

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc**  
**Balance Sheet**  
**12/31/2025**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$72,061.21
1036-000 - Stifel, Nicolaus & Co, Inc	\$50,758.57
1110-000 - A/R-Maintenance Fees	\$33,079.63
1112-000 - A/R-Late Fees	\$1,455.00
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	\$30,978.45
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$167,578.97

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,822,304.30
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$276,747.26

Reserve Total

\$3,099,051.56

Other

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

Other Total

\$45,873.81

*Assets Total*

\$3,312,504.34

**Liabilities and Equity**Operating

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	\$19,776.37
2460-000 - Unearned Revenue-Cable Rebate	\$36,720.00

Other Total

\$88,896.37

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$570,600.48
3022-000 - Reserve-Streets	\$396,952.14
3022-001 - Reserve-Sidewalks/Curbs	\$46,684.92
3023-002 - Reserve-Home Woodwork	(\$2,654.48)
3025-001 - Reserve-Pool & Pool Area	\$143,692.45
3026-000 - Reserve-Landscaping Sod	\$28,670.10
3039-000 - Reserve-Recreation Area	\$42,009.64
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$142,072.85
3040-000 - Reserve-Sewer	\$576,889.13
3041-000 - Reserve-Water System	\$595,763.02
3046-000 - Reserve-Sprinklers/Irrigation	\$65,542.75

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc**  
**Balance Sheet**  
**12/31/2025**

3052-000 - Reserve-Storm Drains	\$379,067.36	
3065-000 - Reserve-Lakes and Banks	\$64,561.04	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
<u>Reserve Total</u>	\$3,099,051.56	
<u>Retained Earnings</u>	\$131,496.08	
<u>Net Income</u>	(\$38,289.19)	
<i>Liabilities &amp; Equity Total</i>		\$3,312,504.34

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc**  
**Income Statement**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,121.84	\$1,179,990.08
6070-000 - Interest Income-Operating	\$311.74	\$4,871.26
6071-000 - Interest Income-Reserve	\$10,243.01	\$127,927.76
6076-000 - Interest Income-Owner	\$0.00	\$126.24
6082-000 - Late Fee Income	\$60.00	\$650.00
6083-000 - Other Income-General	\$305.00	\$4,845.00
6083-098 - Other Income-Legal	\$0.00	\$2,038.08
6084-000 - Other Income - Advertising	\$700.00	\$4,967.00
<u>Total Revenues</u>	\$109,741.59	\$1,325,415.42
<i>Total Income</i>	\$109,741.59	\$1,325,415.42
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,830.00	\$45,960.00
7210-000 - Legal & Professional	\$2,931.99	\$7,463.99
7212-001 - Professional-Audit Fees	\$0.00	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$1,152.00	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$23,746.75
7510-000 - Admin Expenses-General	\$353.37	\$4,594.62
7520-000 - Admin Expense-Newletters	\$927.21	\$3,553.50
<u>Total Administrative</u>	\$9,194.57	\$92,832.11
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$7,573.85	\$90,886.20
8021-000 - Salaries / Payroll Expense	\$1,621.41	\$15,499.22
8110-010 - R&M-Clubhouse / Janitorial Labor	\$882.78	\$11,001.27
8110-038 - R&M-Rec Area	\$529.29	\$11,481.55
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$10,720.95	\$137,276.40
8210-005 - Grounds-General Maintenance	\$0.00	\$54.06
8210-009 - Grounds-Irrigation Repairs	\$3,756.20	\$22,255.90
8210-011 - Grounds-Lakes/Banks	\$705.00	\$7,038.73
8311-000 - Clubhouse Expenses / Interior	\$3,036.09	\$10,941.26
8312-000 - Pool-Service-General/Permits	\$695.00	\$8,977.76
8710-001 - Utilities-Electric	\$3,460.18	\$41,184.48
8710-005 - Utilities-Telephone	\$66.15	\$790.33
8710-007 - Utilities-Sewer & Water-General	\$26,433.78	\$293,273.18
8710-010 - Utilities-Reclaimed Water	\$4,460.64	\$28,465.12
8710-012 - Utilities-Cable TV	\$15,487.85	\$186,523.28
<u>Total Services &amp; Utilities</u>	\$79,429.17	\$865,648.74
<i>Total Expense</i>	\$88,623.74	\$958,480.85

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc**  
**Income Statement**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025	Year To Date
Operating Net Income	\$21,117.85	\$366,934.57
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	\$0.00	\$0.00
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint Homes	\$3,472.13	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.37	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.37	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.88	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.63	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.62	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.13	\$57,938.00
9665-000 - Reserve-Lakes and Banks	\$788.62	\$9,463.00
9900-000 - Reserve-Interest	\$10,243.01	\$127,927.76
<u>Total Reserve Expense</u>	\$33,351.01	\$405,223.76
<i>Total Reserve Expense</i>	\$33,351.01	\$405,223.76
Reserve Net Income	(\$33,351.01)	(\$405,223.76)
Net Income	(\$12,233.16)	(\$38,289.19)

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025				1/1/2025 - 12/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$98,121.84	\$98,165.93	(\$44.09)	(0.04%)	\$1,179,990.08	\$1,177,991.49	\$1,998.59	0.17%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$311.74	\$0.00	\$311.74	100.00%	\$4,871.26	\$0.00	\$4,871.26	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$10,243.01	\$0.00	\$10,243.01	100.00%	\$127,927.76	\$0.00	\$127,927.76	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	\$60.00	\$0.00	\$60.00	100.00%	\$650.00	\$0.00	\$650.00	100.00%	\$0.00
6083-000 - Other Income-General	\$305.00	\$0.00	\$305.00	100.00%	\$4,845.00	\$0.00	\$4,845.00	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	\$700.00	\$0.00	\$700.00	100.00%	\$4,967.00	\$0.00	\$4,967.00	100.00%	\$0.00
<b>Total Revenues</b>	<b>\$109,741.59</b>	<b>\$98,165.93</b>	<b>\$11,575.66</b>	<b>11.79%</b>	<b>\$1,325,415.42</b>	<b>\$1,177,991.49</b>	<b>\$147,423.93</b>	<b>12.51%</b>	<b>\$1,177,991.49</b>
<b>Total Income</b>	<b>\$109,741.59</b>	<b>\$98,165.93</b>	<b>\$11,575.66</b>	<b>11.79%</b>	<b>\$1,325,415.42</b>	<b>\$1,177,991.49</b>	<b>\$147,423.93</b>	<b>12.51%</b>	<b>\$1,177,991.49</b>
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,830.00	\$2,861.50	(\$968.50)	(33.85%)	\$45,960.00	\$34,338.00	(\$11,622.00)	(33.85%)	\$34,338.00
7210-000 - Legal & Professional	\$2,931.99	\$331.63	(\$2,600.36)	(784.11%)	\$7,463.99	\$3,980.00	(\$3,483.99)	(87.54%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$6,300.00	\$6,300.00	\$0.00	0.00%	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.98	\$5.98	100.00%	\$61.25	\$70.00	\$8.75	12.50%	\$70.00
7310-003 - Taxes-Condo Fee	\$1,152.00	\$96.00	(\$1,056.00)	(1,100.00%)	\$1,152.00	\$1,152.00	\$0.00	0.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	\$23,746.75	\$18,000.00	(\$5,746.75)	(31.93%)	\$18,000.00
7510-000 - Admin Expenses-General	\$353.37	\$211.63	(\$141.74)	(66.98%)	\$4,594.62	\$2,540.00	(\$2,054.62)	(80.89%)	\$2,540.00
7520-000 - Admin Expense-Newletters	\$927.21	\$0.00	(\$927.21)	(100.00%)	\$3,553.50	\$0.00	(\$3,553.50)	(100.00%)	\$0.00
<b>Total Administrative</b>	<b>\$9,194.57</b>	<b>\$5,531.74</b>	<b>(\$3,662.83)</b>	<b>(66.21%)</b>	<b>\$92,832.11</b>	<b>\$66,380.00</b>	<b>(\$26,452.11)</b>	<b>(39.85%)</b>	<b>\$66,380.00</b>
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$7,573.85	\$7,573.83	(\$0.02)	0.00%	\$90,886.20	\$90,886.18	(\$0.02)	0.00%	\$90,886.18
8021-000 - Salaries / Payroll Expense	\$1,621.41	\$848.13	(\$773.28)	(91.17%)	\$15,499.22	\$10,178.00	(\$5,321.22)	(52.28%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$882.78	\$875.00	(\$7.78)	(0.89%)	\$11,001.27	\$10,500.00	(\$501.27)	(4.77%)	\$10,500.00
8110-038 - R&M-Rec Area	\$529.29	\$291.85	(\$237.44)	(81.36%)	\$11,481.55	\$3,500.00	(\$7,981.55)	(228.04%)	\$3,500.00
8210-001 -									

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc  
Budget Comparison Report  
12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025				1/1/2025 - 12/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Grounds-Lawn Service	\$10,720.95	\$11,690.50	\$969.55	8.29%	\$137,276.40	\$140,286.00	\$3,009.60	2.15%	\$140,286.00
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	\$3,756.20	\$500.00	(\$3,256.20)	(651.24%)	\$22,255.90	\$6,000.00	(\$16,255.90)	(270.93%)	\$6,000.00
8210-011 - Grounds-Lakes/Banks	\$705.00	\$433.37	(\$271.63)	(62.68%)	\$7,038.73	\$5,200.00	(\$1,838.73)	(35.36%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$3,036.09	\$666.63	(\$2,369.46)	(355.44%)	\$10,941.26	\$8,000.00	(\$2,941.26)	(36.77%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$695.00	\$833.37	\$138.37	16.60%	\$8,977.76	\$10,000.00	\$1,022.24	10.22%	\$10,000.00
8710-001 - Utilities-Electric	\$3,460.18	\$3,231.14	(\$229.04)	(7.09%)	\$41,184.48	\$38,773.35	(\$2,411.13)	(6.22%)	\$38,773.35
8710-005 - Utilities-Telephone	\$66.15	\$66.63	\$0.48	0.72%	\$790.33	\$800.00	\$9.67	1.21%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$26,433.78	\$24,794.16	(\$1,639.62)	(6.61%)	\$293,273.18	\$297,529.92	\$4,256.74	1.43%	\$297,529.92
8710-010 - Utilities-Reclaimed Water	\$4,460.64	\$1,999.88	(\$2,460.76)	(123.05%)	\$28,465.12	\$23,999.00	(\$4,466.12)	(18.61%)	\$23,999.00
8710-012 - Utilities-Cable TV	\$15,487.85	\$15,721.92	\$234.07	1.49%	\$186,523.28	\$188,663.04	\$2,139.76	1.13%	\$188,663.04
<b>Total Services &amp; Utilities</b>	<b>\$79,429.17</b>	<b>\$69,526.41</b>	<b>(\$9,902.76)</b>	<b>(14.24%)</b>	<b>\$865,648.74</b>	<b>\$834,315.49</b>	<b>(\$31,333.25)</b>	<b>(3.76%)</b>	<b>\$834,315.49</b>
<b>Total Expense</b>	<b>\$88,623.74</b>	<b>\$75,058.15</b>	<b>(\$13,565.59)</b>	<b>(18.07%)</b>	<b>\$958,480.85</b>	<b>\$900,695.49</b>	<b>(\$57,785.36)</b>	<b>(6.42%)</b>	<b>\$900,695.49</b>
Operating Net Income	\$21,117.85	\$23,107.78	(\$1,989.93)	(8.61%)	\$366,934.57	\$277,296.00	\$89,638.57	32.33%	\$277,296.00
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint Homes	\$3,472.13	\$3,472.13	\$0.00	0.00%	\$41,666.00	\$41,666.00	\$0.00	0.00%	\$41,666.00
9622-000 - Reserve-Streets	\$1,547.37	\$1,547.37	\$0.00	0.00%	\$18,568.00	\$18,568.00	\$0.00	0.00%	\$18,568.00
9622-001 - Reserve-Sidewalks	\$2,083.37	\$2,083.37	\$0.00	0.00%	\$25,000.00	\$25,000.00	\$0.00	0.00%	\$25,000.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$5,301.00	\$5,301.00	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,985.00	\$1,985.00	\$0.00	0.00%	\$23,820.00	\$23,820.00	\$0.00	0.00%	\$23,820.00
9639-002 - Reserve-Clubhouse	\$536.88	\$536.88	\$0.00	0.00%	\$6,443.00	\$6,443.00	\$0.00	0.00%	\$6,443.00
9640-000 - Reserve-Sewer	\$3,222.63	\$3,222.63	\$0.00	0.00%	\$38,672.00	\$38,672.00	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.62	\$2,683.62	\$0.00	0.00%	\$32,203.00	\$32,203.00	\$0.00	0.00%	\$32,203.00

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc**  
**Budget Comparison Report**  
**12/1/2025 - 12/31/2025**

	12/1/2025 - 12/31/2025				1/1/2025 - 12/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9646-000 - Reserve-Sprinklers/Irrigation	\$1,518.50	\$1,518.50	\$0.00	0.00%	\$18,222.00	\$18,222.00	\$0.00	0.00%	\$18,222.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.13	\$4,828.13	\$0.00	0.00%	\$57,938.00	\$57,938.00	\$0.00	0.00%	\$57,938.00
9665-000 - Reserve-Lakes and Banks	\$788.62	\$788.62	\$0.00	0.00%	\$9,463.00	\$9,463.00	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$10,243.01	\$0.00	(\$10,243.01)	(100.00%)	\$127,927.76	\$0.00	(\$127,927.76)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$33,351.01	\$23,108.00	(\$10,243.01)	(44.33%)	\$405,223.76	\$277,296.00	(\$127,927.76)	(46.13%)	\$277,296.00
<b>Total Reserve Expense</b>	\$33,351.01	\$23,108.00	(\$10,243.01)	(44.33%)	\$405,223.76	\$277,296.00	(\$127,927.76)	(46.13%)	\$277,296.00
Reserve Net Income	(\$33,351.01)	(\$23,108.00)	(\$10,243.01)	44.33%	(\$405,223.76)	(\$277,296.00)	(\$127,927.76)	46.13%	(\$277,296.00)
Net Income	(\$12,233.16)	(\$0.22)	(\$12,232.94)	5,560,427.27%	(\$38,289.19)	\$0.00	(\$38,289.19)	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc**  
**Reserve Statement**  
**12/1/2025 - 12/31/2025**

Account	12/1/2025 - 12/31/2025		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$15,745.95	\$22,000.00	\$672,814.68	\$149,933.34	\$252,147.54	\$570,600.48
3022-000 Reserve-Streets	\$3,157.58	\$0.00	\$372,051.77	\$24,900.37	\$0.00	\$396,952.14
3022-001 Reserve-Sidewalks/Curbs	\$2,083.33	\$0.00	\$46,750.79	\$24,999.96	\$25,065.83	\$46,684.92
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	\$1,610.25	\$3,401.61	\$28,960.32	\$7,656.71	\$39,271.51	(\$2,654.48)
3025-000 Reserve Fund-Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-001 Reserve-Pool & Pool Area	\$1,268.02	\$0.00	\$139,758.22	\$8,550.35	\$4,616.12	\$143,692.45
3026-000 Reserve-Landscaping Sod	\$0.00	\$6,204.55	\$94,874.65	\$0.00	\$66,204.55	\$28,670.10
3039-000 Reserve-Recreation Area	\$4,132.00	\$0.00	\$40,461.64	\$32,263.22	\$30,715.22	\$42,009.64
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$1,181.02	\$0.00	\$140,541.39	\$12,482.40	\$10,950.94	\$142,072.85
3040-000 Reserve-Sewer	\$6,443.18	\$0.00	\$562,904.69	\$69,019.44	\$55,035.00	\$576,889.13
3041-000 Reserve-Water System	\$5,904.09	\$54.47	\$564,800.66	\$44,867.79	\$13,905.43	\$595,763.02
3046-000 Reserve-Sprinklers/Irrigation	\$6,349.27	\$4,894.90	\$46,225.08	\$37,268.14	\$17,950.47	\$65,542.75
3052-000 Reserve-Storm Drains	\$5,901.67	\$0.00	\$316,907.72	\$62,159.64	\$0.00	\$379,067.36
3065-000 Reserve-Lakes and Banks	\$1,862.08	\$0.00	\$50,897.93	\$13,684.56	\$21.45	\$64,561.04
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	\$27,243.01	\$49,530.44	\$0.00	\$144,927.76	\$144,927.76	\$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:	\$82,881.45	\$86,085.97	\$3,244,873.49	\$632,713.68	\$660,811.82	\$3,216,775.35