015.00

Reserve Total

\$1,691,097.24

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

\$3,051,695.07

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$16.95
2015-000 - Loan Payable	\$672,861.15
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$18,690.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,102.00
2460-000 - Unearned Revenue-Cable Rebate	\$28,665.00

Operating Total

\$765,846.10

Reserve

3020-000 - Reserve-Wash/Paint	(\$5,062.00)
3021-000 - Reserve-Streets	\$69,593.96
3022-001 - Reserve-Walks	\$41,303.12
3023-000 - Reserve-Roof Repair	\$1,170,324.43
3025-000 - Reserve-Rec Area/Pool	\$5,807.90

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3025-001 - Reserve-Pool Remarcite	\$7,958.64	
3026-000 - Reserve-Landscaping	\$28,445.33	
3027-000 - Reserve-Sea Walls	\$28,191.35	
3028-000 - Reserve-Def Maintenance	\$78,183.45	
3031-000 - Reserve-Facia/Outside	\$21,567.63	
3040-000 - Reserve-Sewer	\$56,445.77	
3041-000 - Reserve-Water System	\$18,978.97	
3046-000 - Reserve-Sprinklers/Irrig	(\$10,376.60)	
3052-000 - Reserve-Storm Drains	\$42,873.75	
3080-000 - Reserve-Interest	\$136,861.54	
<u>Reserve Total</u>	\$1,691,097.24	
<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>	\$33,628.07	
<i>Liabilities & Equity Total</i>		\$3,051,695.07

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$137,886.00	\$1,103,088.00
6070-000 - Interest Income-Operating	\$40.84	\$360.87
6071-000 - Interest Income-Reserve	\$3,238.74	\$20,636.11
6082-000 - Late Fee Income	\$275.00	\$1,150.00
6083-000 - Other Income-General	\$860.00	\$7,740.00
<u>Total Revenues</u>	\$142,300.58	\$1,132,974.98
<i>Total Income</i>	\$142,300.58	\$1,132,974.98
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$4,093.00	\$32,744.00
7110-002 - Insurance-Flood	\$182.00	\$1,456.00
7210-000 - Legal & Professional	\$82.50	\$467.50
7212-001 - Professional-Audit Fees	\$3,500.00	\$6,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-General/Office	\$173.62	\$1,591.27
7710-001 - Mortgage Interest	\$3,496.16	\$28,339.57
7810-000 - Uncollectible Assessments	\$166.67	\$1,333.36
<u>Total Administrative</u>	\$11,693.95	\$72,292.95
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,772.81	\$70,182.48
8021-000 - Salaries / Payroll Expense	\$1,043.75	\$14,904.36
8110-038 - R&M-Rec Area	\$1,189.55	\$12,503.48
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$75,425.72
8312-000 - Pool-Service-General	\$0.00	\$5,883.11
8710-001 - Utilities-Electric-Clubhouse	\$2,765.82	\$12,955.46
8710-005 - Utilities-Telephone	\$65.93	\$484.91
8710-006 - Utilities-Pool Fuel	\$1,444.99	\$13,487.19
8710-007 - Utilities-Sewer & Water-General	\$28,729.57	\$228,194.84
8710-010 - Utilities-Reclaimed Water	\$2,378.57	\$18,762.70
8710-012 - Utilities-Cable TV	\$17,130.22	\$137,041.76
<u>Total Services & Utilities</u>	\$71,899.40	\$589,826.01
<i>Total Expense</i>	\$83,593.35	\$662,118.96
Operating Net Income	\$58,707.23	\$470,856.02
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
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$63,960.00
9621-000 - Reserve-Streets	\$166.67	\$1,333.36
9622-001 - Reserve-Walks	\$250.00	\$2,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$282,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$10,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$333.36
9626-000 - Reserve-Landscaping	\$250.00	\$2,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$80.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$16,666.64
9640-000 - Reserve-Sewer	\$16.67	\$133.36
9641-000 - Reserve- Water System	\$1,654.81	\$13,238.48
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$22,180.00
9652-000 - Reserve- Storm Drains	\$333.33	\$2,666.64
9900-000 - Reserve-Interest	\$3,238.74	\$20,636.11
<u>Total Reserve Expense</u>	\$55,312.72	\$437,227.95
 <i>Total Reserve Expense</i>	 \$55,312.72	 \$437,227.95
 Reserve Net Income	 (\$55,312.72)	 (\$437,227.95)
 Net Income	 \$3,394.51	 \$33,628.07

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	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%	\$1,103,088.00	\$1,103,098.16	(\$10.16)	0.00%	\$1,654,647.25
6070-000 - Interest Income-Operating	\$40.84	\$0.00	\$40.84	100.00%	\$360.87	\$0.00	\$360.87	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$3,238.74	\$0.00	\$3,238.74	100.00%	\$20,636.11	\$0.00	\$20,636.11	100.00%	\$0.00
6082-000 - Late Fee Income	\$275.00	\$0.00	\$275.00	100.00%	\$1,150.00	\$0.00	\$1,150.00	100.00%	\$0.00
6083-000 - Other Income-General	\$860.00	\$0.00	\$860.00	100.00%	\$7,740.00	\$0.00	\$7,740.00	100.00%	\$0.00
<u>Total Revenues</u>	\$142,300.58	\$137,887.27	\$4,413.31	3.20%	\$1,132,974.98	\$1,103,098.16	\$29,876.82	2.71%	\$1,654,647.25
Total Income	\$142,300.58	\$137,887.27	\$4,413.31	3.20%	\$1,132,974.98	\$1,103,098.16	\$29,876.82	2.71%	\$1,654,647.25
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$4,093.00	\$2,319.17	(\$1,773.83)	(76.49%)	\$32,744.00	\$18,553.36	(\$14,190.64)	(76.49%)	\$27,830.00
7110-002 - Insurance-Flood	\$182.00	\$334.40	\$152.40	45.57%	\$1,456.00	\$2,675.20	\$1,219.20	45.57%	\$4,012.80
7210-000 - Legal & Professional	\$82.50	\$416.67	\$334.17	80.20%	\$467.50	\$3,333.36	\$2,865.86	85.98%	\$5,000.00
7212-001 - Professional-Audit Fees	\$3,500.00	\$583.33	(\$2,916.67)	(500.00%)	\$6,000.00	\$4,666.64	(\$1,333.36)	(28.57%)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.25	\$10.25	100.00%	\$61.25	\$82.00	\$20.75	25.30%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$800.00	\$800.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$200.00	(\$100.00)	(50.00%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$4,000.00	\$4,000.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$173.62	\$250.00	\$76.38	30.55%	\$1,591.27	\$2,000.00	\$408.73	20.44%	\$3,000.00
7710-001 - Mortgage Interest	\$3,496.16	\$11,016.00	\$7,519.84	68.26%	\$28,339.57	\$88,128.00	\$59,788.43	67.84%	\$132,192.00
7810-000 - Uncollectible Assessments	\$166.67	\$166.67	\$0.00	0.00%	\$1,333.36	\$1,333.36	\$0.00	0.00%	\$2,000.00
<u>Total Administrative</u>	\$11,693.95	\$15,721.49	\$4,027.54	25.62%	\$72,292.95	\$125,771.92	\$53,478.97	42.52%	\$188,657.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,772.81	\$8,772.81	\$0.00	0.00%	\$70,182.48	\$70,182.48	\$0.00	0.00%	\$105,273.70
8021-000 - Salaries / Payroll Expense	\$1,043.75	\$1,583.33	\$539.58	34.08%	\$14,904.36	\$12,666.64	(\$2,237.72)	(17.67%)	\$19,000.00
8110-038 - R&M-Rec Area	\$1,189.55	\$1,875.00	\$685.45	36.56%	\$12,503.48	\$15,000.00	\$2,496.52	16.64%	\$22,500.00
8210-001 - Grounds-Lawn Service	\$8,378.19	\$9,750.00	\$1,371.81	14.07%	\$75,425.72	\$78,000.00	\$2,574.28	3.30%	\$117,000.00
8312-000 - Pool-Service-General	\$0.00	\$1,000.00	\$1,000.00	100.00%	\$5,883.11	\$8,000.00	\$2,116.89	26.46%	\$12,000.00
8710-001 - Utilities-Electric-Clubhouse	\$2,765.82	\$1,716.67	(\$1,049.15)	(61.12%)	\$12,955.46	\$13,733.36	\$777.90	5.66%	\$20,600.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8710-005 - Utilities-Telephone	\$65.93	\$41.65	(\$24.28)	(58.30%)	\$484.91	\$333.20	(\$151.71)	(45.53%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,444.99	\$1,351.88	(\$93.11)	(6.89%)	\$13,487.19	\$10,815.04	(\$2,672.15)	(24.71%)	\$16,222.50
8710-007 - Utilities-Sewer & Water-General	\$28,729.57	\$25,336.47	(\$3,393.10)	(13.39%)	\$228,194.84	\$202,691.76	(\$25,503.08)	(12.58%)	\$304,037.68
8710-010 - Utilities-Reclaimed Water	\$2,378.57	\$1,533.33	(\$845.24)	(55.12%)	\$18,762.70	\$12,266.64	(\$6,496.06)	(52.96%)	\$18,400.00
8710-012 - Utilities-Cable TV	\$17,130.22	\$17,130.66	\$0.44	0.00%	\$137,041.76	\$137,045.28	\$3.52	0.00%	\$205,567.89
Total Services & Utilities	\$71,899.40	\$70,091.80	(\$1,807.60)	(2.58%)	\$589,826.01	\$560,734.40	(\$29,091.61)	(5.19%)	\$841,101.77
Total Expense	\$83,593.35	\$85,813.29	\$2,219.94	2.59%	\$662,118.96	\$686,506.32	\$24,387.36	3.55%	\$1,029,759.57
Operating Net Income	\$58,707.23	\$52,073.98	\$6,633.25	12.74%	\$470,856.02	\$416,591.84	\$54,264.18	13.03%	\$624,887.68
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,995.00	\$7,995.00	\$0.00	0.00%	\$63,960.00	\$63,960.00	\$0.00	0.00%	\$95,940.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,333.36	\$1,333.36	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$250.00	\$250.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve Expense-Roof Repair	\$35,250.00	\$35,250.00	\$0.00	0.00%	\$282,000.00	\$282,000.00	\$0.00	0.00%	\$423,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$333.36	\$333.36	\$0.00	0.00%	\$500.00
9626-000 - Reserve-Landscaping	\$250.00	\$250.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$80.00	\$80.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$16,666.64	\$16,666.64	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$16.67	\$16.67	\$0.00	0.00%	\$133.36	\$133.36	\$0.00	0.00%	\$200.00
9641-000 - Reserve-Water System	\$1,654.81	\$1,654.81	\$0.00	0.00%	\$13,238.48	\$13,238.48	\$0.00	0.00%	\$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	\$2,772.50	\$2,772.50	\$0.00	0.00%	\$22,180.00	\$22,180.00	\$0.00	0.00%	\$33,270.00
9652-000 - Reserve-Storm Drains	\$333.33	\$333.33	\$0.00	0.00%	\$2,666.64	\$2,666.64	\$0.00	0.00%	\$4,000.00
9900-000 - Reserve-Interest	\$3,238.74	\$0.00	(\$3,238.74)	(100.00%)	\$20,636.11	\$0.00	(\$20,636.11)	(100.00%)	\$0.00
Total Reserve Expense	\$55,312.72	\$52,073.98	(\$3,238.74)	(6.22%)	\$437,227.95	\$416,591.84	(\$20,636.11)	(4.95%)	\$624,887.68
Total Reserve Expense	\$55,312.72	\$52,073.98	(\$3,238.74)	(6.22%)	\$437,227.95	\$416,591.84	(\$20,636.11)	(4.95%)	\$624,887.68
Reserve Net Income	(\$55,312.72)	(\$52,073.98)	(\$3,238.74)	6.22%	(\$437,227.95)	(\$416,591.84)	(\$20,636.11)	4.95%	(\$624,887.68)
Net Income	\$3,394.51	\$0.00	\$3,394.51	100.00%	\$33,628.07	\$0.00	\$33,628.07	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
8/1/2026 - 8/31/2026

Account	8/1/2026 - 8/31/2026		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	\$63,960.00	\$84,012.00	(\$5,062.00)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,985.37	\$1,333.36	\$1,724.77	\$69,593.96
3022-001 Reserve-Walks	\$250.00	\$250.00	\$40,229.15	\$2,000.00	\$926.03	\$41,303.12
3023-000 Reserve-Roof Repair	\$35,250.00	\$5,137.19	\$1,129,713.21	\$305,244.00	\$264,632.78	\$1,170,324.43
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$162.75	(\$23,189.37)	\$35,244.50	\$6,247.23	\$5,807.90
3025-001 Reserve-Pool Remarcite	\$41.67	\$0.00	\$7,625.28	\$333.36	\$0.00	\$7,958.64
3026-000 Reserve-Landscaping	\$250.00	\$0.00	\$26,945.33	\$2,000.00	\$500.00	\$28,445.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$28,111.35	\$80.00	\$0.00	\$28,191.35
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	\$1,598.22	\$17,973.21	\$17,066.64	\$13,472.22	\$21,567.63
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$16.67	\$199.00	\$58,569.20	\$332.36	\$2,455.79	\$56,445.77
3041-000 Reserve-Water System	\$1,654.81	\$1,107.15	\$12,374.86	\$13,238.48	\$6,634.37	\$18,978.97
3046-000 Reserve-Sprinklers/Irrig	\$2,772.50	\$2,095.07	(\$7,356.03)	\$29,686.03	\$32,706.60	(\$10,376.60)
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	\$2,666.64	\$7,580.32	\$42,873.75
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$3,238.74	\$0.00	\$116,225.43	\$20,636.11	\$0.00	\$136,861.54
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$55,312.72	\$10,549.38	\$1,501,153.21	\$493,821.48	\$453,471.83	\$1,541,502.86