Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
9/30/2026

Assets		
Operating		
1000-001 - Petty Cash	$225.00	
1000-005 - Social Club Cash	$10,293.88	
1021-000 - MMA-Bay First Bank (1453)	$41,557.98	
1030-000 - Alliance Assoc Bank- Operating (0806)	$48,108.54	
1110-000 - A/R-Maintenance Fees	$9,343.00	
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	$1,500.00	
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	($7,509.07)	
1410-000 - Prepaid Insurance-General	$87,152.03	
Operating Total	$191,861.36	
Reserve		
1090-000 - Alliance Assoc Bank- Reserve (0921)	$359,116.65	
1091-001 - Alliance Bank - ICS Demand 893	$200,000.00	
1091-002 - Alliance Bank - ICS Savings 149	$254,009.37	
1091-003 - Alliance Bank - CDARS	$290,740.96	
1091-004 - Alliance Bank - CDARS	$288,431.82	
1097-000 - CD-Alliance 6/14/27 (6078)	$294,533.58	
1200-000 - Reserve-Due From Operating	$22,150.00	
Reserve Total	$1,708,982.38	
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		$3,065,937.89
Liabilities and Equity		
Operating		
2010-000 - Accounts Payable	$16.95	
2015-000 - Loan Payable	$666,181.14	
2025-000 - Insurance Payable	$28,511.00	
2220-000 - Due to Deferred Maintenance	$17,825.00	
2450-000 - Unearned Revenue-Prepaid Maint Fees	$17,655.00	
2460-000 - Unearned Revenue-Cable Rebate	$27,562.50	
Operating Total	$757,751.59	
Reserve		
3020-000 - Reserve-Wash/Paint	$2,933.00	
3021-000 - Reserve-Streets	$69,760.63	
3022-001 - Reserve-Walks	$41,303.12	
3023-000 - Reserve-Roof Repair	$1,179,517.29	
3025-000 - Reserve-Rec Area/Pool	$7,057.90	

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
9/30/2026

3025-001 - Reserve-Pool Remarcite	$8,000.31	
3026-000 - Reserve-Landscaping	$28,445.33	
3027-000 - Reserve-Sea Walls	$28,201.35	
3028-000 - Reserve-Def Maintenance	$78,183.45	
3031-000 - Reserve-Facia/Outside	$19,558.61	
3040-000 - Reserve-Sewer	$56,254.59	
3041-000 - Reserve-Water System	$18,199.77	
3046-000 - Reserve-Sprinklers/Irrig	($10,956.40)	
3052-000 - Reserve-Storm Drains	$43,207.08	
3080-000 - Reserve-Interest	$139,316.35	
Reserve Total	$1,708,982.38	
Other		
4997-000 - Fund Balance-Fixed Assets	$226,782.00	
Other Total	$226,782.00	
Retained Earnings	$331,475.54	
Net Income	$40,946.38	
Liabilities & Equity Total		$3,065,937.89

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Income		
Revenues		
6010-000 - Maintenance Fees	$137,886.00	$1,240,974.00
6070-000 - Interest Income-Operating	$41.83	$402.70
6071-000 - Interest Income-Reserve	$2,454.81	$23,090.92
6082-000 - Late Fee Income	$150.00	$1,300.00
6083-000 - Other Income-General	$2,212.00	$9,952.00
Total Revenues	$142,744.64	$1,275,719.62
Total Income	$142,744.64	$1,275,719.62
Expense		
Administrative		
7110-000 - Insurance-General	$4,093.00	$36,837.00
7110-002 - Insurance-Flood	$182.00	$1,638.00
7210-000 - Legal & Professional	$0.00	$467.50
7212-001 - Professional-Audit Fees	$0.00	$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	$915.24	$2,506.51
7710-001 - Mortgage Interest	$3,461.96	$31,801.53
7810-000 - Uncollectible Assessments	$166.67	$1,500.03
Total Administrative	$8,818.87	$81,111.82
Services & Utilities		
8010-000 - Master Association Fees	$8,772.81	$78,955.29
8021-000 - Salaries / Payroll Expense	$2,692.00	$17,596.36
8110-038 - R&M-Rec Area	$1,705.45	$14,208.93
8110-040 - Gate Project	$0.00	$0.00
8210-001 - Grounds-Lawn Service	$8,378.19	$83,803.91
8312-000 - Pool-Service-General	$735.00	$6,618.11
8710-001 - Utilities-Electric-Clubhouse	$1,671.12	$14,626.58
8710-005 - Utilities-Telephone	$65.93	$550.84
8710-006 - Utilities-Pool Fuel	$1,000.28	$14,487.47
8710-007 - Utilities-Sewer & Water-General	$28,664.47	$256,859.31
8710-010 - Utilities-Reclaimed Water	$1,263.20	$20,025.90
8710-012 - Utilities-Cable TV	$17,130.22	$154,171.98
Total Services & Utilities	$72,078.67	$661,904.68
Total Expense	$80,897.54	$743,016.50
Operating Net Income	$61,847.10	$532,703.12
Reserve Income		
Total Reserve Income	$0.00	$0.00
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Reserve Expense		
9620-000 - Reserve-Wash/Paint	$7,995.00	$71,955.00
9621-000 - Reserve-Streets	$166.67	$1,500.03
9622-001 - Reserve-Walks	$250.00	$2,250.00
9623-000 - Reserve Expense-Roof Repair	$35,250.00	$317,250.00
9625-000 - Reserve-Rec Area/Pool	$1,250.00	$11,250.00
9625-001 - Reserve-Pool Remarcite	$41.67	$375.03
9626-000 - Reserve-Landscaping	$250.00	$2,250.00
9627-000 - Reserve-Sea Walls	$10.00	$90.00
9631-000 - Reserve-Facia/Outside	$2,083.33	$18,749.97
9640-000 - Reserve-Sewer	$16.67	$150.03
9641-000 - Reserve- Water System	$1,654.81	$14,893.29
9646-000 - Reserve-Sprinklers/Irrig	$2,772.50	$24,952.50
9652-000 - Reserve- Storm Drains	$333.33	$2,999.97
9900-000 - Reserve-Interest	$2,454.81	$23,090.92
Total Reserve Expense	$54,528.79	$491,756.74
Total Reserve Expense	$54,528.79	$491,756.74
Reserve Net Income	($54,528.79)	($491,756.74)
Net Income	$7,318.31	$40,946.38

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Income									
Revenues									
6010-000 - Maintenance Fees	$137,886.00	$137,887.27	($1.27)	0.00%	$1,240,974.00	$1,240,985.43	($11.43)	0.00%	$1,654,647.25
6070-000 - Interest Income-Operating	$41.83	$0.00	$41.83	100.00%	$402.70	$0.00	$402.70	100.00%	$0.00
6071-000 - Interest Income-Reserve	$2,454.81	$0.00	$2,454.81	100.00%	$23,090.92	$0.00	$23,090.92	100.00%	$0.00
6082-000 - Late Fee Income	$150.00	$0.00	$150.00	100.00%	$1,300.00	$0.00	$1,300.00	100.00%	$0.00
6083-000 - Other Income-General	$2,212.00	$0.00	$2,212.00	100.00%	$9,952.00	$0.00	$9,952.00	100.00%	$0.00
Total Revenues	$142,744.64	$137,887.27	$4,857.37	3.52%	$1,275,719.62	$1,240,985.43	$34,734.19	2.80%	$1,654,647.25
Total Income	$142,744.64	$137,887.27	$4,857.37	3.52%	$1,275,719.62	$1,240,985.43	$34,734.19	2.80%	$1,654,647.25
Expense									
Administrative									
7110-000 - Insurance-General	$4,093.00	$2,319.17	($1,773.83)	(76.49%)	$36,837.00	$20,872.53	($15,964.47)	(76.49%)	$27,830.00
7110-002 - Insurance-Flood	$182.00	$334.40	$152.40	45.57%	$1,638.00	$3,009.60	$1,371.60	45.57%	$4,012.80
7210-000 - Legal & Professional	$0.00	$416.67	$416.67	100.00%	$467.50	$3,750.03	$3,282.53	87.53%	$5,000.00
7212-001 - Professional-Audit Fees	$0.00	$583.33	$583.33	100.00%	$6,000.00	$5,249.97	($750.03)	(14.29%)	$7,000.00
7310-002 - Taxes-Corp Annual	$0.00	$10.25	$10.25	100.00%	$61.25	$92.25	$31.00	33.60%	$123.00
7310-003 - Taxes-Condo Fee	$0.00	$100.00	$100.00	100.00%	$0.00	$900.00	$900.00	100.00%	$1,200.00
7310-006 - Taxes-Pool Permit	$0.00	$25.00	$25.00	100.00%	$300.00	$225.00	($75.00)	(33.33%)	$300.00
7310-008 - Taxes-Federal Income	$0.00	$500.00	$500.00	100.00%	$0.00	$4,500.00	$4,500.00	100.00%	$6,000.00
7510-000 - Admin Expenses-General/Office	$915.24	$250.00	($665.24)	(266.10%)	$2,506.51	$2,250.00	($256.51)	(11.40%)	$3,000.00
7710-001 - Mortgage Interest	$3,461.96	$11,016.00	$7,554.04	68.57%	$31,801.53	$99,144.00	$67,342.47	67.92%	$132,192.00
7810-000 - Uncollectible Assessments	$166.67	$166.67	$0.00	0.00%	$1,500.03	$1,500.03	$0.00	0.00%	$2,000.00
Total Administrative	$8,818.87	$15,721.49	$6,902.62	43.91%	$81,111.82	$141,493.41	$60,381.59	42.67%	$188,657.80
Services & Utilities									
8010-000 - Master Association Fees	$8,772.81	$8,772.81	$0.00	0.00%	$78,955.29	$78,955.29	$0.00	0.00%	$105,273.70
8021-000 - Salaries / Payroll Expense	$2,692.00	$1,583.33	($1,108.67)	(70.02%)	$17,596.36	$14,249.97	($3,346.39)	(23.48%)	$19,000.00
8110-038 - R&M-Rec Area	$1,705.45	$1,875.00	$169.55	9.04%	$14,208.93	$16,875.00	$2,666.07	15.80%	$22,500.00
8210-001 - Grounds-Lawn Service	$8,378.19	$9,750.00	$1,371.81	14.07%	$83,803.91	$87,750.00	$3,946.09	4.50%	$117,000.00
8312-000 - Pool-Service-General	$735.00	$1,000.00	$265.00	26.50%	$6,618.11	$9,000.00	$2,381.89	26.47%	$12,000.00
8710-001 - Utilities-Electric-Clubhouse	$1,671.12	$1,716.67	$45.55	2.65%	$14,626.58	$15,450.03	$823.45	5.33%	$20,600.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
8710-005 - Utilities-Telephone	$65.93	$41.65	($24.28)	(58.30%)	$550.84	$374.85	($175.99)	(46.95%)	$500.00
8710-006 - Utilities-Pool Fuel	$1,000.28	$1,351.88	$351.60	26.01%	$14,487.47	$12,166.92	($2,320.55)	(19.07%)	$16,222.50
8710-007 - Utilities-Sewer & Water-General	$28,664.47	$25,336.47	($3,328.00)	(13.14%)	$256,859.31	$228,028.23	($28,831.08)	(12.64%)	$304,037.68
8710-010 - Utilities-Reclaimed Water	$1,263.20	$1,533.33	$270.13	17.62%	$20,025.90	$13,799.97	($6,225.93)	(45.12%)	$18,400.00
8710-012 - Utilities-Cable TV	$17,130.22	$17,130.66	$0.44	0.00%	$154,171.98	$154,175.94	$3.96	0.00%	$205,567.89
Total Services & Utilities	$72,078.67	$70,091.80	($1,986.87)	(2.83%)	$661,904.68	$630,826.20	($31,078.48)	(4.93%)	$841,101.77
Total Expense	$80,897.54	$85,813.29	$4,915.75	5.73%	$743,016.50	$772,319.61	$29,303.11	3.79%	$1,029,759.57
Operating Net Income	$61,847.10	$52,073.98	$9,773.12	18.77%	$532,703.12	$468,665.82	$64,037.30	13.66%	$624,887.68
Reserve Expense									
Reserve Expense									
9620-000 - Reserve-Wash/Paint	$7,995.00	$7,995.00	$0.00	0.00%	$71,955.00	$71,955.00	$0.00	0.00%	$95,940.00
9621-000 - Reserve-Streets	$166.67	$166.67	$0.00	0.00%	$1,500.03	$1,500.03	$0.00	0.00%	$2,000.00
9622-001 - Reserve-Walks	$250.00	$250.00	$0.00	0.00%	$2,250.00	$2,250.00	$0.00	0.00%	$3,000.00
9623-000 - Reserve Expense-Roof Repair	$35,250.00	$35,250.00	$0.00	0.00%	$317,250.00	$317,250.00	$0.00	0.00%	$423,000.00
9625-000 - Reserve-Rec Area/Pool	$1,250.00	$1,250.00	$0.00	0.00%	$11,250.00	$11,250.00	$0.00	0.00%	$15,000.00
9625-001 - Reserve-Pool Remarcite	$41.67	$41.67	$0.00	0.00%	$375.03	$375.03	$0.00	0.00%	$500.00
9626-000 - Reserve-Landscaping	$250.00	$250.00	$0.00	0.00%	$2,250.00	$2,250.00	$0.00	0.00%	$3,000.00
9627-000 - Reserve-Sea Walls	$10.00	$10.00	$0.00	0.00%	$90.00	$90.00	$0.00	0.00%	$120.00
9631-000 - Reserve-Facia/Outside	$2,083.33	$2,083.33	$0.00	0.00%	$18,749.97	$18,749.97	$0.00	0.00%	$25,000.00
9640-000 - Reserve-Sewer	$16.67	$16.67	$0.00	0.00%	$150.03	$150.03	$0.00	0.00%	$200.00
9641-000 - Reserve-Water System	$1,654.81	$1,654.81	$0.00	0.00%	$14,893.29	$14,893.29	$0.00	0.00%	$19,857.68
9646-000 - Reserve-Sprinklers/Irrig	$2,772.50	$2,772.50	$0.00	0.00%	$24,952.50	$24,952.50	$0.00	0.00%	$33,270.00
9652-000 - Reserve-Storm Drains	$333.33	$333.33	$0.00	0.00%	$2,999.97	$2,999.97	$0.00	0.00%	$4,000.00
9900-000 - Reserve-Interest	$2,454.81	$0.00	($2,454.81)	(100.00%)	$23,090.92	$0.00	($23,090.92)	(100.00%)	$0.00
Total Reserve Expense	$54,528.79	$52,073.98	($2,454.81)	(4.71%)	$491,756.74	$468,665.82	($23,090.92)	(4.93%)	$624,887.68
Total Reserve Expense	$54,528.79	$52,073.98	($2,454.81)	(4.71%)	$491,756.74	$468,665.82	($23,090.92)	(4.93%)	$624,887.68
Reserve Net Income	($54,528.79)	($52,073.98)	($2,454.81)	4.71%	($491,756.74)	($468,665.82)	($23,090.92)	4.93%	($624,887.68)
Net Income	$7,318.31	$0.00	$7,318.31	100.00%	$40,946.38	$0.00	$40,946.38	100.00%	$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			YTD		
Account	**Allocation**	**Disbursement**	**Begin Bal**	**Allocation**	**Disbursement**	**Balance**
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	$0.00	$2,866.12	($149,594.38)	$0.00	$2,866.12	($152,460.50)
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	$71,955.00	$84,012.00	$2,933.00
3021-000 Reserve-Streets	$166.67	$0.00	$69,985.37	$1,500.03	$1,724.77	$69,760.63
3022-001 Reserve-Walks	$250.00	$250.00	$40,229.15	$2,250.00	$1,176.03	$41,303.12
3023-000 Reserve-Roof Repair	$35,250.00	$26,057.14	$1,129,713.21	$340,494.00	$290,689.92	$1,179,517.29
3025-000 Reserve-Rec Area/Pool	$1,250.00	$0.00	($23,189.37)	$36,494.50	$6,247.23	$7,057.90
3025-001 Reserve-Pool Remarcite	$41.67	$0.00	$7,625.28	$375.03	$0.00	$8,000.31
3026-000 Reserve-Landscaping	$250.00	$250.00	$26,945.33	$2,250.00	$750.00	$28,445.33
3027-000 Reserve-Sea Walls	$10.00	$0.00	$28,111.35	$90.00	$0.00	$28,201.35
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	$4,092.35	$17,973.21	$19,149.97	$17,564.57	$19,558.61
3031-0001 Facia	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3040-000 Reserve-Sewer	$16.67	$207.85	$58,569.20	$349.03	$2,663.64	$56,254.59
3041-000 Reserve-Water System	$1,654.81	$2,434.01	$12,374.86	$14,893.29	$9,068.38	$18,199.77
3046-000 Reserve-Sprinklers/Irrig	$2,772.50	$3,352.30	($7,356.03)	$32,458.53	$36,058.90	($10,956.40)
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	$2,999.97	$7,580.32	$43,207.08
3079-000 Reserve-Trucks/Vehicles	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3080-000 Reserve-Interest	$2,454.81	$0.00	$116,225.43	$23,090.92	$0.00	$139,316.35
4998-000 Capitalized Reserves	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:	$54,528.79	$39,509.77	$1,501,153.21	$548,350.27	$492,981.60	$1,556,521.88