

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
9/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$40,960.68
1036-000 - Stifel, Nicolaus & Co, Inc	\$132,652.88
1110-000 - A/R-Maintenance Fees	\$33,739.65
1112-000 - A/R-Late Fees	\$1,455.00
1114-000 - A/R-Administrative Fees	\$40.00
1117-000 - A/R-Property Clean up fees	\$898.05
1190-000 - Allowance for Bad Debts	(\$26,880.94)
1410-000 - Prepaid Insurance-General	\$9,740.30
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$197,799.62

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,806,791.10
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$240,920.51

Reserve Total

\$3,047,711.61

Other

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

Other Total

\$45,873.81

Assets Total

\$3,291,385.04

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$31,349.52
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Operating Total

\$31,349.52

Other

2015-000 - Insurance Payable	\$12,454.00
2020-000 - Income Taxes Payable	\$19,946.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$12,254.33
2460-000 - Unearned Revenue-Cable Rebate	\$39,960.00

Other Total

\$84,614.33

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$569,910.19
3022-000 - Reserve-Streets	\$390,699.90
3022-001 - Reserve-Sidewalks/Curbs	\$40,434.93
3023-002 - Reserve-Home Woodwork	\$3,457.88
3025-001 - Reserve-Pool & Pool Area	\$141,540.93
3026-000 - Reserve-Landscaping Sod	\$34,874.65
3039-000 - Reserve-Recreation Area	\$33,907.64
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$139,817.99
3040-000 - Reserve-Sewer	\$565,905.16
3041-000 - Reserve-Water System	\$588,506.46
3046-000 - Reserve-Sprinklers/Irrigation	\$64,824.57

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc

Balance Sheet

9/30/2025

3052-000 - Reserve-Storm Drains	\$363,509.35	
3065-000 - Reserve-Lakes and Banks	\$61,121.80	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
<u>Reserve Total</u>	\$3,047,711.61	
<u>Retained Earnings</u>	\$131,496.08	
<u>Net Income</u>	(\$3,786.50)	
<i>Liabilities & Equity Total</i>		\$3,291,385.04

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$885,492.56
6070-000 - Interest Income-Operating	\$425.02	\$3,761.20
6071-000 - Interest Income-Reserve	\$22,358.35	\$95,397.32
6082-000 - Late Fee Income	\$105.00	\$405.00
6083-000 - Other Income-General	\$10.00	\$3,095.00
6083-098 - Other Income-Legal	\$0.00	\$1,078.92
6084-000 - Other Income - Advertising	\$0.00	\$3,787.00
<u>Total Revenues</u>	\$121,064.21	\$993,017.00
<i>Total Income</i>	\$121,064.21	\$993,017.00
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,830.00	\$34,470.00
7210-000 - Legal & Professional	\$262.33	\$3,635.17
7212-001 - Professional-Audit Fees	\$0.00	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$823.25	\$4,663.46
7520-000 - Admin Expense-Newletters	\$0.00	\$167.19
<u>Total Administrative</u>	\$4,915.58	\$49,297.07
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,573.85	\$68,164.65
8021-000 - Salaries / Payroll Expense	\$1,644.83	\$11,089.29
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,080.35	\$8,424.89
8110-038 - R&M-Rec Area	\$666.22	\$7,711.11
8210-001 - Grounds-Lawn Service	\$10,720.95	\$105,113.55
8210-005 - Grounds-General Maintenance	\$0.00	\$54.06
8210-009 - Grounds-Irrigation Repairs	\$1,657.36	\$14,902.93
8210-011 - Grounds-Lakes/Banks	\$705.00	\$5,723.73
8311-000 - Clubhouse Expenses / Interior	\$228.35	\$6,063.94
8312-000 - Pool-Service-General/Permits	\$775.21	\$6,892.76
8710-001 - Utilities-Electric	\$4,711.76	\$32,338.39
8710-005 - Utilities-Telephone	\$65.77	\$592.20
8710-007 - Utilities-Sewer & Water-General	\$23,975.96	\$217,678.04
8710-010 - Utilities-Reclaimed Water	\$1,465.76	\$19,327.84
8710-012 - Utilities-Cable TV	\$15,487.85	\$140,059.73
<u>Total Services & Utilities</u>	\$70,759.22	\$644,137.11
<i>Total Expense</i>	\$75,674.80	\$693,434.18
 Operating Net Income	 \$45,389.41	 \$299,582.82
Reserve Income		

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025	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	\$31,249.53
9622-000 - Reserve-Streets	\$1,547.33	\$13,925.97
9622-001 - Reserve-Sidewalks	\$2,083.33	\$18,749.97
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$3,975.75
9639-000 - Reserve-Recreation Area	\$1,985.00	\$17,865.00
9639-002 - Reserve-Clubhouse	\$536.92	\$4,832.28
9640-000 - Reserve-Sewer	\$3,222.67	\$29,004.03
9641-000 - Reserve-Water System	\$2,683.58	\$24,152.22
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$13,666.50
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$43,453.53
9665-000 - Reserve-Lakes and Banks	\$788.58	\$7,097.22
9900-000 - Reserve-Interest	\$22,358.35	\$95,397.32
<u>Total Reserve Expense</u>	\$45,466.35	\$303,369.32
<i>Total Reserve Expense</i>	\$45,466.35	\$303,369.32
 Reserve Net Income	 (\$45,466.35)	 (\$303,369.32)
 Net Income	 (\$76.94)	 (\$3,786.50)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				
	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%	\$885,492.56	\$883,493.64	\$1,998.92	0.23%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$425.02	\$0.00	\$425.02	100.00%	\$3,761.20	\$0.00	\$3,761.20	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$22,358.35	\$0.00	\$22,358.35	100.00%	\$95,397.32	\$0.00	\$95,397.32	100.00%	\$0.00
6082-000 - Late Fee Income	\$105.00	\$0.00	\$105.00	100.00%	\$405.00	\$0.00	\$405.00	100.00%	\$0.00
6083-000 - Other Income-General	\$10.00	\$0.00	\$10.00	100.00%	\$3,095.00	\$0.00	\$3,095.00	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	\$0.00	\$0.00	\$0.00	0.00%	\$3,787.00	\$0.00	\$3,787.00	100.00%	\$0.00
<u>Total Revenues</u>	\$121,064.21	\$98,165.96	\$22,898.25	23.33%	\$993,017.00	\$883,493.64	\$109,523.36	12.40%	\$1,177,991.49
Total Income	\$121,064.21	\$98,165.96	\$22,898.25	23.33%	\$993,017.00	\$883,493.64	\$109,523.36	12.40%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,830.00	\$2,861.50	(\$968.50)	(33.85%)	\$34,470.00	\$25,753.50	(\$8,716.50)	(33.85%)	\$34,338.00
7210-000 - Legal & Professional	\$262.33	\$331.67	\$69.34	20.91%	\$3,635.17	\$2,985.03	(\$650.14)	(21.78%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$4,725.00	(\$1,575.00)	(33.33%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.82	\$5.82	100.00%	\$61.25	\$52.38	(\$8.87)	(16.93%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$864.00	\$864.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$0.00	\$13,500.00	\$13,500.00	100.00%	\$18,000.00
7510-000 - Admin Expenses-General	\$823.25	\$211.67	(\$611.58)	(288.93%)	\$4,663.46	\$1,905.03	(\$2,758.43)	(144.80%)	\$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>	\$4,915.58	\$5,531.66	\$616.08	11.14%	\$49,297.07	\$49,784.94	\$487.87	0.98%	\$66,380.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,573.85	\$7,573.85	\$0.00	0.00%	\$68,164.65	\$68,164.65	\$0.00	0.00%	\$90,886.18
8021-000 - Salaries / Payroll Expense	\$1,644.83	\$848.17	(\$796.66)	(93.93%)	\$11,089.29	\$7,633.53	(\$3,455.76)	(45.27%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,080.35	\$875.00	(\$205.35)	(23.47%)	\$8,424.89	\$7,875.00	(\$549.89)	(6.98%)	\$10,500.00
8110-038 - R&M-Rec Area	\$666.22	\$291.65	(\$374.57)	(128.43%)	\$7,711.11	\$2,624.85	(\$5,086.26)	(193.77%)	\$3,500.00
8210-001 - Grounds-Lawn Service	\$10,720.95	\$11,690.50	\$969.55	8.29%	\$105,113.55	\$105,214.50	\$100.95	0.10%	\$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
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Maintenance									
8210-009 - Grounds-Irrigation Repairs	\$1,657.36	\$500.00	(\$1,157.36)	(231.47%)	\$14,902.93	\$4,500.00	(\$10,402.93)	(231.18%)	\$6,000.00
8210-011 - Grounds-Lakes/Banks	\$705.00	\$433.33	(\$271.67)	(62.69%)	\$5,723.73	\$3,899.97	(\$1,823.76)	(46.76%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$228.35	\$666.67	\$438.32	65.75%	\$6,063.94	\$6,000.03	(\$63.91)	(1.07%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$775.21	\$833.33	\$58.12	6.97%	\$6,892.76	\$7,499.97	\$607.21	8.10%	\$10,000.00
8710-001 - Utilities-Electric	\$4,711.76	\$3,231.11	(\$1,480.65)	(45.82%)	\$32,338.39	\$29,079.99	(\$3,258.40)	(11.20%)	\$38,773.35
8710-005 - Utilities-Telephone	\$65.77	\$66.67	\$0.90	1.35%	\$592.20	\$600.03	\$7.83	1.30%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$23,975.96	\$24,794.16	\$818.20	3.30%	\$217,678.04	\$223,147.44	\$5,469.40	2.45%	\$297,529.92
8710-010 - Utilities-Reclaimed Water	\$1,465.76	\$1,999.92	\$534.16	26.71%	\$19,327.84	\$17,999.28	(\$1,328.56)	(7.38%)	\$23,999.00
8710-012 - Utilities-Cable TV	\$15,487.85	\$15,721.92	\$234.07	1.49%	\$140,059.73	\$141,497.28	\$1,437.55	1.02%	\$188,663.04
<u>Total Services & Utilities</u>	\$70,759.22	\$69,526.28	(\$1,232.94)	(1.77%)	\$644,137.11	\$625,736.52	(\$18,400.59)	(2.94%)	\$834,315.49
Total Expense	\$75,674.80	\$75,057.94	(\$616.86)	(0.82%)	\$693,434.18	\$675,521.46	(\$17,912.72)	(2.65%)	\$900,695.49
Operating Net Income	\$45,389.41	\$23,108.02	\$22,281.39	96.42%	\$299,582.82	\$207,972.18	\$91,610.64	44.05%	\$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%	\$31,249.53	\$31,249.53	\$0.00	0.00%	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.33	\$1,547.33	\$0.00	0.00%	\$13,925.97	\$13,925.97	\$0.00	0.00%	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$18,749.97	\$18,749.97	\$0.00	0.00%	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$3,975.75	\$3,975.75	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$1,985.00	\$0.00	0.00%	\$17,865.00	\$17,865.00	\$0.00	0.00%	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.92	\$536.92	\$0.00	0.00%	\$4,832.28	\$4,832.28	\$0.00	0.00%	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$29,004.03	\$29,004.03	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$24,152.22	\$24,152.22	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,518.50	\$0.00	0.00%	\$13,666.50	\$13,666.50	\$0.00	0.00%	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$43,453.53	\$43,453.53	\$0.00	0.00%	\$57,938.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
9/1/2025 - 9/30/2025

	9/1/2025 - 9/30/2025				1/1/2025 - 9/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$7,097.22	\$7,097.22	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$22,358.35	\$0.00	(\$22,358.35)	(100.00%)	\$95,397.32	\$0.00	(\$95,397.32)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$45,466.35	\$23,108.00	(\$22,358.35)	(96.76%)	\$303,369.32	\$207,972.00	(\$95,397.32)	(45.87%)	\$277,296.00
Total Reserve Expense	\$45,466.35	\$23,108.00	(\$22,358.35)	(96.76%)	\$303,369.32	\$207,972.00	(\$95,397.32)	(45.87%)	\$277,296.00
Reserve Net Income	(\$45,466.35)	(\$23,108.00)	(\$22,358.35)	96.76%	(\$303,369.32)	(\$207,972.00)	(\$95,397.32)	45.87%	(\$277,296.00)
Net Income	(\$76.94)	\$0.02	(\$76.96)	(384,800.00%)	(\$3,786.50)	\$0.18	(\$3,786.68)	(2,103,711.11%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
9/1/2025 - 9/30/2025

Account	9/1/2025 - 9/30/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$15,669.25	\$0.00	\$672,814.68	\$127,243.05	\$230,147.54	\$569,910.19
3022-000 Reserve-Streets	\$3,147.52	\$0.00	\$372,051.77	\$18,648.13	\$0.00	\$390,699.90
3022-001 Reserve-Sidewalks/Curbs	\$2,083.33	\$0.00	\$46,750.79	\$18,749.97	\$25,065.83	\$40,434.93
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	\$1,600.19	\$3,932.43	\$28,960.32	\$6,046.46	\$31,548.90	\$3,457.88
3025-000 Reserve Fund-Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-001 Reserve-Pool & Pool Area	\$1,262.85	\$0.00	\$139,758.22	\$6,398.83	\$4,616.12	\$141,540.93
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	\$4,118.59	\$3,400.00	\$40,461.64	\$24,161.22	\$30,715.22	\$33,907.64
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$1,176.99	\$0.00	\$140,541.39	\$10,227.54	\$10,950.94	\$139,817.99
3040-000 Reserve-Sewer	\$6,423.05	\$29,725.00	\$562,904.69	\$43,605.47	\$40,605.00	\$565,905.16
3041-000 Reserve-Water System	\$5,883.96	\$1,861.17	\$564,800.66	\$33,596.54	\$9,890.74	\$588,506.46
3046-000 Reserve-Sprinklers/Irrigation	\$6,319.07	\$2,671.77	\$46,225.08	\$27,832.99	\$9,233.50	\$64,824.57
3052-000 Reserve-Storm Drains	\$5,894.96	\$0.00	\$316,907.72	\$46,601.63	\$0.00	\$363,509.35
3065-000 Reserve-Lakes and Banks	\$1,855.37	\$21.45	\$50,897.93	\$10,245.32	\$21.45	\$61,121.80
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	\$22,358.35	\$32,327.13	\$0.00	\$95,397.32	\$95,397.32	\$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:	\$77,793.48	\$73,938.95	\$3,244,873.49	\$468,754.47	\$548,192.56	\$3,165,435.40