

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
5/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$23,685.38
1036-000 - Stifel, Nicolaus & Co, Inc	\$130,949.28
1110-000 - A/R-Maintenance Fees	\$29,771.49
1112-000 - A/R-Late Fees	\$1,545.00
1114-000 - A/R-Administrative Fees	\$30.00
1115-000 - A/R-Legal Costs	\$664.28
1117-000 - A/R-Property Clean up fees	\$898.05
1190-000 - Allowance for Bad Debts	(\$26,880.94)
1410-000 - Prepaid Insurance-General	\$25,060.30
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$190,916.84

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,757,954.51
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$236,808.91

Reserve Total

\$2,994,763.42

Other

1800-000 - Property & Equipment	\$463,686.24
1890-000 - Accumulated Depreciation	(\$417,812.43)

Other Total

\$45,873.81

Assets Total

\$3,231,554.07

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$31,601.61
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Operating Total

\$31,601.61

Other

2015-000 - Insurance Payable	\$12,454.00
2020-000 - Income Taxes Payable	\$19,946.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$14,304.77
2460-000 - Unearned Revenue-Cable Rebate	\$44,280.00

Other Total

\$90,984.77

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$523,975.53
3022-000 - Reserve-Streets	\$379,788.42
3022-001 - Reserve-Sidewalks/Curbs	\$57,069.91
3023-002 - Reserve-Home Woodwork	\$9,892.57
3025-001 - Reserve-Pool & Pool Area	\$137,350.85
3026-000 - Reserve-Landscaping Sod	\$34,874.65
3039-000 - Reserve-Recreation Area	\$23,721.42
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$136,940.58
3040-000 - Reserve-Sewer	\$579,018.04
3041-000 - Reserve-Water System	\$571,780.41

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Balance Sheet

5/31/2025

3046-000 - Reserve-Sprinklers/Irrigation	\$48,721.12	
3052-000 - Reserve-Storm Drains	\$341,048.57	
3065-000 - Reserve-Lakes and Banks	\$54,840.83	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$46,540.36	
<u>Reserve Total</u>	\$2,994,763.42	
<u>Retained Earnings</u>	\$131,496.08	
<u>Net Income</u>	(\$17,291.81)	
<i>Liabilities & Equity Total</i>		\$3,231,554.07

6/25/2025

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$490,829.20
6070-000 - Interest Income-Operating	\$380.22	\$2,052.16
6071-000 - Interest Income-Reserve	\$74.48	\$46,540.36
6082-000 - Late Fee Income	\$60.00	\$165.00
6083-000 - Other Income-General	\$800.00	\$1,970.00
6083-098 - Other Income-Legal	\$429.64	\$898.92
6084-000 - Other Income - Advertising	\$0.00	\$385.00
<u>Total Revenues</u>	\$99,910.18	\$542,840.64
<i>Total Income</i>	\$99,910.18	\$542,840.64
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,830.00	\$19,150.00
7210-000 - Legal & Professional	\$229.64	\$1,973.56
7212-001 - Professional-Audit Fees	\$6,300.00	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$731.76	\$2,456.24
7520-000 - Admin Expense-Newletters	\$0.00	\$167.19
<u>Total Administrative</u>	\$11,091.40	\$30,108.24
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,573.85	\$37,869.25
8021-000 - Salaries / Payroll Expense	\$1,309.10	\$5,677.97
8110-010 - R&M-Clubhouse / Janitorial Labor	\$849.77	\$4,624.07
8110-038 - R&M-Rec Area	\$249.95	\$4,749.41
8210-001 - Grounds-Lawn Service	\$10,720.95	\$62,079.75
8210-009 - Grounds-Irrigation Repairs	\$1,168.07	\$9,209.92
8210-011 - Grounds-Lakes/Banks	\$305.00	\$3,703.73
8311-000 - Clubhouse Expenses / Interior	\$463.74	\$4,504.34
8312-000 - Pool-Service-General/Permits	\$695.00	\$4,032.55
8710-001 - Utilities-Electric	\$3,313.59	\$18,053.23
8710-005 - Utilities-Telephone	\$65.83	\$329.06
8710-007 - Utilities-Sewer & Water-General	\$24,212.80	\$121,968.62
8710-010 - Utilities-Reclaimed Water	\$3,575.36	\$12,861.60
8710-012 - Utilities-Cable TV	\$15,430.51	\$78,280.35
<u>Total Services & Utilities</u>	\$69,933.52	\$367,943.85
<i>Total Expense</i>	\$81,024.92	\$398,052.09
 Operating Net Income	 \$18,885.26	 \$144,788.55
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint Homes	\$3,472.17	\$17,360.85
9622-000 - Reserve-Streets	\$1,547.33	\$7,736.65
9622-001 - Reserve-Sidewalks	\$2,083.33	\$10,416.65
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$2,208.75
9639-000 - Reserve-Recreation Area	\$1,985.00	\$9,925.00
9639-002 - Reserve-Clubhouse	\$536.92	\$2,684.60
9640-000 - Reserve-Sewer	\$3,222.67	\$16,113.35
9641-000 - Reserve-Water System	\$2,683.58	\$13,417.90
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$7,592.50
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$24,140.85
9665-000 - Reserve-Lakes and Banks	\$788.58	\$3,942.90
9900-000 - Reserve-Interest	\$74.48	\$46,540.36
<u>Total Reserve Expense</u>	\$23,182.48	\$162,080.36
 <i>Total Reserve Expense</i>	 \$23,182.48	 \$162,080.36
 Reserve Net Income	 (\$23,182.48)	 (\$162,080.36)
 Net Income	 (\$4,297.22)	 (\$17,291.81)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$98,165.84	\$98,165.96	(\$0.12)	0.00%	\$490,829.20	\$490,829.80	(\$0.60)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$380.22	\$0.00	\$380.22	100.00%	\$2,052.16	\$0.00	\$2,052.16	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$74.48	\$0.00	\$74.48	100.00%	\$46,540.36	\$0.00	\$46,540.36	100.00%	\$0.00
6082-000 - Late Fee Income	\$60.00	\$0.00	\$60.00	100.00%	\$165.00	\$0.00	\$165.00	100.00%	\$0.00
6083-000 - Other Income-General	\$800.00	\$0.00	\$800.00	100.00%	\$1,970.00	\$0.00	\$1,970.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$429.64	\$0.00	\$429.64	100.00%	\$898.92	\$0.00	\$898.92	100.00%	\$0.00
6084-000 - Other Income - Advertising	\$0.00	\$0.00	\$0.00	0.00%	\$385.00	\$0.00	\$385.00	100.00%	\$0.00
<u>Total Revenues</u>	\$99,910.18	\$98,165.96	\$1,744.22	1.78%	\$542,840.64	\$490,829.80	\$52,010.84	10.60%	\$1,177,991.49
Total Income	\$99,910.18	\$98,165.96	\$1,744.22	1.78%	\$542,840.64	\$490,829.80	\$52,010.84	10.60%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,830.00	\$2,861.50	(\$968.50)	(33.85%)	\$19,150.00	\$14,307.50	(\$4,842.50)	(33.85%)	\$34,338.00
7210-000 - Legal & Professional	\$229.64	\$331.67	\$102.03	30.76%	\$1,973.56	\$1,658.35	(\$315.21)	(19.01%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$6,300.00	\$525.00	(\$5,775.00)	(1,100.00%)	\$6,300.00	\$2,625.00	(\$3,675.00)	(140.00%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.82	\$5.82	100.00%	\$61.25	\$29.10	(\$32.15)	(110.48%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$480.00	\$480.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$0.00	\$7,500.00	\$7,500.00	100.00%	\$18,000.00
7510-000 - Admin Expenses-General	\$731.76	\$211.67	(\$520.09)	(245.71%)	\$2,456.24	\$1,058.35	(\$1,397.89)	(132.08%)	\$2,540.00
7520-000 - Admin Expense-Newletters	\$0.00	\$0.00	\$0.00	0.00%	\$167.19	\$0.00	(\$167.19)	(100.00%)	\$0.00
<u>Total Administrative</u>	\$11,091.40	\$5,531.66	(\$5,559.74)	(100.51%)	\$30,108.24	\$27,658.30	(\$2,449.94)	(8.86%)	\$66,380.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,573.85	\$7,573.85	\$0.00	0.00%	\$37,869.25	\$37,869.25	\$0.00	0.00%	\$90,886.18
8021-000 - Salaries / Payroll Expense	\$1,309.10	\$848.17	(\$460.93)	(54.34%)	\$5,677.97	\$4,240.85	(\$1,437.12)	(33.89%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$849.77	\$875.00	\$25.23	2.88%	\$4,624.07	\$4,375.00	(\$249.07)	(5.69%)	\$10,500.00
8110-038 - R&M-Rec Area	\$249.95	\$291.65	\$41.70	14.30%	\$4,749.41	\$1,458.25	(\$3,291.16)	(225.69%)	\$3,500.00
8210-001 - Grounds-Lawn Service	\$10,720.95	\$11,690.50	\$969.55	8.29%	\$62,079.75	\$58,452.50	(\$3,627.25)	(6.21%)	\$140,286.00
8210-009 - Grounds-Irrigation Repairs	\$1,168.07	\$500.00	(\$668.07)	(133.61%)	\$9,209.92	\$2,500.00	(\$6,709.92)	(268.40%)	\$6,000.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$3,703.73	\$2,166.65	(\$1,537.08)	(70.94%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$463.74	\$666.67	\$202.93	30.44%	\$4,504.34	\$3,333.35	(\$1,170.99)	(35.13%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$695.00	\$833.33	\$138.33	16.60%	\$4,032.55	\$4,166.65	\$134.10	3.22%	\$10,000.00
8710-001 - Utilities-Electric	\$3,313.59	\$3,231.11	(\$82.48)	(2.55%)	\$18,053.23	\$16,155.55	(\$1,897.68)	(11.75%)	\$38,773.35
8710-005 - Utilities-Telephone	\$65.83	\$66.67	\$0.84	1.26%	\$329.06	\$333.35	\$4.29	1.29%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$24,212.80	\$24,794.16	\$581.36	2.34%	\$121,968.62	\$123,970.80	\$2,002.18	1.62%	\$297,529.92
8710-010 - Utilities-Reclaimed Water	\$3,575.36	\$1,999.92	(\$1,575.44)	(78.78%)	\$12,861.60	\$9,999.60	(\$2,862.00)	(28.62%)	\$23,999.00
8710-012 - Utilities-Cable TV	\$15,430.51	\$15,721.92	\$291.41	1.85%	\$78,280.35	\$78,609.60	\$329.25	0.42%	\$188,663.04
<u>Total Services & Utilities</u>	\$69,933.52	\$69,526.28	(\$407.24)	(0.59%)	\$367,943.85	\$347,631.40	(\$20,312.45)	(5.84%)	\$834,315.49
Total Expense	\$81,024.92	\$75,057.94	(\$5,966.98)	(7.95%)	\$398,052.09	\$375,289.70	(\$22,762.39)	(6.07%)	\$900,695.49
Operating Net Income	\$18,885.26	\$23,108.02	(\$4,222.76)	(18.27%)	\$144,788.55	\$115,540.10	\$29,248.45	25.31%	\$277,296.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint Homes	\$3,472.17	\$3,472.17	\$0.00	0.00%	\$17,360.85	\$17,360.85	\$0.00	0.00%	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.33	\$1,547.33	\$0.00	0.00%	\$7,736.65	\$7,736.65	\$0.00	0.00%	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$10,416.65	\$10,416.65	\$0.00	0.00%	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$2,208.75	\$2,208.75	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$1,985.00	\$0.00	0.00%	\$9,925.00	\$9,925.00	\$0.00	0.00%	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.92	\$536.92	\$0.00	0.00%	\$2,684.60	\$2,684.60	\$0.00	0.00%	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$16,113.35	\$16,113.35	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$13,417.90	\$13,417.90	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,518.50	\$0.00	0.00%	\$7,592.50	\$7,592.50	\$0.00	0.00%	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$24,140.85	\$24,140.85	\$0.00	0.00%	\$57,938.00
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$3,942.90	\$3,942.90	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$74.48	\$0.00	(\$74.48)	(100.00%)	\$46,540.36	\$0.00	(\$46,540.36)	(100.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
5/1/2025 - 5/31/2025

	5/1/2025 - 5/31/2025				1/1/2025 - 5/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<u>Total Reserve Expense</u>	\$23,182.48	\$23,108.00	(\$74.48)	(0.32%)	\$162,080.36	\$115,540.00	(\$46,540.36)	(40.28%)	\$277,296.00
Total Reserve Expense	\$23,182.48	\$23,108.00	(\$74.48)	(0.32%)	\$162,080.36	\$115,540.00	(\$46,540.36)	(40.28%)	\$277,296.00
Reserve Net Income	(\$23,182.48)	(\$23,108.00)	(\$74.48)	.32%	(\$162,080.36)	(\$115,540.00)	(\$46,540.36)	40.28%	(\$277,296.00)
Net Income	(\$4,297.22)	\$0.02	(\$4,297.24)	(21,486,200.00%)	(\$17,291.81)	\$0.10	(\$17,291.91)	(17,291,910.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
5/1/2025 - 5/31/2025

Account	5/1/2025 - 5/31/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$3,472.17	\$103,500.00	\$672,814.68	\$77,360.85	\$226,200.00	\$523,975.53
3022-000 Reserve-Streets	\$1,547.33	\$0.00	\$372,051.77	\$7,736.65	\$0.00	\$379,788.42
3022-001 Reserve-Sidewalks/Curbs	\$2,083.33	\$0.00	\$46,750.79	\$10,416.65	\$97.53	\$57,069.91
3022-002 Reserve Fund-Curbs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3023-000 Reserve Fund-Home Woodwork	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3023-002 Reserve-Home Woodwork	\$0.00	\$3,602.34	\$28,960.32	\$184.27	\$19,252.02	\$9,892.57
3025-000 Reserve Fund-Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-001 Reserve-Pool & Pool Area	\$441.75	\$0.00	\$139,758.22	\$2,208.75	\$4,616.12	\$137,350.85
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$94,874.65	\$0.00	\$60,000.00	\$34,874.65
3039-000 Reserve-Recreation Area	\$1,985.00	\$9,000.00	\$40,461.64	\$9,925.00	\$26,665.22	\$23,721.42
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$536.92	\$0.00	\$140,541.39	\$6,191.01	\$9,791.82	\$136,940.58
3040-000 Reserve-Sewer	\$3,222.67	\$0.00	\$562,904.69	\$16,113.35	\$0.00	\$579,018.04
3041-000 Reserve-Water System	\$2,683.58	\$284.11	\$564,800.66	\$13,417.90	\$6,438.15	\$571,780.41
3046-000 Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,959.91	\$46,225.08	\$7,592.50	\$5,096.46	\$48,721.12
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$316,907.72	\$24,140.85	\$0.00	\$341,048.57
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$50,897.93	\$3,942.90	\$0.00	\$54,840.83
3077-000 Reserve-Reclaim System	\$0.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$3,000.00
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$2,200.00	\$0.00	\$0.00	\$2,200.00
3080-000 Reserve-Interest	\$74.48	\$0.00	\$0.00	\$46,540.36	\$0.00	\$46,540.36
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$117,723.79	\$0.00	\$0.00	\$117,723.79
Total:	\$23,182.48	\$118,346.36	\$3,244,873.49	\$225,771.04	\$358,157.32	\$3,112,487.21