

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
6/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$26,257.21
1036-000 - Stifel, Nicolaus & Co, Inc	\$131,397.16
1110-000 - A/R-Maintenance Fees	\$31,115.44
1112-000 - A/R-Late Fees	\$1,605.00
1114-000 - A/R-Administrative Fees	\$57.18
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	\$21,230.30
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

<u>Operating Total</u>	\$191,537.68
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Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,773,124.36
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$223,579.81

<u>Reserve Total</u>	\$2,996,704.17
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Other

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

<u>Other Total</u>	\$45,873.81
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<i>Assets Total</i>	\$3,234,115.66
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Liabilities and EquityOperating

2010-000 - Accounts Payable	\$31,601.61
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<u>Operating Total</u>	\$31,601.61
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Other

2015-000 - Insurance Payable	\$12,454.00
2020-000 - Income Taxes Payable	\$19,946.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$14,665.15
2460-000 - Unearned Revenue-Cable Rebate	\$43,200.00

<u>Other Total</u>	\$90,265.15
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Reserve

3020-000 - Reserve-Wash/Paint Homes	\$523,777.70
3022-000 - Reserve-Streets	\$381,335.75
3022-001 - Reserve-Sidewalks/Curbs	\$42,953.24
3023-002 - Reserve-Home Woodwork	\$6,660.87
3025-001 - Reserve-Pool & Pool Area	\$137,792.60
3026-000 - Reserve-Landscaping Sod	\$34,874.65
3039-000 - Reserve-Recreation Area	\$25,056.42
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$137,477.50
3040-000 - Reserve-Sewer	\$571,360.71
3041-000 - Reserve-Water System	\$573,778.11

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Balance Sheet

6/30/2025

3046-000 - Reserve-Sprinklers/Irrigation	\$49,215.29	
3052-000 - Reserve-Storm Drains	\$345,876.74	
3065-000 - Reserve-Lakes and Banks	\$55,629.41	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$61,715.02	
<u>Reserve Total</u>	\$2,996,704.17	
<u>Retained Earnings</u>	\$131,496.08	
<u>Net Income</u>	(\$15,951.35)	
<i>Liabilities & Equity Total</i>		\$3,234,115.66

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$588,995.04
6070-000 - Interest Income-Operating	\$448.94	\$2,501.10
6071-000 - Interest Income-Reserve	\$15,174.66	\$61,715.02
6082-000 - Late Fee Income	\$60.00	\$225.00
6083-000 - Other Income-General	\$0.00	\$1,970.00
6083-098 - Other Income-Legal	\$0.00	\$898.92
6084-000 - Other Income - Advertising	\$0.00	\$385.00
<u>Total Revenues</u>	\$113,849.44	\$656,690.08
<i>Total Income</i>	\$113,849.44	\$656,690.08
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,830.00	\$22,980.00
7210-000 - Legal & Professional	\$919.28	\$2,892.84
7212-001 - Professional-Audit Fees	\$0.00	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$531.21	\$2,987.45
7520-000 - Admin Expense-Newletters	\$0.00	\$167.19
<u>Total Administrative</u>	\$5,280.49	\$35,388.73
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,573.85	\$45,443.10
8021-000 - Salaries / Payroll Expense	\$1,071.60	\$6,749.57
8110-010 - R&M-Clubhouse / Janitorial Labor	\$864.99	\$5,489.06
8110-038 - R&M-Rec Area	\$338.93	\$5,088.34
8210-001 - Grounds-Lawn Service	\$10,720.95	\$72,800.70
8210-005 - Grounds-General Maintenance	\$54.06	\$54.06
8210-009 - Grounds-Irrigation Repairs	\$2,279.94	\$11,489.86
8210-011 - Grounds-Lakes/Banks	\$705.00	\$4,408.73
8311-000 - Clubhouse Expenses / Interior	\$264.39	\$4,768.73
8312-000 - Pool-Service-General/Permits	\$695.00	\$4,727.55
8710-001 - Utilities-Electric	\$1,381.51	\$19,434.74
8710-005 - Utilities-Telephone	\$65.83	\$394.89
8710-007 - Utilities-Sewer & Water-General	\$24,052.71	\$146,021.33
8710-010 - Utilities-Reclaimed Water	\$3,446.56	\$16,308.16
8710-012 - Utilities-Cable TV	\$15,430.51	\$93,710.86
<u>Total Services & Utilities</u>	\$68,945.83	\$436,889.68
<i>Total Expense</i>	\$74,226.32	\$472,278.41
Operating Net Income	\$39,623.12	\$184,411.67
Reserve Income		

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025	Year To Date
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint Homes	\$3,472.17	\$20,833.02
9622-000 - Reserve-Streets	\$1,547.33	\$9,283.98
9622-001 - Reserve-Sidewalks	\$2,083.33	\$12,499.98
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$2,650.50
9639-000 - Reserve-Recreation Area	\$1,985.00	\$11,910.00
9639-002 - Reserve-Clubhouse	\$536.92	\$3,221.52
9640-000 - Reserve-Sewer	\$3,222.67	\$19,336.02
9641-000 - Reserve-Water System	\$2,683.58	\$16,101.48
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$9,111.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$28,969.02
9665-000 - Reserve-Lakes and Banks	\$788.58	\$4,731.48
9900-000 - Reserve-Interest	\$15,174.66	\$61,715.02
<u>Total Reserve Expense</u>	\$38,282.66	\$200,363.02
<i>Total Reserve Expense</i>	\$38,282.66	\$200,363.02
 Reserve Net Income	 (\$38,282.66)	 (\$200,363.02)
 Net Income	 \$1,340.46	 (\$15,951.35)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	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%	\$588,995.04	\$588,995.76	(\$0.72)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$448.94	\$0.00	\$448.94	100.00%	\$2,501.10	\$0.00	\$2,501.10	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$15,174.66	\$0.00	\$15,174.66	100.00%	\$61,715.02	\$0.00	\$61,715.02	100.00%	\$0.00
6082-000 - Late Fee Income	\$60.00	\$0.00	\$60.00	100.00%	\$225.00	\$0.00	\$225.00	100.00%	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	0.00%	\$1,970.00	\$0.00	\$1,970.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$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>	\$113,849.44	\$98,165.96	\$15,683.48	15.98%	\$656,690.08	\$588,995.76	\$67,694.32	11.49%	\$1,177,991.49
Total Income	\$113,849.44	\$98,165.96	\$15,683.48	15.98%	\$656,690.08	\$588,995.76	\$67,694.32	11.49%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,830.00	\$2,861.50	(\$968.50)	(33.85%)	\$22,980.00	\$17,169.00	(\$5,811.00)	(33.85%)	\$34,338.00
7210-000 - Legal & Professional	\$919.28	\$331.67	(\$587.61)	(177.17%)	\$2,892.84	\$1,990.02	(\$902.82)	(45.37%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$3,150.00	(\$3,150.00)	(100.00%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.82	\$5.82	100.00%	\$61.25	\$34.92	(\$26.33)	(75.40%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$576.00	\$576.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$0.00	\$9,000.00	\$9,000.00	100.00%	\$18,000.00
7510-000 - Admin Expenses-General	\$531.21	\$211.67	(\$319.54)	(150.96%)	\$2,987.45	\$1,270.02	(\$1,717.43)	(135.23%)	\$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>	\$5,280.49	\$5,531.66	\$251.17	4.54%	\$35,388.73	\$33,189.96	(\$2,198.77)	(6.62%)	\$66,380.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,573.85	\$7,573.85	\$0.00	0.00%	\$45,443.10	\$45,443.10	\$0.00	0.00%	\$90,886.18
8021-000 - Salaries / Payroll Expense	\$1,071.60	\$848.17	(\$223.43)	(26.34%)	\$6,749.57	\$5,089.02	(\$1,660.55)	(32.63%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$864.99	\$875.00	\$10.01	1.14%	\$5,489.06	\$5,250.00	(\$239.06)	(4.55%)	\$10,500.00
8110-038 - R&M-Rec Area	\$338.93	\$291.65	(\$47.28)	(16.21%)	\$5,088.34	\$1,749.90	(\$3,338.44)	(190.78%)	\$3,500.00
8210-001 - Grounds-Lawn Service	\$10,720.95	\$11,690.50	\$969.55	8.29%	\$72,800.70	\$70,143.00	(\$2,657.70)	(3.79%)	\$140,286.00
8210-005 - Grounds-General Maintenance	\$54.06	\$0.00	(\$54.06)	(100.00%)	\$54.06	\$0.00	(\$54.06)	(100.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-009 - Grounds-Irrigation Repairs	\$2,279.94	\$500.00	(\$1,779.94)	(355.99%)	\$11,489.86	\$3,000.00	(\$8,489.86)	(283.00%)	\$6,000.00
8210-011 - Grounds-Lakes/Banks	\$705.00	\$433.33	(\$271.67)	(62.69%)	\$4,408.73	\$2,599.98	(\$1,808.75)	(69.57%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$264.39	\$666.67	\$402.28	60.34%	\$4,768.73	\$4,000.02	(\$768.71)	(19.22%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$695.00	\$833.33	\$138.33	16.60%	\$4,727.55	\$4,999.98	\$272.43	5.45%	\$10,000.00
8710-001 - Utilities-Electric	\$1,381.51	\$3,231.11	\$1,849.60	57.24%	\$19,434.74	\$19,386.66	(\$48.08)	(0.25%)	\$38,773.35
8710-005 - Utilities-Telephone	\$65.83	\$66.67	\$0.84	1.26%	\$394.89	\$400.02	\$5.13	1.28%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$24,052.71	\$24,794.16	\$741.45	2.99%	\$146,021.33	\$148,764.96	\$2,743.63	1.84%	\$297,529.92
8710-010 - Utilities-Reclaimed Water	\$3,446.56	\$1,999.92	(\$1,446.64)	(72.33%)	\$16,308.16	\$11,999.52	(\$4,308.64)	(35.91%)	\$23,999.00
8710-012 - Utilities-Cable TV	\$15,430.51	\$15,721.92	\$291.41	1.85%	\$93,710.86	\$94,331.52	\$620.66	0.66%	\$188,663.04
<u>Total Services & Utilities</u>	\$68,945.83	\$69,526.28	\$580.45	0.83%	\$436,889.68	\$417,157.68	(\$19,732.00)	(4.73%)	\$834,315.49
Total Expense	\$74,226.32	\$75,057.94	\$831.62	1.11%	\$472,278.41	\$450,347.64	(\$21,930.77)	(4.87%)	\$900,695.49
Operating Net Income	\$39,623.12	\$23,108.02	\$16,515.10	71.47%	\$184,411.67	\$138,648.12	\$45,763.55	33.01%	\$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%	\$20,833.02	\$20,833.02	\$0.00	0.00%	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.33	\$1,547.33	\$0.00	0.00%	\$9,283.98	\$9,283.98	\$0.00	0.00%	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$12,499.98	\$12,499.98	\$0.00	0.00%	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$2,650.50	\$2,650.50	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$1,985.00	\$0.00	0.00%	\$11,910.00	\$11,910.00	\$0.00	0.00%	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.92	\$536.92	\$0.00	0.00%	\$3,221.52	\$3,221.52	\$0.00	0.00%	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$19,336.02	\$19,336.02	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$16,101.48	\$16,101.48	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,518.50	\$0.00	0.00%	\$9,111.00	\$9,111.00	\$0.00	0.00%	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$28,969.02	\$28,969.02	\$0.00	0.00%	\$57,938.00
9665-000 - Reserve-Lakes	\$788.58	\$788.58	\$0.00	0.00%	\$4,731.48	\$4,731.48	\$0.00	0.00%	\$9,463.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
6/1/2025 - 6/30/2025

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
and Banks									
9900-000 - Reserve-Interest	\$15,174.66	\$0.00	(\$15,174.66)	(100.00%)	\$61,715.02	\$0.00	(\$61,715.02)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$38,282.66	\$23,108.00	(\$15,174.66)	(65.67%)	\$200,363.02	\$138,648.00	(\$61,715.02)	(44.51%)	\$277,296.00
Total Reserve Expense	\$38,282.66	\$23,108.00	(\$15,174.66)	(65.67%)	\$200,363.02	\$138,648.00	(\$61,715.02)	(44.51%)	\$277,296.00
Reserve Net Income	(\$38,282.66)	(\$23,108.00)	(\$15,174.66)	65.67%	(\$200,363.02)	(\$138,648.00)	(\$61,715.02)	44.51%	(\$277,296.00)
Net Income	\$1,340.46	\$0.02	\$1,340.44	6,702,200.00%	(\$15,951.35)	\$0.12	(\$15,951.47)	(13,292,891.67%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
6/1/2025 - 6/30/2025

Account	6/1/2025 - 6/30/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$3,472.17	\$3,670.00	\$672,814.68	\$80,833.02	\$229,870.00	\$523,777.70
3022-000 Reserve-Streets	\$1,547.33	\$0.00	\$372,051.77	\$9,283.98	\$0.00	\$381,335.75
3022-001 Reserve-Sidewalks/Curbs	\$2,083.33	\$16,200.00	\$46,750.79	\$12,499.98	\$16,297.53	\$42,953.24
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	\$3,231.70	\$28,960.32	\$184.27	\$22,483.72	\$6,660.87
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	\$2,650.50	\$4,616.12	\$137,792.60
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	\$650.00	\$40,461.64	\$11,910.00	\$27,315.22	\$25,056.42
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	\$6,727.93	\$9,791.82	\$137,477.50
3040-000 Reserve-Sewer	\$3,222.67	\$10,880.00	\$562,904.69	\$19,336.02	\$10,880.00	\$571,360.71
3041-000 Reserve-Water System	\$2,683.58	\$685.88	\$564,800.66	\$16,101.48	\$7,124.03	\$573,778.11
3046-000 Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,024.33	\$46,225.08	\$9,111.00	\$6,120.79	\$49,215.29
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$316,907.72	\$28,969.02	\$0.00	\$345,876.74
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$50,897.93	\$4,731.48	\$0.00	\$55,629.41
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	\$15,174.66	\$0.00	\$0.00	\$61,715.02	\$0.00	\$61,715.02
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:	\$38,282.66	\$36,341.91	\$3,244,873.49	\$264,053.70	\$394,499.23	\$3,114,427.96