

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
8/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$41,029.78
1036-000 - Stifel, Nicolaus & Co, Inc	\$132,229.33
1110-000 - A/R-Maintenance Fees	\$32,377.93
1112-000 - A/R-Late Fees	\$1,350.00
1114-000 - A/R-Administrative Fees	\$46.36
1117-000 - A/R-Property Clean up fees	\$898.05
1190-000 - Allowance for Bad Debts	(\$26,880.94)
1410-000 - Prepaid Insurance-General	\$13,570.30
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

<u>Operating Total</u>	\$199,814.81
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Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,784,437.89
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$259,419.19

<u>Reserve Total</u>	\$3,043,857.08
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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>	\$3,289,545.70
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Liabilities and EquityOperating

2010-000 - Accounts Payable	\$31,349.52
2210-000 - Due to Units	\$494.62

<u>Operating Total</u>	\$31,844.14
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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	\$12,617.96
2460-000 - Unearned Revenue-Cable Rebate	\$41,040.00

<u>Other Total</u>	\$86,057.96
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Reserve

3020-000 - Reserve-Wash/Paint Homes	\$554,240.94
3022-000 - Reserve-Streets	\$387,552.38
3022-001 - Reserve-Sidewalks/Curbs	\$38,351.60
3023-002 - Reserve-Home Woodwork	\$5,790.12
3025-001 - Reserve-Pool & Pool Area	\$140,278.08
3026-000 - Reserve-Landscaping Sod	\$34,874.65
3039-000 - Reserve-Recreation Area	\$33,189.05
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$138,641.00
3040-000 - Reserve-Sewer	\$589,207.11
3041-000 - Reserve-Water System	\$584,483.67

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8/31/2025

3046-000 - Reserve-Sprinklers/Irrigation	\$61,177.27	
3052-000 - Reserve-Storm Drains	\$357,614.39	
3065-000 - Reserve-Lakes and Banks	\$59,287.88	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$9,968.78	
<u>Reserve Total</u>	\$3,043,857.08	
<u>Retained Earnings</u>	\$131,496.08	
<u>Net Income</u>	(\$3,709.56)	
<i>Liabilities & Equity Total</i>		\$3,289,545.70

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$787,326.72
6070-000 - Interest Income-Operating	\$425.06	\$3,336.18
6071-000 - Interest Income-Reserve	\$9,968.78	\$73,038.97
6082-000 - Late Fee Income	\$60.00	\$300.00
6083-000 - Other Income-General	\$400.00	\$3,085.00
6083-098 - Other Income-Legal	\$0.00	\$1,078.92
6084-000 - Other Income - Advertising	\$432.00	\$3,787.00
<u>Total Revenues</u>	\$109,451.68	\$871,952.79
 <i>Total Income</i>	 \$109,451.68	 \$871,952.79
 Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,830.00	\$30,640.00
7210-000 - Legal & Professional	\$0.00	\$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	\$423.28	\$3,840.21
7520-000 - Admin Expense-Newletters	\$0.00	\$167.19
<u>Total Administrative</u>	\$4,253.28	\$44,381.49
 <u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,573.85	\$60,590.80
8021-000 - Salaries / Payroll Expense	\$695.93	\$9,444.46
8110-010 - R&M-Clubhouse / Janitorial Labor	\$978.52	\$7,344.54
8110-038 - R&M-Rec Area	\$1,021.22	\$7,044.89
8210-001 - Grounds-Lawn Service	\$10,870.95	\$94,392.60
8210-005 - Grounds-General Maintenance	\$0.00	\$54.06
8210-009 - Grounds-Irrigation Repairs	\$659.32	\$13,245.57
8210-011 - Grounds-Lakes/Banks	\$305.00	\$5,018.73
8311-000 - Clubhouse Expenses / Interior	\$577.36	\$5,835.59
8312-000 - Pool-Service-General/Permits	\$695.00	\$6,117.55
8710-001 - Utilities-Electric	\$3,335.65	\$27,626.63
8710-005 - Utilities-Telephone	\$65.77	\$526.43
8710-007 - Utilities-Sewer & Water-General	\$23,858.03	\$193,702.08
8710-010 - Utilities-Reclaimed Water	\$455.36	\$17,862.08
8710-012 - Utilities-Cable TV	\$15,430.51	\$124,571.88
<u>Total Services & Utilities</u>	\$66,522.47	\$573,377.89
 <i>Total Expense</i>	 \$70,775.75	 \$617,759.38
 Operating Net Income	 \$38,675.93	 \$254,193.41
 Reserve Income		

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025	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	\$27,777.36
9622-000 - Reserve-Streets	\$1,547.33	\$12,378.64
9622-001 - Reserve-Sidewalks	\$2,083.33	\$16,666.64
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$3,534.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$15,880.00
9639-002 - Reserve-Clubhouse	\$536.92	\$4,295.36
9640-000 - Reserve-Sewer	\$3,222.67	\$25,781.36
9641-000 - Reserve-Water System	\$2,683.58	\$21,468.64
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$12,148.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$38,625.36
9665-000 - Reserve-Lakes and Banks	\$788.58	\$6,308.64
9900-000 - Reserve-Interest	\$9,968.78	\$73,038.97
<u>Total Reserve Expense</u>	<u>\$33,076.78</u>	<u>\$257,902.97</u>
<i>Total Reserve Expense</i>	\$33,076.78	\$257,902.97
 Reserve Net Income	 (<u>\$33,076.78</u>)	 (<u>\$257,902.97</u>)
 Net Income	 <u>\$5,599.15</u>	 (<u>\$3,709.56</u>)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	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%	\$787,326.72	\$785,327.68	\$1,999.04	0.25%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$425.06	\$0.00	\$425.06	100.00%	\$3,336.18	\$0.00	\$3,336.18	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$9,968.78	\$0.00	\$9,968.78	100.00%	\$73,038.97	\$0.00	\$73,038.97	100.00%	\$0.00
6082-000 - Late Fee Income	\$60.00	\$0.00	\$60.00	100.00%	\$300.00	\$0.00	\$300.00	100.00%	\$0.00
6083-000 - Other Income-General	\$400.00	\$0.00	\$400.00	100.00%	\$3,085.00	\$0.00	\$3,085.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$1,078.92	\$0.00	\$1,078.92	100.00%	\$0.00
6084-000 - Other Income - Advertising	\$432.00	\$0.00	\$432.00	100.00%	\$3,787.00	\$0.00	\$3,787.00	100.00%	\$0.00
<u>Total Revenues</u>	\$109,451.68	\$98,165.96	\$11,285.72	11.50%	\$871,952.79	\$785,327.68	\$86,625.11	11.03%	\$1,177,991.49
Total Income	\$109,451.68	\$98,165.96	\$11,285.72	11.50%	\$871,952.79	\$785,327.68	\$86,625.11	11.03%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,830.00	\$2,861.50	(\$968.50)	(33.85%)	\$30,640.00	\$22,892.00	(\$7,748.00)	(33.85%)	\$34,338.00
7210-000 - Legal & Professional	\$0.00	\$331.67	\$331.67	100.00%	\$3,372.84	\$2,653.36	(\$719.48)	(27.12%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$4,200.00	(\$2,100.00)	(50.00%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.82	\$5.82	100.00%	\$61.25	\$46.56	(\$14.69)	(31.55%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$768.00	\$768.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$0.00	\$12,000.00	\$12,000.00	100.00%	\$18,000.00
7510-000 - Admin Expenses-General	\$423.28	\$211.67	(\$211.61)	(99.97%)	\$3,840.21	\$1,693.36	(\$2,146.85)	(126.78%)	\$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>	\$4,253.28	\$5,531.66	\$1,278.38	23.11%	\$44,381.49	\$44,253.28	(\$128.21)	(0.29%)	\$66,380.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,573.85	\$7,573.85	\$0.00	0.00%	\$60,590.80	\$60,590.80	\$0.00	0.00%	\$90,886.18
8021-000 - Salaries / Payroll Expense	\$695.93	\$848.17	\$152.24	17.95%	\$9,444.46	\$6,785.36	(\$2,659.10)	(39.19%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$978.52	\$875.00	(\$103.52)	(11.83%)	\$7,344.54	\$7,000.00	(\$344.54)	(4.92%)	\$10,500.00
8110-038 - R&M-Rec Area	\$1,021.22	\$291.65	(\$729.57)	(250.15%)	\$7,044.89	\$2,333.20	(\$4,711.69)	(201.94%)	\$3,500.00
8210-001 - Grounds-Lawn Service	\$10,870.95	\$11,690.50	\$819.55	7.01%	\$94,392.60	\$93,524.00	(\$868.60)	(0.93%)	\$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
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Maintenance									
8210-009 - Grounds-Irrigation Repairs	\$659.32	\$500.00	(\$159.32)	(31.86%)	\$13,245.57	\$4,000.00	(\$9,245.57)	(231.14%)	\$6,000.00
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$5,018.73	\$3,466.64	(\$1,552.09)	(44.77%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$577.36	\$666.67	\$89.31	13.40%	\$5,835.59	\$5,333.36	(\$502.23)	(9.42%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$695.00	\$833.33	\$138.33	16.60%	\$6,117.55	\$6,666.64	\$549.09	8.24%	\$10,000.00
8710-001 - Utilities-Electric	\$3,335.65	\$3,231.11	(\$104.54)	(3.24%)	\$27,626.63	\$25,848.88	(\$1,777.75)	(6.88%)	\$38,773.35
8710-005 - Utilities-Telephone	\$65.77	\$66.67	\$0.90	1.35%	\$526.43	\$533.36	\$6.93	1.30%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$23,858.03	\$24,794.16	\$936.13	3.78%	\$193,702.08	\$198,353.28	\$4,651.20	2.34%	\$297,529.92
8710-010 - Utilities-Reclaimed Water	\$455.36	\$1,999.92	\$1,544.56	77.23%	\$17,862.08	\$15,999.36	(\$1,862.72)	(11.64%)	\$23,999.00
8710-012 - Utilities-Cable TV	\$15,430.51	\$15,721.92	\$291.41	1.85%	\$124,571.88	\$125,775.36	\$1,203.48	0.96%	\$188,663.04
<u>Total Services & Utilities</u>	\$66,522.47	\$69,526.28	\$3,003.81	4.32%	\$573,377.89	\$556,210.24	(\$17,167.65)	(3.09%)	\$834,315.49
Total Expense	\$70,775.75	\$75,057.94	\$4,282.19	5.71%	\$617,759.38	\$600,463.52	(\$17,295.86)	(2.88%)	\$900,695.49
Operating Net Income	\$38,675.93	\$23,108.02	\$15,567.91	67.37%	\$254,193.41	\$184,864.16	\$69,329.25	37.50%	\$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%	\$27,777.36	\$27,777.36	\$0.00	0.00%	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.33	\$1,547.33	\$0.00	0.00%	\$12,378.64	\$12,378.64	\$0.00	0.00%	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$16,666.64	\$16,666.64	\$0.00	0.00%	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$3,534.00	\$3,534.00	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$1,985.00	\$0.00	0.00%	\$15,880.00	\$15,880.00	\$0.00	0.00%	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.92	\$536.92	\$0.00	0.00%	\$4,295.36	\$4,295.36	\$0.00	0.00%	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$25,781.36	\$25,781.36	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$21,468.64	\$21,468.64	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,518.50	\$0.00	0.00%	\$12,148.00	\$12,148.00	\$0.00	0.00%	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$38,625.36	\$38,625.36	\$0.00	0.00%	\$57,938.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
8/1/2025 - 8/31/2025

	8/1/2025 - 8/31/2025				1/1/2025 - 8/31/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$6,308.64	\$6,308.64	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$9,968.78	\$0.00	(\$9,968.78)	(100.00%)	\$73,038.97	\$0.00	(\$73,038.97)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$33,076.78	\$23,108.00	(\$9,968.78)	(43.14%)	\$257,902.97	\$184,864.00	(\$73,038.97)	(39.51%)	\$277,296.00
Total Reserve Expense	\$33,076.78	\$23,108.00	(\$9,968.78)	(43.14%)	\$257,902.97	\$184,864.00	(\$73,038.97)	(39.51%)	\$277,296.00
Reserve Net Income	(\$33,076.78)	(\$23,108.00)	(\$9,968.78)	43.14%	(\$257,902.97)	(\$184,864.00)	(\$73,038.97)	39.51%	(\$277,296.00)
Net Income	\$5,599.15	\$0.02	\$5,599.13	27,995,650.00%	(\$3,709.56)	\$0.16	(\$3,709.72)	(2,318,575.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
8/1/2025 - 8/31/2025

Account	8/1/2025 - 8/31/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$3,472.17	\$277.54	\$672,814.68	\$111,573.80	\$230,147.54	\$554,240.94
3022-000 Reserve-Streets	\$1,547.33	\$0.00	\$372,051.77	\$15,500.61	\$0.00	\$387,552.38
3022-001 Reserve-Sidewalks/Curbs	\$2,083.33	\$0.00	\$46,750.79	\$16,666.64	\$25,065.83	\$38,351.60
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	\$881.24	\$28,960.32	\$4,446.27	\$27,616.47	\$5,790.12
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	\$5,135.98	\$4,616.12	\$140,278.08
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	\$0.00	\$40,461.64	\$20,042.63	\$27,315.22	\$33,189.05
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$536.92	\$1,159.12	\$140,541.39	\$9,050.55	\$10,950.94	\$138,641.00
3040-000 Reserve-Sewer	\$3,222.67	\$0.00	\$562,904.69	\$37,182.42	\$10,880.00	\$589,207.11
3041-000 Reserve-Water System	\$2,683.58	\$213.11	\$564,800.66	\$27,712.58	\$8,029.57	\$584,483.67
3046-000 Reserve-Sprinklers/Irrigation	\$1,518.50	\$0.00	\$46,225.08	\$21,513.92	\$6,561.73	\$61,177.27
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$316,907.72	\$40,706.67	\$0.00	\$357,614.39
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$50,897.93	\$8,389.95	\$0.00	\$59,287.88
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	\$9,968.78	\$0.00	\$0.00	\$73,038.97	\$63,070.19	\$9,968.78
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:	\$33,076.78	\$2,531.01	\$3,244,873.49	\$390,960.99	\$474,253.61	\$3,161,580.87