

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
7/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$35,321.36
1036-000 - Stifel, Nicolaus & Co, Inc	\$131,805.82
1110-000 - A/R-Maintenance Fees	\$32,008.54
1112-000 - A/R-Late Fees	\$1,320.00
1114-000 - A/R-Administrative Fees	\$36.77
1117-000 - A/R-Property Clean up fees	\$898.05
1190-000 - Allowance for Bad Debts	(\$26,880.94)
1410-000 - Prepaid Insurance-General	\$17,400.30
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$197,103.90

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,774,474.49
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$238,836.82

Reserve Total

\$3,013,311.31

Other

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

Other Total

\$45,873.81

Assets Total

\$3,256,289.02

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	\$14,668.73
2460-000 - Unearned Revenue-Cable Rebate	\$42,120.00

Other Total

\$89,188.73

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$551,046.31
3022-000 - Reserve-Streets	\$386,005.05
3022-001 - Reserve-Sidewalks/Curbs	\$36,268.27
3023-002 - Reserve-Home Woodwork	\$6,671.36
3025-001 - Reserve-Pool & Pool Area	\$139,836.33
3026-000 - Reserve-Landscaping Sod	\$34,874.65
3039-000 - Reserve-Recreation Area	\$31,204.05
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$139,263.20
3040-000 - Reserve-Sewer	\$585,984.44
3041-000 - Reserve-Water System	\$582,013.20
3046-000 - Reserve-Sprinklers/Irrigation	\$59,658.77

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7/31/2025

3052-000 - Reserve-Storm Drains	\$352,786.22	
3065-000 - Reserve-Lakes and Banks	\$58,499.30	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
<u>Reserve Total</u>	\$3,013,311.31	
<u>Retained Earnings</u>	\$131,496.08	
<u>Net Income</u>	(\$9,308.71)	
<i>Liabilities & Equity Total</i>		\$3,256,289.02

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$100,165.84	\$689,160.88
6070-000 - Interest Income-Operating	\$410.02	\$2,911.12
6071-000 - Interest Income-Reserve	\$1,355.17	\$63,070.19
6082-000 - Late Fee Income	\$15.00	\$240.00
6083-000 - Other Income-General	\$715.00	\$2,685.00
6083-098 - Other Income-Legal	\$180.00	\$1,078.92
6084-000 - Other Income - Advertising	\$2,970.00	\$3,355.00
<u>Total Revenues</u>	\$105,811.03	\$762,501.11
 <i>Total Income</i>	 \$105,811.03	 \$762,501.11
 Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,830.00	\$26,810.00
7210-000 - Legal & Professional	\$480.00	\$3,372.84
7212-001 - Professional-Audit Fees	\$0.00	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$429.48	\$3,416.93
7520-000 - Admin Expense-Newletters	\$0.00	\$167.19
<u>Total Administrative</u>	\$4,739.48	\$40,128.21
 <u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,573.85	\$53,016.95
8021-000 - Salaries / Payroll Expense	\$1,998.96	\$8,748.53
8110-010 - R&M-Clubhouse / Janitorial Labor	\$876.96	\$6,366.02
8110-038 - R&M-Rec Area	\$935.33	\$6,023.67
8210-001 - Grounds-Lawn Service	\$10,720.95	\$83,521.65
8210-005 - Grounds-General Maintenance	\$0.00	\$54.06
8210-009 - Grounds-Irrigation Repairs	\$1,096.39	\$12,586.25
8210-011 - Grounds-Lakes/Banks	\$305.00	\$4,713.73
8311-000 - Clubhouse Expenses / Interior	\$489.50	\$5,258.23
8312-000 - Pool-Service-General/Permits	\$695.00	\$5,422.55
8710-001 - Utilities-Electric	\$4,856.24	\$24,290.98
8710-005 - Utilities-Telephone	\$65.77	\$460.66
8710-007 - Utilities-Sewer & Water-General	\$23,822.72	\$169,844.05
8710-010 - Utilities-Reclaimed Water	\$1,098.56	\$17,406.72
8710-012 - Utilities-Cable TV	\$15,430.51	\$109,141.37
<u>Total Services & Utilities</u>	\$69,965.74	\$506,855.42
 <i>Total Expense</i>	 \$74,705.22	 \$546,983.63
 Operating Net Income	 \$31,105.81	 \$215,517.48
 Reserve Income		

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	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	\$24,305.19
9622-000 - Reserve-Streets	\$1,547.33	\$10,831.31
9622-001 - Reserve-Sidewalks	\$2,083.33	\$14,583.31
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$3,092.25
9639-000 - Reserve-Recreation Area	\$1,985.00	\$13,895.00
9639-002 - Reserve-Clubhouse	\$536.92	\$3,758.44
9640-000 - Reserve-Sewer	\$3,222.67	\$22,558.69
9641-000 - Reserve-Water System	\$2,683.58	\$18,785.06
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$10,629.50
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$33,797.19
9665-000 - Reserve-Lakes and Banks	\$788.58	\$5,520.06
9900-000 - Reserve-Interest	\$1,355.17	\$63,070.19
<u>Total Reserve Expense</u>	<u>\$24,463.17</u>	<u>\$224,826.19</u>
<i>Total Reserve Expense</i>	\$24,463.17	\$224,826.19
 Reserve Net Income	 (<u>\$24,463.17</u>)	 (<u>\$224,826.19</u>)
 Net Income	 <u>\$6,642.64</u>	 (<u>\$9,308.71</u>)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$100,165.84	\$98,165.96	\$1,999.88	2.04%	\$689,160.88	\$687,161.72	\$1,999.16	0.29%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$410.02	\$0.00	\$410.02	100.00%	\$2,911.12	\$0.00	\$2,911.12	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,355.17	\$0.00	\$1,355.17	100.00%	\$63,070.19	\$0.00	\$63,070.19	100.00%	\$0.00
6082-000 - Late Fee Income	\$15.00	\$0.00	\$15.00	100.00%	\$240.00	\$0.00	\$240.00	100.00%	\$0.00
6083-000 - Other Income-General	\$715.00	\$0.00	\$715.00	100.00%	\$2,685.00	\$0.00	\$2,685.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$180.00	\$0.00	\$180.00	100.00%	\$1,078.92	\$0.00	\$1,078.92	100.00%	\$0.00
6084-000 - Other Income - Advertising	\$2,970.00	\$0.00	\$2,970.00	100.00%	\$3,355.00	\$0.00	\$3,355.00	100.00%	\$0.00
<u>Total Revenues</u>	\$105,811.03	\$98,165.96	\$7,645.07	7.79%	\$762,501.11	\$687,161.72	\$75,339.39	10.96%	\$1,177,991.49
Total Income	\$105,811.03	\$98,165.96	\$7,645.07	7.79%	\$762,501.11	\$687,161.72	\$75,339.39	10.96%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,830.00	\$2,861.50	(\$968.50)	(33.85%)	\$26,810.00	\$20,030.50	(\$6,779.50)	(33.85%)	\$34,338.00
7210-000 - Legal & Professional	\$480.00	\$331.67	(\$148.33)	(44.72%)	\$3,372.84	\$2,321.69	(\$1,051.15)	(45.28%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$3,675.00	(\$2,625.00)	(71.43%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.82	\$5.82	100.00%	\$61.25	\$40.74	(\$20.51)	(50.34%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$672.00	\$672.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$0.00	\$10,500.00	\$10,500.00	100.00%	\$18,000.00
7510-000 - Admin Expenses-General	\$429.48	\$211.67	(\$217.81)	(102.90%)	\$3,416.93	\$1,481.69	(\$1,935.24)	(130.61%)	\$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>	\$4,739.48	\$5,531.66	\$792.18	14.32%	\$40,128.21	\$38,721.62	(\$1,406.59)	(3.63%)	\$66,380.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,573.85	\$7,573.85	\$0.00	0.00%	\$53,016.95	\$53,016.95	\$0.00	0.00%	\$90,886.18
8021-000 - Salaries / Payroll Expense	\$1,998.96	\$848.17	(\$1,150.79)	(135.68%)	\$8,748.53	\$5,937.19	(\$2,811.34)	(47.35%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$876.96	\$875.00	(\$1.96)	(0.22%)	\$6,366.02	\$6,125.00	(\$241.02)	(3.94%)	\$10,500.00
8110-038 - R&M-Rec Area	\$935.33	\$291.65	(\$643.68)	(220.70%)	\$6,023.67	\$2,041.55	(\$3,982.12)	(195.05%)	\$3,500.00
8210-001 - Grounds-Lawn Service	\$10,720.95	\$11,690.50	\$969.55	8.29%	\$83,521.65	\$81,833.50	(\$1,688.15)	(2.06%)	\$140,286.00
8210-005 - Grounds-General	\$0.00	\$0.00	\$0.00	0.00%	\$54.06	\$0.00	(\$54.06)	(100.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Maintenance									
8210-009 - Grounds-Irrigation Repairs	\$1,096.39	\$500.00	(\$596.39)	(119.28%)	\$12,586.25	\$3,500.00	(\$9,086.25)	(259.61%)	\$6,000.00
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$4,713.73	\$3,033.31	(\$1,680.42)	(55.40%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$489.50	\$666.67	\$177.17	26.58%	\$5,258.23	\$4,666.69	(\$591.54)	(12.68%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$695.00	\$833.33	\$138.33	16.60%	\$5,422.55	\$5,833.31	\$410.76	7.04%	\$10,000.00
8710-001 - Utilities-Electric	\$4,856.24	\$3,231.11	(\$1,625.13)	(50.30%)	\$24,290.98	\$22,617.77	(\$1,673.21)	(7.40%)	\$38,773.35
8710-005 - Utilities-Telephone	\$65.77	\$66.67	\$0.90	1.35%	\$460.66	\$466.69	\$6.03	1.29%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$23,822.72	\$24,794.16	\$971.44	3.92%	\$169,844.05	\$173,559.12	\$3,715.07	2.14%	\$297,529.92
8710-010 - Utilities-Reclaimed Water	\$1,098.56	\$1,999.92	\$901.36	45.07%	\$17,406.72	\$13,999.44	(\$3,407.28)	(24.34%)	\$23,999.00
8710-012 - Utilities-Cable TV	\$15,430.51	\$15,721.92	\$291.41	1.85%	\$109,141.37	\$110,053.44	\$912.07	0.83%	\$188,663.04
<u>Total Services & Utilities</u>	\$69,965.74	\$69,526.28	(\$439.46)	(0.63%)	\$506,855.42	\$486,683.96	(\$20,171.46)	(4.14%)	\$834,315.49
Total Expense	\$74,705.22	\$75,057.94	\$352.72	0.47%	\$546,983.63	\$525,405.58	(\$21,578.05)	(4.11%)	\$900,695.49
Operating Net Income	\$31,105.81	\$23,108.02	\$7,997.79	34.61%	\$215,517.48	\$161,756.14	\$53,761.34	33.24%	\$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%	\$24,305.19	\$24,305.19	\$0.00	0.00%	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.33	\$1,547.33	\$0.00	0.00%	\$10,831.31	\$10,831.31	\$0.00	0.00%	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$14,583.31	\$14,583.31	\$0.00	0.00%	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$3,092.25	\$3,092.25	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$1,985.00	\$0.00	0.00%	\$13,895.00	\$13,895.00	\$0.00	0.00%	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.92	\$536.92	\$0.00	0.00%	\$3,758.44	\$3,758.44	\$0.00	0.00%	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$22,558.69	\$22,558.69	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$18,785.06	\$18,785.06	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,518.50	\$0.00	0.00%	\$10,629.50	\$10,629.50	\$0.00	0.00%	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$33,797.19	\$33,797.19	\$0.00	0.00%	\$57,938.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$5,520.06	\$5,520.06	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$1,355.17	\$0.00	(\$1,355.17)	(100.00%)	\$63,070.19	\$0.00	(\$63,070.19)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$24,463.17	\$23,108.00	(\$1,355.17)	(5.86%)	\$224,826.19	\$161,756.00	(\$63,070.19)	(38.99%)	\$277,296.00
Total Reserve Expense	\$24,463.17	\$23,108.00	(\$1,355.17)	(5.86%)	\$224,826.19	\$161,756.00	(\$63,070.19)	(38.99%)	\$277,296.00
Reserve Net Income	(\$24,463.17)	(\$23,108.00)	(\$1,355.17)	5.86%	(\$224,826.19)	(\$161,756.00)	(\$63,070.19)	38.99%	(\$277,296.00)
Net Income	\$6,642.64	\$0.02	\$6,642.62	33,213,100.00%	(\$9,308.71)	\$0.14	(\$9,308.85)	(6,649,178.57%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
7/1/2025 - 7/31/2025

Account	7/1/2025 - 7/31/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$27,268.61	\$0.00	\$672,814.68	\$108,101.63	\$229,870.00	\$551,046.31
3022-000 Reserve-Streets	\$4,669.30	\$0.00	\$372,051.77	\$13,953.28	\$0.00	\$386,005.05
3022-001 Reserve-Sidewalks/Curbs	\$2,083.33	\$8,768.30	\$46,750.79	\$14,583.31	\$25,065.83	\$36,268.27
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	\$4,262.00	\$4,251.51	\$28,960.32	\$4,446.27	\$26,735.23	\$6,671.36
3025-000 Reserve Fund-Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-001 Reserve-Pool & Pool Area	\$2,043.73	\$0.00	\$139,758.22	\$4,694.23	\$4,616.12	\$139,836.33
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	\$6,147.63	\$0.00	\$40,461.64	\$18,057.63	\$27,315.22	\$31,204.05
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$1,785.70	\$0.00	\$140,541.39	\$8,513.63	\$9,791.82	\$139,263.20
3040-000 Reserve-Sewer	\$14,623.73	\$0.00	\$562,904.69	\$33,959.75	\$10,880.00	\$585,984.44
3041-000 Reserve-Water System	\$8,927.52	\$692.43	\$564,800.66	\$25,029.00	\$7,816.46	\$582,013.20
3046-000 Reserve-Sprinklers/Irrigation	\$10,884.42	\$440.94	\$46,225.08	\$19,995.42	\$6,561.73	\$59,658.77
3052-000 Reserve-Storm Drains	\$6,909.48	\$0.00	\$316,907.72	\$35,878.50	\$0.00	\$352,786.22
3065-000 Reserve-Lakes and Banks	\$2,869.89	\$0.00	\$50,897.93	\$7,601.37	\$0.00	\$58,499.30
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	\$1,355.17	\$63,070.19	\$0.00	\$63,070.19	\$63,070.19	\$0.00
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:	\$93,830.51	\$77,223.37	\$3,244,873.49	\$357,884.21	\$471,722.60	\$3,131,035.10