

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc

Balance Sheet

4/30/2026

Assets

Operating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$55,582.33
1036-000 - Stifel, Nicolaus & Co, Inc	\$51,299.63
1110-000 - A/R-Maintenance Fees	\$4,697.99
1112-000 - A/R-Late Fees	\$255.00
1114-000 - A/R-Administrative Fees	\$20.00
1117-000 - A/R-Property Clean up fees	\$230.00
1190-000 - Allowance for Bad Debts	\$3,358.72
1410-000 - Prepaid Insurance-General	\$20,006.45
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total _____ \$140,644.12

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,855,476.84
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$37,846.34

Reserve Total _____ \$2,893,323.18

Other

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

Other Total _____ \$45,873.81

Assets Total

\$3,079,841.11

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	\$13,751.15
2460-000 - Unearned Revenue-Cable Rebate	\$32,400.00

Other Total _____ \$78,551.15

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$356,600.48
3022-000 - Reserve-Streets	\$395,809.15
3022-001 - Reserve-Sidewalks/Curbs	\$51,458.60
3023-002 - Reserve-Home Woodwork	(\$19,309.39)
3025-001 - Reserve-Pool & Pool Area	\$145,070.50
3026-000 - Reserve-Landscaping Sod	\$28,670.10
3039-000 - Reserve-Recreation Area	\$50,000.64
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$127,580.53
3040-000 - Reserve-Sewer	\$570,438.81
3041-000 - Reserve-Water System	\$572,138.48
3046-000 - Reserve-Sprinklers/Irrigation	\$66,379.70
3052-000 - Reserve-Storm Drains	\$398,380.04
3065-000 - Reserve-Lakes and Banks	\$67,715.36
3077-000 - Reserve-Reclaim System	\$3,000.00
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00
3080-000 - Reserve-Interest	\$33,190.02

Reserve Total _____ \$2,893,323.18

Retained Earnings

\$93,206.89

Net Income

(\$16,589.63)

Liabilities & Equity Total

\$3,079,841.11

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$392,663.36
6070-000 - Interest Income-Operating	\$136.55	\$549.17
6071-000 - Interest Income-Reserve	\$10,235.25	\$33,190.02
6082-000 - Late Fee Income	\$45.00	\$135.00
6083-000 - Other Income-General	\$200.00	\$2,400.00
6083-098 - Other Income-Legal	\$0.00	\$313.85
6084-000 - Other Income - Advertising	\$120.00	\$267.00
<u>Total Revenues</u>	\$108,902.64	\$429,518.40
 <i>Total Income</i>	 \$108,902.64	 \$429,518.40
 Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,743.00	\$10,972.00
7210-000 - Legal & Professional	\$912.33	\$3,114.08
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$61.25	\$10,576.59
7310-008 - Taxes-Federal Income	\$0.00	(\$4.24)
7510-000 - Admin Expenses-General	\$826.43	\$2,612.41
<u>Total Administrative</u>	\$4,543.01	\$29,770.84
 <u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,985.48	\$31,941.92
8021-000 - Salaries / Payroll Expense	\$542.30	\$4,806.37
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,432.39	\$4,442.90
8110-038 - R&M-Rec Area	\$509.57	\$2,873.93
8110-040 - Gate Project	\$0.00	\$31.75
8210-001 - Grounds-Lawn Service	\$19,013.95	\$51,714.80
8210-009 - Grounds-Irrigation Repairs	\$2,225.58	\$9,376.70
8210-011 - Grounds-Lakes/Banks	\$305.00	\$1,814.95
8311-000 - Clubhouse Expenses / Interior	\$569.08	\$3,081.37
8312-000 - Pool-Service-General/Permits	\$1,174.20	\$3,379.20
8710-001 - Utilities-Electric	\$2,940.29	\$13,445.55
8710-005 - Utilities-Telephone	\$86.25	\$324.99
8710-007 - Utilities-Sewer & Water-General	\$26,492.38	\$106,369.83
8710-010 - Utilities-Reclaimed Water	\$1,794.29	\$11,098.27
8710-012 - Utilities-Cable TV	\$15,983.57	\$63,934.28
<u>Total Services & Utilities</u>	\$81,054.33	\$308,636.81
 <i>Total Expense</i>	 \$85,597.34	 \$338,407.65
 Operating Net Income	 \$23,305.30	 \$91,110.75
 Reserve Income		
<u>Total Reserve Income</u>		
	\$0.00	\$0.00
 Reserve Expense		
<u>Reserve Expense</u>		
9622-000 - Reserve-Streets	\$1,327.75	\$5,311.00
9622-001 - Reserve-Sidewalks	\$1,193.42	\$4,773.68
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$1,767.00
9639-000 - Reserve-Recreation Area	\$1,997.75	\$7,991.00
9639-002 - Reserve-Clubhouse	\$543.92	\$2,175.68
9640-000 - Reserve-Sewer	\$3,222.67	\$12,890.68
9641-000 - Reserve-Water System	\$2,683.58	\$10,734.32
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$6,400.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$19,312.68

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
9665-000 - Reserve-Lakes and Banks	\$788.58	\$3,154.32
9900-000 - Reserve-Interest	\$10,235.25	\$33,190.02
<u>Total Reserve Expense</u>	<u>\$28,862.84</u>	<u>\$107,700.38</u>
<i>Total Reserve Expense</i>	\$28,862.84	\$107,700.38
 Reserve Net Income	 (<u>\$28,862.84</u>)	 (<u>\$107,700.38</u>)
 Net Income	 (<u>\$5,557.54</u>)	 (<u>\$16,589.63</u>)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc

Budget Comparison Report

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	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%	\$392,663.36	\$392,663.84	(\$0.48)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$136.55	\$0.00	\$136.55	100.00%	\$549.17	\$0.00	\$549.17	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$10,235.25	\$0.00	\$10,235.25	100.00%	\$33,190.02	\$0.00	\$33,190.02	100.00%	\$0.00
6082-000 - Late Fee Income	\$45.00	\$0.00	\$45.00	100.00%	\$135.00	\$0.00	\$135.00	100.00%	\$0.00
6083-000 - Other Income-General	\$200.00	\$0.00	\$200.00	100.00%	\$2,400.00	\$0.00	\$2,400.00	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	\$120.00	\$0.00	\$120.00	100.00%	\$267.00	\$0.00	\$267.00	100.00%	\$0.00
Total Revenues	\$108,902.64	\$98,165.96	\$10,736.68	10.94%	\$429,518.40	\$392,663.84	\$36,854.56	9.39%	\$1,177,991.49
Total Income	\$108,902.64	\$98,165.96	\$10,736.68	10.94%	\$429,518.40	\$392,663.84	\$36,854.56	9.39%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,743.00	\$3,147.65	\$404.65	12.86%	\$10,972.00	\$12,590.60	\$1,618.60	12.86%	\$37,771.80
7210-000 - Legal & Professional	\$912.33	\$331.67	(\$580.66)	(175.07%)	\$3,114.08	\$1,326.68	(\$1,787.40)	(134.73%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$2,500.00	\$2,100.00	(\$400.00)	(19.05%)	\$6,300.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.83	(\$55.42)	(950.60%)	\$10,576.59	\$23.32	(\$10,553.27)	(45,254.16%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$384.00	\$384.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	(\$4.24)	\$6,000.00	\$6,004.24	100.07%	\$18,000.00
7510-000 - Admin Expenses-General	\$826.43	\$211.67	(\$614.76)	(290.43%)	\$2,612.41	\$846.68	(\$1,765.73)	(208.55%)	\$2,540.00
Total Administrative	\$4,543.01	\$5,817.82	\$1,274.81	21.91%	\$29,770.84	\$23,271.28	(\$6,499.56)	(27.93%)	\$69,813.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,985.48	\$7,985.48	\$0.00	0.00%	\$31,941.92	\$31,941.92	\$0.00	0.00%	\$95,825.73
8021-000 - Salaries / Payroll Expense	\$542.30	\$848.17	\$305.87	36.06%	\$4,806.37	\$3,392.68	(\$1,413.69)	(41.67%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,432.39	\$875.00	(\$557.39)	(63.70%)	\$4,442.90	\$3,500.00	(\$942.90)	(26.94%)	\$10,500.00
8110-038 - R&M-Rec Area	\$509.57	\$333.33	(\$176.24)	(52.87%)	\$2,873.93	\$1,333.32	(\$1,540.61)	(115.55%)	\$4,000.00
8110-040 - Gate Project	\$0.00	\$0.00	\$0.00	0.00%	\$31.75	\$0.00	(\$31.75)	(100.00%)	\$0.00
8210-001 - Grounds-Lawn Service	\$19,013.95	\$11,690.50	(\$7,323.45)	(62.64%)	\$51,714.80	\$46,762.00	(\$4,952.80)	(10.59%)	\$140,286.00
8210-009 - Grounds-Irrigation Repairs	\$2,225.58	\$1,174.66	(\$1,050.92)	(89.47%)	\$9,376.70	\$4,698.64	(\$4,678.06)	(99.56%)	\$14,095.98
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$1,814.95	\$1,733.32	(\$81.63)	(4.71%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$569.08	\$666.67	\$97.59	14.64%	\$3,081.37	\$2,666.68	(\$414.69)	(15.55%)	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$1,174.20	\$833.33	(\$340.87)	(40.90%)	\$3,379.20	\$3,333.32	(\$45.88)	(1.38%)	\$10,000.00
8410-000 - Home-Woodwork	\$0.00	\$1,389.28	\$1,389.28	100.00%	\$0.00	\$5,557.12	\$5,557.12	100.00%	\$16,671.36
8710-001 - Utilities-Electric	\$2,940.29	\$3,392.67	\$452.38	13.33%	\$13,445.55	\$13,570.68	\$125.13	0.92%	\$40,712.02
8710-005 - Utilities-Telephone	\$86.25	\$66.67	(\$19.58)	(29.37%)	\$324.99	\$266.68	(\$58.31)	(21.87%)	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$26,492.38	\$25,537.98	(\$954.40)	(3.74%)	\$106,369.83	\$102,151.92	(\$4,217.91)	(4.13%)	\$306,455.82
8710-010 - Utilities-Reclaimed Water	\$1,794.29	\$2,299.90	\$505.61	21.98%	\$11,098.27	\$9,199.60	(\$1,898.67)	(20.64%)	\$27,598.85
8710-012 - Utilities-Cable TV	\$15,983.57	\$16,193.58	\$210.01	1.30%	\$63,934.28	\$64,774.32	\$840.04	1.30%	\$194,322.93
Total Services & Utilities	\$81,054.33	\$73,720.55	(\$7,333.78)	(9.95%)	\$308,636.81	\$294,882.20	(\$13,754.61)	(4.66%)	\$884,646.69
Total Expense	\$85,597.34	\$79,538.37	(\$6,058.97)	(7.62%)	\$338,407.65	\$318,153.48	(\$20,254.17)	(6.37%)	\$954,460.49
Operating Net Income	\$23,305.30	\$18,627.59	\$4,677.71	25.11%	\$91,110.75	\$74,510.36	\$16,600.39	22.28%	\$223,531.00
Reserve Expense									
<u>Reserve Expense</u>									
9622-000 - Reserve-Streets	\$1,327.75	\$1,327.75	\$0.00	0.00%	\$5,311.00	\$5,311.00	\$0.00	0.00%	\$15,933.00
9622-001 - Reserve-Sidewalks	\$1,193.42	\$1,193.42	\$0.00	0.00%	\$4,773.68	\$4,773.68	\$0.00	0.00%	\$14,321.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$1,767.00	\$1,767.00	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,997.75	\$1,997.75	\$0.00	0.00%	\$7,991.00	\$7,991.00	\$0.00	0.00%	\$23,973.00
9639-002 - Reserve-Clubhouse	\$543.92	\$543.92	\$0.00	0.00%	\$2,175.68	\$2,175.68	\$0.00	0.00%	\$6,527.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$12,890.68	\$12,890.68	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$10,734.32	\$10,734.32	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$1,600.00	\$0.00	0.00%	\$6,400.00	\$6,400.00	\$0.00	0.00%	\$19,200.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$19,312.68	\$19,312.68	\$0.00	0.00%	\$57,938.00
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$3,154.32	\$3,154.32	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$10,235.25	\$0.00	(\$10,235.25)	(100.00%)	\$33,190.02	\$0.00	(\$33,190.02)	(100.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc

Budget Comparison Report

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Total Reserve Expense	\$28,862.84	\$18,627.59	(\$10,235.25)	(54.95%)	\$107,700.38	\$74,510.36	(\$33,190.02)	(44.54%)	\$223,531.00
Total Reserve Expense	\$28,862.84	\$18,627.59	(\$10,235.25)	(54.95%)	\$107,700.38	\$74,510.36	(\$33,190.02)	(44.54%)	\$223,531.00
Reserve Net Income	(\$28,862.84)	(\$18,627.59)	(\$10,235.25)	54.95%	(\$107,700.38)	(\$74,510.36)	(\$33,190.02)	44.54%	(\$223,531.00)
Net Income	(\$5,557.54)	\$0.00	(\$5,557.54)	100.00%	(\$16,589.63)	\$0.00	(\$16,589.63)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
4/1/2026 - 4/30/2026

Account	4/1/2026 - 4/30/2026		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$0.00	\$0.00	\$570,600.48	\$0.00	\$214,000.00	\$356,600.48
3022-000 Reserve-Streets	\$1,327.75	\$6,405.54	\$396,952.14	\$5,311.00	\$6,453.99	\$395,809.15
3022-001 Reserve-Sidewalks/Curbs	\$7,543.42	\$6,350.00	\$46,684.92	\$11,123.68	\$6,350.00	\$51,458.60
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	\$6,460.75	(\$2,654.48)	\$0.00	\$16,654.91	(\$19,309.39)
3025-000 Reserve-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	\$1,767.00	\$388.95	\$145,070.50
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	\$7,991.00	\$0.00	\$50,000.64
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$543.92	\$5,975.00	\$142,072.85	\$2,175.68	\$16,668.00	\$127,580.53
3040-000 Reserve-Sewer	\$3,222.67	\$19,341.00	\$576,889.13	\$12,890.68	\$19,341.00	\$570,438.81
3041-000 Reserve-Water System	\$2,683.58	\$29,852.57	\$595,763.02	\$10,734.32	\$34,358.86	\$572,138.48
3046-000 Reserve-Sprinklers/Irrigation	\$1,600.00	\$2,765.67	\$65,542.75	\$6,400.00	\$5,563.05	\$66,379.70
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$379,067.36	\$19,312.68	\$0.00	\$398,380.04
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$64,561.04	\$3,154.32	\$0.00	\$67,715.36
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	\$10,235.25	\$0.00	\$0.00	\$33,190.02	\$0.00	\$33,190.02
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:	\$35,212.84	\$77,150.53	\$3,216,775.35	\$114,050.38	\$319,778.76	\$3,011,046.97