

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
11/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$11,887.59
1036-000 - Stifel, Nicolaus & Co, Inc	\$133,448.51
1110-000 - A/R-Maintenance Fees	\$33,417.22
1112-000 - A/R-Late Fees	\$1,470.00
1114-000 - A/R-Administrative Fees	\$30.00
1117-000 - A/R-Property Clean up fees	\$898.05
1190-000 - Allowance for Bad Debts	(\$26,875.94)
1410-000 - Prepaid Insurance-General	\$11,166.80
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$170,636.23

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,829,067.51
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$273,188.57

Reserve Total

\$3,102,256.08

Other

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

Other Total

\$45,873.81

Assets Total

\$3,318,766.12

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	\$9,520.47
2460-000 - Unearned Revenue-Cable Rebate	\$37,800.00

Other Total

\$79,720.47

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$576,854.53
3022-000 - Reserve-Streets	\$393,794.56
3022-001 - Reserve-Sidewalks/Curbs	\$44,601.59
3023-002 - Reserve-Home Woodwork	(\$863.12)
3025-001 - Reserve-Pool & Pool Area	\$142,424.43
3026-000 - Reserve-Landscaping Sod	\$34,874.65
3039-000 - Reserve-Recreation Area	\$37,877.64
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$140,891.83
3040-000 - Reserve-Sewer	\$570,445.95
3041-000 - Reserve-Water System	\$589,913.40
3046-000 - Reserve-Sprinklers/Irrigation	\$64,088.38

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
11/30/2025

3052-000 - Reserve-Storm Drains	\$373,165.69	
3065-000 - Reserve-Lakes and Banks	\$62,698.96	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$22,287.43	
<u>Reserve Total</u>	<u>\$3,102,256.08</u>	
<u>Retained Earnings</u>	\$131,496.08	
<u>Net Income</u>	(\$26,056.03)	
<i>Liabilities & Equity Total</i>		\$3,318,766.12

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,121.84	\$1,081,868.24
6070-000 - Interest Income-Operating	\$408.13	\$4,559.52
6071-000 - Interest Income-Reserve	\$2,822.90	\$117,684.75
6076-000 - Interest Income-Owner	\$0.00	\$126.24
6082-000 - Late Fee Income	\$75.00	\$590.00
6083-000 - Other Income-General	\$290.00	\$4,540.00
6083-098 - Other Income-Legal	\$0.00	\$2,038.08
6084-000 - Other Income - Advertising	\$0.00	\$4,267.00
<u>Total Revenues</u>	<u>\$101,717.87</u>	<u>\$1,215,673.83</u>
<i>Total Income</i>	<i>\$101,717.87</i>	<i>\$1,215,673.83</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,830.00	\$42,130.00
7210-000 - Legal & Professional	\$896.83	\$4,532.00
7212-001 - Professional-Audit Fees	\$0.00	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-008 - Taxes-Federal Income	\$1,828.75	\$23,746.75
7510-000 - Admin Expenses-General	\$1,524.11	\$6,700.35
7520-000 - Admin Expense-Newletters	\$0.00	\$167.19
<u>Total Administrative</u>	<u>\$8,079.69</u>	<u>\$83,637.54</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,573.85	\$83,312.35
8021-000 - Salaries / Payroll Expense	\$719.52	\$13,877.81
8110-010 - R&M-Clubhouse / Janitorial Labor	\$847.68	\$10,118.49
8110-038 - R&M-Rec Area	\$1,850.27	\$10,952.26
8110-040 - Gate Project	(\$88.00)	\$0.00
8210-001 - Grounds-Lawn Service	\$10,720.95	\$126,555.45
8210-005 - Grounds-General Maintenance	\$0.00	\$54.06
8210-009 - Grounds-Irrigation Repairs	\$1,749.44	\$18,499.70
8210-011 - Grounds-Lakes/Banks	\$305.00	\$6,333.73
8311-000 - Clubhouse Expenses / Interior	\$1,076.07	\$7,905.17
8312-000 - Pool-Service-General/Permits	\$695.00	\$8,282.76
8710-001 - Utilities-Electric	\$3,142.97	\$37,724.30
8710-005 - Utilities-Telephone	\$65.99	\$724.18
8710-007 - Utilities-Sewer & Water-General	\$24,896.76	\$266,839.40
8710-010 - Utilities-Reclaimed Water	\$2,823.68	\$24,004.48
8710-012 - Utilities-Cable TV	\$15,487.85	\$171,035.43
<u>Total Services & Utilities</u>	<u>\$71,867.03</u>	<u>\$786,219.57</u>
<i>Total Expense</i>	<i>\$79,946.72</i>	<i>\$869,857.11</i>

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025	Year To Date
Operating Net Income	\$21,771.15	\$345,816.72
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint Homes	\$3,472.17	\$38,193.87
9622-000 - Reserve-Streets	\$1,547.33	\$17,020.63
9622-001 - Reserve-Sidewalks	\$2,083.33	\$22,916.63
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$4,859.25
9639-000 - Reserve-Recreation Area	\$1,985.00	\$21,835.00
9639-002 - Reserve-Clubhouse	\$536.92	\$5,906.12
9640-000 - Reserve-Sewer	\$3,222.67	\$35,449.37
9641-000 - Reserve-Water System	\$2,683.58	\$29,519.38
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$16,703.50
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$53,109.87
9665-000 - Reserve-Lakes and Banks	\$788.58	\$8,674.38
9900-000 - Reserve-Interest	\$2,822.90	\$117,684.75
<u>Total Reserve Expense</u>	\$25,930.90	\$371,872.75
<i>Total Reserve Expense</i>	\$25,930.90	\$371,872.75
Reserve Net Income	(\$25,930.90)	(\$371,872.75)
Net Income	(\$4,159.75)	(\$26,056.03)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$98,121.84	\$98,165.96	(\$44.12)	(0.04%)	\$1,081,868.24	\$1,079,825.56	\$2,042.68	0.19%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$408.13	\$0.00	\$408.13	100.00%	\$4,559.52	\$0.00	\$4,559.52	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,822.90	\$0.00	\$2,822.90	100.00%	\$117,684.75	\$0.00	\$117,684.75	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$126.24	\$0.00	\$126.24	100.00%	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$590.00	\$0.00	\$590.00	100.00%	\$0.00
6083-000 - Other Income-General	\$290.00	\$0.00	\$290.00	100.00%	\$4,540.00	\$0.00	\$4,540.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$2,038.08	\$0.00	\$2,038.08	100.00%	\$0.00
6084-000 - Other Income - Advertising	\$0.00	\$0.00	\$0.00	0.00%	\$4,267.00	\$0.00	\$4,267.00	100.00%	\$0.00
Total Revenues	\$101,717.87	\$98,165.96	\$3,551.91	3.62%	\$1,215,673.83	\$1,079,825.56	\$135,848.27	12.58%	\$1,177,991.49
Total Income	\$101,717.87	\$98,165.96	\$3,551.91	3.62%	\$1,215,673.83	\$1,079,825.56	\$135,848.27	12.58%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,830.00	\$2,861.50	(\$968.50)	(33.85%)	\$42,130.00	\$31,476.50	(\$10,653.50)	(33.85%)	\$34,338.00
7210-000 - Legal & Professional	\$896.83	\$331.67	(\$565.16)	(170.40%)	\$4,532.00	\$3,648.37	(\$883.63)	(24.22%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$5,775.00	(\$525.00)	(9.09%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.82	\$5.82	100.00%	\$61.25	\$64.02	\$2.77	4.33%	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$1,056.00	\$1,056.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$1,828.75	\$1,500.00	(\$328.75)	(21.92%)	\$23,746.75	\$16,500.00	(\$7,246.75)	(43.92%)	\$18,000.00
7510-000 - Admin Expenses-General	\$1,524.11	\$211.67	(\$1,312.44)	(620.04%)	\$6,700.35	\$2,328.37	(\$4,371.98)	(187.77%)	\$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
Total Administrative	\$8,079.69	\$5,531.66	(\$2,548.03)	(46.06%)	\$83,637.54	\$60,848.26	(\$22,789.28)	(37.45%)	\$66,380.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,573.85	\$7,573.85	\$0.00	0.00%	\$83,312.35	\$83,312.35	\$0.00	0.00%	\$90,886.18
8021-000 - Salaries / Payroll Expense	\$719.52	\$848.17	\$128.65	15.17%	\$13,877.81	\$9,329.87	(\$4,547.94)	(48.75%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$847.68	\$875.00	\$27.32	3.12%	\$10,118.49	\$9,625.00	(\$493.49)	(5.13%)	\$10,500.00
8110-038 - R&M-Rec Area	\$1,850.27	\$291.65	(\$1,558.62)	(534.41%)	\$10,952.26	\$3,208.15	(\$7,744.11)	(241.39%)	\$3,500.00
8110-040 - Gate Project	(\$88.00)	\$0.00	\$88.00	(100.00%)	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
8210-001 - Grounds-Lawn Service	\$10,720.95	\$11,690.50	\$969.55	8.29%	\$126,555.45	\$128,595.50	\$2,040.05	1.59%	\$140,286.00

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025**

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-005 - Grounds-General Maintenance	\$0.00	\$0.00	\$0.00	0.00%	\$54.06	\$0.00	(\$54.06)	(100.00%)	\$0.00
8210-009 - Grounds-Irrigation Repairs	\$1,749.44	\$500.00	(\$1,249.44)	(249.89%)	\$18,499.70	\$5,500.00	(\$12,999.70)	(236.36%)	\$6,000.00
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$6,333.73	\$4,766.63	(\$1,567.10)	(32.88%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$1,076.07	\$666.67	(\$409.40)	(61.41%)	\$7,905.17	\$7,333.37	(\$571.80)	(7.80%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$695.00	\$833.33	\$138.33	16.60%	\$8,282.76	\$9,166.63	\$883.87	9.64%	\$10,000.00
8710-001 - Utilities-Electric	\$3,142.97	\$3,231.11	\$88.14	2.73%	\$37,724.30	\$35,542.21	(\$2,182.09)	(6.14%)	\$38,773.35
8710-005 - Utilities-Telephone	\$65.99	\$66.67	\$0.68	1.02%	\$724.18	\$733.37	\$9.19	1.25%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$24,896.76	\$24,794.16	(\$102.60)	(0.41%)	\$266,839.40	\$272,735.76	\$5,896.36	2.16%	\$297,529.92
8710-010 - Utilities-Reclaimed Water	\$2,823.68	\$1,999.92	(\$823.76)	(41.19%)	\$24,004.48	\$21,999.12	(\$2,005.36)	(9.12%)	\$23,999.00
8710-012 - Utilities-Cable TV	\$15,487.85	\$15,721.92	\$234.07	1.49%	\$171,035.43	\$172,941.12	\$1,905.69	1.10%	\$188,663.04
Total Services & Utilities	\$71,867.03	\$69,526.28	(\$2,340.75)	(3.37%)	\$786,219.57	\$764,789.08	(\$21,430.49)	(2.80%)	\$834,315.49
Total Expense	\$79,946.72	\$75,057.94	(\$4,888.78)	(6.51%)	\$869,857.11	\$825,637.34	(\$44,219.77)	(5.36%)	\$900,695.49
Operating Net Income	\$21,771.15	\$23,108.02	(\$1,336.87)	(5.79%)	\$345,816.72	\$254,188.22	\$91,628.50	36.05%	\$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%	\$38,193.87	\$38,193.87	\$0.00	0.00%	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.33	\$1,547.33	\$0.00	0.00%	\$17,020.63	\$17,020.63	\$0.00	0.00%	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$22,916.63	\$22,916.63	\$0.00	0.00%	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$4,859.25	\$4,859.25	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$1,985.00	\$0.00	0.00%	\$21,835.00	\$21,835.00	\$0.00	0.00%	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.92	\$536.92	\$0.00	0.00%	\$5,906.12	\$5,906.12	\$0.00	0.00%	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$35,449.37	\$35,449.37	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$29,519.38	\$29,519.38	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,518.50	\$0.00	0.00%	\$16,703.50	\$16,703.50	\$0.00	0.00%	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$53,109.87	\$53,109.87	\$0.00	0.00%	\$57,938.00
9665-000 -									

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025

	11/1/2025 - 11/30/2025				1/1/2025 - 11/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$8,674.38	\$8,674.38	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$2,822.90	\$0.00	(\$2,822.90)	(100.00%)	\$117,684.75	\$0.00	(\$117,684.75)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$25,930.90	\$23,108.00	(\$2,822.90)	(12.22%)	\$371,872.75	\$254,188.00	(\$117,684.75)	(46.30%)	\$277,296.00
Total Reserve Expense	\$25,930.90	\$23,108.00	(\$2,822.90)	(12.22%)	\$371,872.75	\$254,188.00	(\$117,684.75)	(46.30%)	\$277,296.00
Reserve Net Income	(\$25,930.90)	(\$23,108.00)	(\$2,822.90)	12.22%	(\$371,872.75)	(\$254,188.00)	(\$117,684.75)	46.30%	(\$277,296.00)
Net Income	(\$4,159.75)	\$0.02	(\$4,159.77)	(20,798,850.00%)	(\$26,056.03)	\$0.22	(\$26,056.25)	(11,843,750.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
11/1/2025 - 11/30/2025

Account	11/1/2025 - 11/30/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$3,472.17	\$0.00	\$672,814.68	\$134,187.39	\$230,147.54	\$576,854.53
3022-000 Reserve-Streets	\$1,547.33	\$0.00	\$372,051.77	\$21,742.79	\$0.00	\$393,794.56
3022-001 Reserve-Sidewalks/Curbs	\$2,083.33	\$0.00	\$46,750.79	\$22,916.63	\$25,065.83	\$44,601.59
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	\$2,802.47	\$28,960.32	\$6,046.46	\$35,869.90	(\$863.12)
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	\$7,282.33	\$4,616.12	\$142,424.43
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	\$28,131.22	\$30,715.22	\$37,877.64
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$536.92	\$0.00	\$140,541.39	\$11,301.38	\$10,950.94	\$140,891.83
3040-000 Reserve-Sewer	\$15,748.12	\$0.00	\$562,904.69	\$62,576.26	\$55,035.00	\$570,445.95
3041-000 Reserve-Water System	\$2,683.58	\$2,939.38	\$564,800.66	\$38,963.70	\$13,850.96	\$589,913.40
3046-000 Reserve-Sprinklers/Irrigation	\$1,567.38	\$1,135.91	\$46,225.08	\$30,918.87	\$13,055.57	\$64,088.38
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$316,907.72	\$56,257.97	\$0.00	\$373,165.69
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$50,897.93	\$11,822.48	\$21.45	\$62,698.96
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	\$2,822.90	\$0.00	\$0.00	\$117,684.75	\$95,397.32	\$22,287.43
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:	\$38,505.23	\$6,877.76	\$3,244,873.49	\$549,832.23	\$574,725.85	\$3,219,979.87