

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
3/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$62,019.32
1036-000 - Stifel, Nicolaus & Co, Inc	\$51,164.93
1110-000 - A/R-Maintenance Fees	\$4,039.13
1112-000 - A/R-Late Fees	\$210.00
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	\$22,749.45
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$148,975.55

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,845,244.06
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$90,016.81

Reserve Total

\$2,935,260.87

Other

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

Other Total

\$45,873.81

Assets Total

\$3,130,110.23

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	\$15,445.04
2460-000 - Unearned Revenue-Cable Rebate	\$33,480.00

Other Total

\$81,325.04

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$356,600.48
3022-000 - Reserve-Streets	\$400,886.94
3022-001 - Reserve-Sidewalks/Curbs	\$50,265.18
3023-002 - Reserve-Home Woodwork	(\$12,848.64)
3025-001 - Reserve-Pool & Pool Area	\$144,628.75
3026-000 - Reserve-Landscaping Sod	\$28,670.10
3039-000 - Reserve-Recreation Area	\$48,002.89
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$133,011.61
3040-000 - Reserve-Sewer	\$586,557.14
3041-000 - Reserve-Water System	\$599,307.47
3046-000 - Reserve-Sprinklers/Irrigation	\$67,545.37

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3052-000 - Reserve-Storm Drains	\$393,551.87	
3065-000 - Reserve-Lakes and Banks	\$66,926.78	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$22,954.77	
<u>Reserve Total</u>	<u>\$2,935,260.87</u>	
<u>Retained Earnings</u>	\$93,206.89	
<u>Net Income</u>	(\$11,032.09)	
<i>Liabilities & Equity Total</i>		\$3,130,110.23

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$294,497.52
6070-000 - Interest Income-Operating	\$127.50	\$412.62
6071-000 - Interest Income-Reserve	\$20,164.28	\$22,954.77
6082-000 - Late Fee Income	\$30.00	\$90.00
6083-000 - Other Income-General	\$900.00	\$2,200.00
6083-098 - Other Income-Legal	\$0.00	\$313.85
6084-000 - Other Income - Advertising	\$0.00	\$147.00
<u>Total Revenues</u>	\$119,387.62	\$320,615.76
<i>Total Income</i>	\$119,387.62	\$320,615.76
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,743.00	\$8,229.00
7210-000 - Legal & Professional	\$450.00	\$2,201.75
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$10,515.34	\$10,515.34
7310-008 - Taxes-Federal Income	\$0.00	(\$4.24)
7510-000 - Admin Expenses-General	\$527.83	\$1,785.98
<u>Total Administrative</u>	\$14,236.17	\$25,227.83
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,985.48	\$23,956.44
8021-000 - Salaries / Payroll Expense	\$571.22	\$4,264.07
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,243.13	\$3,010.51
8110-038 - R&M-Rec Area	\$891.90	\$2,364.36
8110-040 - Gate Project	\$31.75	\$31.75
8210-001 - Grounds-Lawn Service	\$11,108.95	\$32,700.85
8210-009 - Grounds-Irrigation Repairs	\$1,503.24	\$7,151.12
8210-011 - Grounds-Lakes/Banks	\$899.95	\$1,509.95
8311-000 - Clubhouse Expenses / Interior	\$505.89	\$2,512.29
8312-000 - Pool-Service-General/Permits	\$735.00	\$2,205.00
8710-001 - Utilities-Electric	\$2,853.41	\$10,505.26
8710-005 - Utilities-Telephone	\$86.34	\$238.74
8710-007 - Utilities-Sewer & Water-General	\$26,563.70	\$79,877.45
8710-010 - Utilities-Reclaimed Water	\$2,878.70	\$9,303.98
8710-012 - Utilities-Cable TV	\$15,983.57	\$47,950.71
<u>Total Services & Utilities</u>	\$73,842.23	\$227,582.48
<i>Total Expense</i>	\$88,078.40	\$252,810.31
Operating Net Income	\$31,309.22	\$67,805.45
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9622-000 - Reserve-Streets	\$1,327.75	\$3,983.25
9622-001 - Reserve-Sidewalks	\$1,193.42	\$3,580.26
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$1,325.25
9639-000 - Reserve-Recreation Area	\$1,997.75	\$5,993.25
9639-002 - Reserve-Clubhouse	\$543.92	\$1,631.76
9640-000 - Reserve-Sewer	\$3,222.67	\$9,668.01
9641-000 - Reserve-Water System	\$2,683.58	\$8,050.74
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$4,800.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$14,484.51
9665-000 - Reserve-Lakes and Banks	\$788.58	\$2,365.74
9900-000 - Reserve-Interest	\$20,164.28	\$22,954.77
<u>Total Reserve Expense</u>	\$38,791.87	\$78,837.54
<i>Total Reserve Expense</i>	\$38,791.87	\$78,837.54
Reserve Net Income	(\$38,791.87)	(\$78,837.54)
Net Income	(\$7,482.65)	(\$11,032.09)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				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%	\$294,497.52	\$294,497.88	(\$0.36)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$127.50	\$0.00	\$127.50	100.00%	\$412.62	\$0.00	\$412.62	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$20,164.28	\$0.00	\$20,164.28	100.00%	\$22,954.77	\$0.00	\$22,954.77	100.00%	\$0.00
6082-000 - Late Fee Income	\$30.00	\$0.00	\$30.00	100.00%	\$90.00	\$0.00	\$90.00	100.00%	\$0.00
6083-000 - Other Income-General	\$900.00	\$0.00	\$900.00	100.00%	\$2,200.00	\$0.00	\$2,200.00	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
Total Revenues	\$119,387.62	\$98,165.96	\$21,221.66	21.62%	\$320,615.76	\$294,497.88	\$26,117.88	8.87%	\$1,177,991.49
Total Income	\$119,387.62	\$98,165.96	\$21,221.66	21.62%	\$320,615.76	\$294,497.88	\$26,117.88	8.87%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,743.00	\$3,147.65	\$404.65	12.86%	\$8,229.00	\$9,442.95	\$1,213.95	12.86%	\$37,771.80
7210-000 - Legal & Professional	\$450.00	\$331.67	(\$118.33)	(35.68%)	\$2,201.75	\$995.01	(\$1,206.74)	(121.28%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$2,500.00	\$1,575.00	(\$925.00)	(58.73%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$10,515.34	\$5.83	(\$10,509.51)	(180,266.04%)	\$10,515.34	\$17.49	(\$10,497.85)	(60,022.01%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$288.00	\$288.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	(\$4.24)	\$4,500.00	\$4,504.24	100.09%	\$18,000.00
7510-000 - Admin Expenses-General	\$527.83	\$211.67	(\$316.16)	(149.36%)	\$1,785.98	\$635.01	(\$1,150.97)	(181.25%)	\$2,540.00
Total Administrative	\$14,236.17	\$5,817.82	(\$8,418.35)	(144.70%)	\$25,227.83	\$17,453.46	(\$7,774.37)	(44.54%)	\$69,813.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,985.48	\$7,985.48	\$0.00	0.00%	\$23,956.44	\$23,956.44	\$0.00	0.00%	\$95,825.73
8021-000 - Salaries / Payroll Expense	\$571.22	\$848.17	\$276.95	32.65%	\$4,264.07	\$2,544.51	(\$1,719.56)	(67.58%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,243.13	\$875.00	(\$368.13)	(42.07%)	\$3,010.51	\$2,625.00	(\$385.51)	(14.69%)	\$10,500.00
8110-038 - R&M-Rec Area	\$891.90	\$333.33	(\$558.57)	(167.57%)	\$2,364.36	\$999.99	(\$1,364.37)	(136.44%)	\$4,000.00
8110-040 - Gate Project	\$31.75	\$0.00	(\$31.75)	(100.00%)	\$31.75	\$0.00	(\$31.75)	(100.00%)	\$0.00
8210-001 - Grounds-Lawn Service	\$11,108.95	\$11,690.50	\$581.55	4.97%	\$32,700.85	\$35,071.50	\$2,370.65	6.76%	\$140,286.00

**Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026**

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-009 - Grounds-Irrigation Repairs	\$1,503.24	\$1,174.66	(\$328.58)	(27.97%)	\$7,151.12	\$3,523.98	(\$3,627.14)	(102.93%)	\$14,095.98
8210-011 - Grounds-Lakes/Banks	\$899.95	\$433.33	(\$466.62)	(107.68%)	\$1,509.95	\$1,299.99	(\$209.96)	(16.15%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$505.89	\$666.67	\$160.78	24.12%	\$2,512.29	\$2,000.01	(\$512.28)	(25.61%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$735.00	\$833.33	\$98.33	11.80%	\$2,205.00	\$2,499.99	\$294.99	11.80%	\$10,000.00
8410-000 - Home-Woodwork	\$0.00	\$1,389.28	\$1,389.28	100.00%	\$0.00	\$4,167.84	\$4,167.84	100.00%	\$16,671.36
8710-001 - Utilities-Electric	\$2,853.41	\$3,392.67	\$539.26	15.89%	\$10,505.26	\$10,178.01	(\$327.25)	(3.22%)	\$40,712.02
8710-005 - Utilities-Telephone	\$86.34	\$66.67	(\$19.67)	(29.50%)	\$238.74	\$200.01	(\$38.73)	(19.36%)	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$26,563.70	\$25,537.98	(\$1,025.72)	(4.02%)	\$79,877.45	\$76,613.94	(\$3,263.51)	(4.26%)	\$306,455.82
8710-010 - Utilities-Reclaimed Water	\$2,878.70	\$2,299.90	(\$578.80)	(25.17%)	\$9,303.98	\$6,899.70	(\$2,404.28)	(34.85%)	\$27,598.85
8710-012 - Utilities-Cable TV	\$15,983.57	\$16,193.58	\$210.01	1.30%	\$47,950.71	\$48,580.74	\$630.03	1.30%	\$194,322.93
<u>Total Services & Utilities</u>	\$73,842.23	\$73,720.55	(\$121.68)	(0.17%)	\$227,582.48	\$221,161.65	(\$6,420.83)	(2.90%)	\$884,646.69
Total Expense	\$88,078.40	\$79,538.37	(\$8,540.03)	(10.74%)	\$252,810.31	\$238,615.11	(\$14,195.20)	(5.95%)	\$954,460.49
Operating Net Income	\$31,309.22	\$18,627.59	\$12,681.63	68.08%	\$67,805.45	\$55,882.77	\$11,922.68	21.34%	\$223,531.00
Reserve Expense									
<u>Reserve Expense</u>									
9622-000 - Reserve-Streets	\$1,327.75	\$1,327.75	\$0.00	0.00%	\$3,983.25	\$3,983.25	\$0.00	0.00%	\$15,933.00
9622-001 - Reserve-Sidewalks	\$1,193.42	\$1,193.42	\$0.00	0.00%	\$3,580.26	\$3,580.26	\$0.00	0.00%	\$14,321.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$1,325.25	\$1,325.25	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,997.75	\$1,997.75	\$0.00	0.00%	\$5,993.25	\$5,993.25	\$0.00	0.00%	\$23,973.00
9639-002 - Reserve-Clubhouse	\$543.92	\$543.92	\$0.00	0.00%	\$1,631.76	\$1,631.76	\$0.00	0.00%	\$6,527.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$9,668.01	\$9,668.01	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$8,050.74	\$8,050.74	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$1,600.00	\$0.00	0.00%	\$4,800.00	\$4,800.00	\$0.00	0.00%	\$19,200.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$14,484.51	\$14,484.51	\$0.00	0.00%	\$57,938.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$2,365.74	\$2,365.74	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$20,164.28	\$0.00	(\$20,164.28)	(100.00%)	\$22,954.77	\$0.00	(\$22,954.77)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$38,791.87	\$18,627.59	(\$20,164.28)	(108.25%)	\$78,837.54	\$55,882.77	(\$22,954.77)	(41.08%)	\$223,531.00
Total Reserve Expense	\$38,791.87	\$18,627.59	(\$20,164.28)	(108.25%)	\$78,837.54	\$55,882.77	(\$22,954.77)	(41.08%)	\$223,531.00
Reserve Net Income	(\$38,791.87)	(\$18,627.59)	(\$20,164.28)	108.25%	(\$78,837.54)	(\$55,882.77)	(\$22,954.77)	41.08%	(\$223,531.00)
Net Income	(\$7,482.65)	\$0.00	(\$7,482.65)	100.00%	(\$11,032.09)	\$0.00	(\$11,032.09)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
3/1/2026 - 3/31/2026

Account	3/1/2026 - 3/31/2026		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$0.00	\$109,000.00	\$570,600.48	\$0.00	\$214,000.00	\$356,600.48
3022-000 Reserve-Streets	\$1,327.75	\$48.45	\$396,952.14	\$3,983.25	\$48.45	\$400,886.94
3022-001 Reserve-Sidewalks/Curbs	\$1,193.42	\$0.00	\$46,684.92	\$3,580.26	\$0.00	\$50,265.18
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	\$4,458.21	(\$2,654.48)	\$0.00	\$10,194.16	(\$12,848.64)
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	\$388.95	\$143,692.45	\$1,325.25	\$388.95	\$144,628.75
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	\$5,993.25	\$0.00	\$48,002.89
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	\$10,693.00	\$142,072.85	\$1,631.76	\$10,693.00	\$133,011.61
3040-000 Reserve-Sewer	\$3,222.67	\$0.00	\$576,889.13	\$9,668.01	\$0.00	\$586,557.14
3041-000 Reserve-Water System	\$2,683.58	\$930.71	\$595,763.02	\$8,050.74	\$4,506.29	\$599,307.47
3046-000 Reserve-Sprinklers/Irrigation	\$1,600.00	\$835.44	\$65,542.75	\$4,800.00	\$2,797.38	\$67,545.37
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$379,067.36	\$14,484.51	\$0.00	\$393,551.87
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$64,561.04	\$2,365.74	\$0.00	\$66,926.78
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	\$20,164.28	\$0.00	\$0.00	\$22,954.77	\$0.00	\$22,954.77
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:	\$38,791.87	\$126,354.76	\$3,216,775.35	\$78,837.54	\$242,628.23	\$3,052,984.66