

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
2/28/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$68,634.05
1036-000 - Stifel, Nicolaus & Co, Inc	\$51,039.52
1110-000 - A/R-Maintenance Fees	\$3,696.67
1112-000 - A/R-Late Fees	\$180.00
1114-000 - A/R-Administrative Fees	\$10.00
1117-000 - A/R-Property Clean up fees	\$230.00
1190-000 - Allowance for Bad Debts	\$3,358.72
1410-000 - Prepaid Insurance-General	\$25,492.45
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$157,835.41

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,825,084.09
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$197,739.67

Reserve Total

\$3,022,823.76

Other

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

Other Total

\$45,873.81

Assets Total

\$3,226,532.98

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	\$15,742.25
2460-000 - Unearned Revenue-Cable Rebate	\$34,560.00

Other Total

\$82,702.25

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$465,600.48
3022-000 - Reserve-Streets	\$399,607.64
3022-001 - Reserve-Sidewalks/Curbs	\$49,071.76
3023-002 - Reserve-Home Woodwork	(\$8,390.43)
3025-001 - Reserve-Pool & Pool Area	\$144,575.95
3026-000 - Reserve-Landscaping Sod	\$28,670.10
3039-000 - Reserve-Recreation Area	\$46,005.14
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$143,160.69
3040-000 - Reserve-Sewer	\$583,334.47
3041-000 - Reserve-Water System	\$597,554.60
3046-000 - Reserve-Sprinklers/Irrigation	\$66,780.81

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
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2/28/2026

3052-000 - Reserve-Storm Drains	\$388,723.70	
3065-000 - Reserve-Lakes and Banks	\$66,138.20	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$2,790.49	
<u>Reserve Total</u>	\$3,022,823.76	
<u>Retained Earnings</u>	\$93,206.89	
<u>Net Income</u>	(\$3,549.44)	
<i>Liabilities & Equity Total</i>		\$3,226,532.98

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$196,331.68
6070-000 - Interest Income-Operating	\$149.28	\$285.12
6071-000 - Interest Income-Reserve	\$1,670.90	\$2,790.49
6082-000 - Late Fee Income	\$30.00	\$60.00
6083-000 - Other Income-General	\$1,000.00	\$1,300.00
6083-098 - Other Income-Legal	\$0.00	\$313.85
6084-000 - Other Income - Advertising	\$0.00	\$147.00
<u>Total Revenues</u>	<u>\$101,016.02</u>	<u>\$201,228.14</u>
<i>Total Income</i>	\$101,016.02	\$201,228.14
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,743.00	\$5,486.00
7210-000 - Legal & Professional	\$1,300.00	\$1,751.75
7212-001 - Professional-Audit Fees	\$2,500.00	\$2,500.00
7310-008 - Taxes-Federal Income	\$0.00	(\$4.24)
7510-000 - Admin Expenses-General	\$670.17	\$1,258.15
<u>Total Administrative</u>	<u>\$7,213.17</u>	<u>\$10,991.66</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,985.48	\$15,970.96
8021-000 - Salaries / Payroll Expense	\$1,732.88	\$3,692.85
8110-010 - R&M-Clubhouse / Janitorial Labor	\$906.88	\$1,767.38
8110-038 - R&M-Rec Area	\$188.51	\$1,472.46
8210-001 - Grounds-Lawn Service	\$10,795.95	\$21,591.90
8210-009 - Grounds-Irrigation Repairs	\$1,789.37	\$5,647.88
8210-011 - Grounds-Lakes/Banks	\$305.00	\$610.00
8311-000 - Clubhouse Expenses / Interior	\$1,173.85	\$2,006.40
8312-000 - Pool-Service-General/Permits	\$735.00	\$1,470.00
8710-001 - Utilities-Electric	\$3,878.08	\$7,651.85
8710-005 - Utilities-Telephone	\$86.34	\$152.40
8710-007 - Utilities-Sewer & Water-General	\$26,504.10	\$53,313.75
8710-010 - Utilities-Reclaimed Water	\$1,498.72	\$6,425.28
8710-012 - Utilities-Cable TV	\$15,983.57	\$31,967.14
<u>Total Services & Utilities</u>	<u>\$73,563.73</u>	<u>\$153,740.25</u>
<i>Total Expense</i>	\$80,776.90	\$164,731.91
Operating Net Income	<u>\$20,239.12</u>	<u>\$36,496.23</u>
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9622-000 - Reserve-Streets	\$1,327.75	\$2,655.50
9622-001 - Reserve-Sidewalks	\$1,193.42	\$2,386.84
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$883.50
9639-000 - Reserve-Recreation Area	\$1,997.75	\$3,995.50
9639-002 - Reserve-Clubhouse	\$543.92	\$1,087.84
9640-000 - Reserve-Sewer	\$3,222.67	\$6,445.34
9641-000 - Reserve-Water System	\$2,683.58	\$5,367.16
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$3,200.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$9,656.34
9665-000 - Reserve-Lakes and Banks	\$788.58	\$1,577.16
9900-000 - Reserve-Interest	\$1,670.90	\$2,790.49
<u>Total Reserve Expense</u>	\$20,298.49	\$40,045.67
<i>Total Reserve Expense</i>	\$20,298.49	\$40,045.67
Reserve Net Income	(\$20,298.49)	(\$40,045.67)
Net Income	(\$59.37)	(\$3,549.44)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$98,165.84	\$98,165.96	(\$0.12)	0.00%	\$196,331.68	\$196,331.92	(\$0.24)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$149.28	\$0.00	\$149.28	100.00%	\$285.12	\$0.00	\$285.12	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,670.90	\$0.00	\$1,670.90	100.00%	\$2,790.49	\$0.00	\$2,790.49	100.00%	\$0.00
6082-000 - Late Fee Income	\$30.00	\$0.00	\$30.00	100.00%	\$60.00	\$0.00	\$60.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$1,300.00	\$0.00	\$1,300.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$313.85	\$0.00	\$313.85	100.00%	\$0.00
6084-000 - Other Income - Advertising	\$0.00	\$0.00	\$0.00	0.00%	\$147.00	\$0.00	\$147.00	100.00%	\$0.00
<u>Total Revenues</u>	\$101,016.02	\$98,165.96	\$2,850.06	2.90%	\$201,228.14	\$196,331.92	\$4,896.22	2.49%	\$1,177,991.49
Total Income	\$101,016.02	\$98,165.96	\$2,850.06	2.90%	\$201,228.14	\$196,331.92	\$4,896.22	2.49%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,743.00	\$3,147.65	\$404.65	12.86%	\$5,486.00	\$6,295.30	\$809.30	12.86%	\$37,771.80
7210-000 - Legal & Professional	\$1,300.00	\$331.67	(\$968.33)	(291.96%)	\$1,751.75	\$663.34	(\$1,088.41)	(164.08%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$2,500.00	\$525.00	(\$1,975.00)	(376.19%)	\$2,500.00	\$1,050.00	(\$1,450.00)	(138.10%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	100.00%	\$0.00	\$11.66	\$11.66	100.00%	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$192.00	\$192.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	(\$4.24)	\$3,000.00	\$3,004.24	100.14%	\$18,000.00
7510-000 - Admin Expenses-General	\$670.17	\$211.67	(\$458.50)	(216.61%)	\$1,258.15	\$423.34	(\$834.81)	(197.20%)	\$2,540.00
<u>Total Administrative</u>	\$7,213.17	\$5,817.82	(\$1,395.35)	(23.98%)	\$10,991.66	\$11,635.64	\$643.98	5.53%	\$69,813.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,985.48	\$7,985.48	\$0.00	0.00%	\$15,970.96	\$15,970.96	\$0.00	0.00%	\$95,825.73
8021-000 - Salaries / Payroll Expense	\$1,732.88	\$848.17	(\$884.71)	(104.31%)	\$3,692.85	\$1,696.34	(\$1,996.51)	(117.70%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$906.88	\$875.00	(\$31.88)	(3.64%)	\$1,767.38	\$1,750.00	(\$17.38)	(0.99%)	\$10,500.00
8110-038 - R&M-Rec Area	\$188.51	\$333.33	\$144.82	43.45%	\$1,472.46	\$666.66	(\$805.80)	(120.87%)	\$4,000.00
8210-001 - Grounds-Lawn Service	\$10,795.95	\$11,690.50	\$894.55	7.65%	\$21,591.90	\$23,381.00	\$1,789.10	7.65%	\$140,286.00
8210-009 - Grounds-Irrigation Repairs	\$1,789.37	\$1,174.66	(\$614.71)	(52.33%)	\$5,647.88	\$2,349.32	(\$3,298.56)	(140.40%)	\$14,095.98
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$610.00	\$866.66	\$256.66	29.61%	\$5,200.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8311-000 - Clubhouse Expenses / Interior	\$1,173.85	\$666.67	(\$507.18)	(76.08%)	\$2,006.40	\$1,333.34	(\$673.06)	(50.48%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$735.00	\$833.33	\$98.33	11.80%	\$1,470.00	\$1,666.66	\$196.66	11.80%	\$10,000.00
8410-000 - Home-Woodwork	\$0.00	\$1,389.28	\$1,389.28	100.00%	\$0.00	\$2,778.56	\$2,778.56	100.00%	\$16,671.36
8710-001 - Utilities-Electric	\$3,878.08	\$3,392.67	(\$485.41)	(14.31%)	\$7,651.85	\$6,785.34	(\$866.51)	(12.77%)	\$40,712.02
8710-005 - Utilities-Telephone	\$86.34	\$66.67	(\$19.67)	(29.50%)	\$152.40	\$133.34	(\$19.06)	(14.29%)	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$26,504.10	\$25,537.98	(\$966.12)	(3.78%)	\$53,313.75	\$51,075.96	(\$2,237.79)	(4.38%)	\$306,455.82
8710-010 - Utilities-Reclaimed Water	\$1,498.72	\$2,299.90	\$801.18	34.84%	\$6,425.28	\$4,599.80	(\$1,825.48)	(39.69%)	\$27,598.85
8710-012 - Utilities-Cable TV	\$15,983.57	\$16,193.58	\$210.01	1.30%	\$31,967.14	\$32,387.16	\$420.02	1.30%	\$194,322.93
Total Services & Utilities	\$73,563.73	\$73,720.55	\$156.82	0.21%	\$153,740.25	\$147,441.10	(\$6,299.15)	(4.27%)	\$884,646.69
Total Expense	\$80,776.90	\$79,538.37	(\$1,238.53)	(1.56%)	\$164,731.91	\$159,076.74	(\$5,655.17)	(3.55%)	\$954,460.49
Operating Net Income	\$20,239.12	\$18,627.59	\$1,611.53	8.65%	\$36,496.23	\$37,255.18	(\$758.95)	(2.04%)	\$223,531.00
Reserve Expense									
<u>Reserve Expense</u>									
9622-000 - Reserve-Streets	\$1,327.75	\$1,327.75	\$0.00	0.00%	\$2,655.50	\$2,655.50	\$0.00	0.00%	\$15,933.00
9622-001 - Reserve-Sidewalks	\$1,193.42	\$1,193.42	\$0.00	0.00%	\$2,386.84	\$2,386.84	\$0.00	0.00%	\$14,321.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$883.50	\$883.50	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,997.75	\$1,997.75	\$0.00	0.00%	\$3,995.50	\$3,995.50	\$0.00	0.00%	\$23,973.00
9639-002 - Reserve-Clubhouse	\$543.92	\$543.92	\$0.00	0.00%	\$1,087.84	\$1,087.84	\$0.00	0.00%	\$6,527.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$6,445.34	\$6,445.34	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$5,367.16	\$5,367.16	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$1,600.00	\$0.00	0.00%	\$3,200.00	\$3,200.00	\$0.00	0.00%	\$19,200.00
9652-000 - Reserve-Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$9,656.34	\$9,656.34	\$0.00	0.00%	\$57,938.00
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$1,577.16	\$1,577.16	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$1,670.90	\$0.00	(\$1,670.90)	(100.00%)	\$2,790.49	\$0.00	(\$2,790.49)	(100.00%)	\$0.00
Total Reserve Expense	\$20,298.49	\$18,627.59	(\$1,670.90)	(8.97%)	\$40,045.67	\$37,255.18	(\$2,790.49)	(7.49%)	\$223,531.00
Total Reserve Expense	\$20,298.49	\$18,627.59	(\$1,670.90)	(8.97%)	\$40,045.67	\$37,255.18	(\$2,790.49)	(7.49%)	\$223,531.00
Reserve Net Income	(\$20,298.49)	(\$18,627.59)	(\$1,670.90)	8.97%	(\$40,045.67)	(\$37,255.18)	(\$2,790.49)	7.49%	(\$223,531.00)
Net Income	(\$59.37)	\$0.00	(\$59.37)	100.00%	(\$3,549.44)	\$0.00	(\$3,549.44)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
2/1/2026 - 2/28/2026

Account	2/1/2026 - 2/28/2026		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$0.00	\$70,000.00	\$570,600.48	\$0.00	\$105,000.00	\$465,600.48
3022-000 Reserve-Streets	\$1,327.75	\$0.00	\$396,952.14	\$2,655.50	\$0.00	\$399,607.64
3022-001 Reserve-Sidewalks/Curbs	\$1,193.42	\$0.00	\$46,684.92	\$2,386.84	\$0.00	\$49,071.76
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	\$2,580.78	(\$2,654.48)	\$0.00	\$5,735.95	(\$8,390.43)
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	\$143,692.45	\$883.50	\$0.00	\$144,575.95
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$28,670.10	\$0.00	\$0.00	\$28,670.10
3039-000 Reserve-Recreation Area	\$1,997.75	\$0.00	\$42,009.64	\$3,995.50	\$0.00	\$46,005.14
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$543.92	\$0.00	\$142,072.85	\$1,087.84	\$0.00	\$143,160.69
3040-000 Reserve-Sewer	\$3,222.67	\$0.00	\$576,889.13	\$6,445.34	\$0.00	\$583,334.47
3041-000 Reserve-Water System	\$2,683.58	\$1,957.09	\$595,763.02	\$5,367.16	\$3,575.58	\$597,554.60
3046-000 Reserve-Sprinklers/Irrigation	\$1,600.00	\$487.95	\$65,542.75	\$3,200.00	\$1,961.94	\$66,780.81
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$379,067.36	\$9,656.34	\$0.00	\$388,723.70
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$64,561.04	\$1,577.16	\$0.00	\$66,138.20
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	\$1,670.90	\$0.00	\$0.00	\$2,790.49	\$0.00	\$2,790.49
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:	\$20,298.49	\$75,025.82	\$3,216,775.35	\$40,045.67	\$116,273.47	\$3,140,547.55