

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

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$32,997.29
1036-000 - Stifel, Nicolaus & Co, Inc	\$51,425.65
1110-000 - A/R-Maintenance Fees	\$5,996.03
1112-000 - A/R-Late Fees	\$330.00
1114-000 - A/R-Administrative Fees	\$40.00
1117-000 - A/R-Property Clean up fees	\$230.00
1190-000 - Allowance for Bad Debts	\$3,358.72
1410-000 - Prepaid Insurance-General	\$17,263.45
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$116,835.14

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,856,528.77
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$69,867.63

Reserve Total

\$2,926,396.40

Other

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

Other Total

\$45,873.81

Assets Total

\$3,089,105.35

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	\$13,039.44
2460-000 - Unearned Revenue-Cable Rebate	\$31,320.00

Other Total

\$76,759.44

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$356,600.48
3022-000 - Reserve-Streets	\$397,136.90
3022-001 - Reserve-Sidewalks/Curbs	\$52,584.65
3023-002 - Reserve-Home Woodwork	(\$2,654.48)
3025-001 - Reserve-Pool & Pool Area	\$145,512.25
3026-000 - Reserve-Landscaping Sod	\$28,670.10
3039-000 - Reserve-Recreation Area	\$51,998.39
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$128,124.45
3040-000 - Reserve-Sewer	\$573,558.37
3041-000 - Reserve-Water System	\$574,564.29
3046-000 - Reserve-Sprinklers/Irrigation	\$65,145.60

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3052-000 - Reserve-Storm Drains	\$403,208.21	
3065-000 - Reserve-Lakes and Banks	\$68,503.94	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$34,243.09	
<u>Reserve Total</u>	<u>\$2,926,396.40</u>	
<u>Retained Earnings</u>	\$93,206.89	
<u>Net Income</u>	(\$38,606.90)	
<i>Liabilities & Equity Total</i>		\$3,089,105.35

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

	5/1/2026 - 5/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$490,829.20
6070-000 - Interest Income-Operating	\$127.98	\$677.15
6071-000 - Interest Income-Reserve	\$1,053.07	\$34,243.09
6082-000 - Late Fee Income	\$75.00	\$210.00
6083-000 - Other Income-General	\$200.00	\$2,600.00
6083-098 - Other Income-Legal	\$0.00	\$313.85
6084-000 - Other Income - Advertising	\$0.00	\$267.00
<u>Total Revenues</u>	\$99,621.89	\$529,140.29
<i>Total Income</i>	\$99,621.89	\$529,140.29
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,743.00	\$13,715.00
7210-000 - Legal & Professional	\$2,305.00	\$5,419.08
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10,576.59
7310-008 - Taxes-Federal Income	\$0.00	(\$4.24)
7510-000 - Admin Expenses-General	\$628.03	\$3,240.44
<u>Total Administrative</u>	\$5,676.03	\$35,446.87
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,985.48	\$39,927.40
8021-000 - Salaries / Payroll Expense	\$1,015.65	\$5,822.02
8110-010 - R&M-Clubhouse / Janitorial Labor	\$923.39	\$5,366.29
8110-038 - R&M-Rec Area	\$667.55	\$3,541.48
8110-040 - Gate Project	\$0.00	\$31.75
8210-001 - Grounds-Lawn Service	\$11,558.95	\$63,273.75
8210-009 - Grounds-Irrigation Repairs	\$1,500.45	\$10,877.15
8210-011 - Grounds-Lakes/Banks	\$305.00	\$2,119.95
8311-000 - Clubhouse Expenses / Interior	\$94.21	\$3,175.58
8312-000 - Pool-Service-General/Permits	\$1,035.00	\$4,414.20
8410-000 - Home-Woodwork	\$21,473.77	\$21,473.77
8710-001 - Utilities-Electric	\$2,779.61	\$16,225.16
8710-005 - Utilities-Telephone	\$86.25	\$411.24
8710-007 - Utilities-Sewer & Water-General	\$26,906.43	\$133,276.26
8710-010 - Utilities-Reclaimed Water	\$3,967.16	\$15,065.43
8710-012 - Utilities-Cable TV	\$15,983.57	\$79,917.85
<u>Total Services & Utilities</u>	\$96,282.47	\$404,919.28
<i>Total Expense</i>	\$101,958.50	\$440,366.15
Operating Net Income	(\$2,336.61)	\$88,774.14
Reserve Income		

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

	5/1/2026 - 5/31/2026	Year To Date
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense	<hr/>	
<u>Reserve Expense</u>		
9622-000 - Reserve-Streets	\$1,327.75	\$6,638.75
9622-001 - Reserve-Sidewalks	\$1,193.42	\$5,967.10
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$2,208.75
9639-000 - Reserve-Recreation Area	\$1,997.75	\$9,988.75
9639-002 - Reserve-Clubhouse	\$543.92	\$2,719.60
9640-000 - Reserve-Sewer	\$3,222.67	\$16,113.35
9641-000 - Reserve-Water System	\$2,683.58	\$13,417.90
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$8,000.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$24,140.85
9665-000 - Reserve-Lakes and Banks	\$788.58	\$3,942.90
9900-000 - Reserve-Interest	\$1,053.07	\$34,243.09
<u>Total Reserve Expense</u>	\$19,680.66	\$127,381.04
 <i>Total Reserve Expense</i>	 \$19,680.66	 \$127,381.04
Reserve Net Income	(\$19,680.66)	(\$127,381.04)
Net Income	(\$22,017.27)	(\$38,606.90)

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

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				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%	\$490,829.20	\$490,829.80	(\$0.60)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$127.98	\$0.00	\$127.98	100.00%	\$677.15	\$0.00	\$677.15	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,053.07	\$0.00	\$1,053.07	100.00%	\$34,243.09	\$0.00	\$34,243.09	100.00%	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$210.00	\$0.00	\$210.00	100.00%	\$0.00
6083-000 - Other Income-General	\$200.00	\$0.00	\$200.00	100.00%	\$2,600.00	\$0.00	\$2,600.00	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%	\$267.00	\$0.00	\$267.00	100.00%	\$0.00
Total Revenues	\$99,621.89	\$98,165.96	\$1,455.93	1.48%	\$529,140.29	\$490,829.80	\$38,310.49	7.81%	\$1,177,991.49
Total Income	\$99,621.89	\$98,165.96	\$1,455.93	1.48%	\$529,140.29	\$490,829.80	\$38,310.49	7.81%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,743.00	\$3,147.65	\$404.65	12.86%	\$13,715.00	\$15,738.25	\$2,023.25	12.86%	\$37,771.80
7210-000 - Legal & Professional	\$2,305.00	\$331.67	(\$1,973.33)	(594.97%)	\$5,419.08	\$1,658.35	(\$3,760.73)	(226.78%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$2,500.00	\$2,625.00	\$125.00	4.76%	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	100.00%	\$10,576.59	\$29.15	(\$10,547.44)	(36,183.33%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$480.00	\$480.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	(\$4.24)	\$7,500.00	\$7,504.24	100.06%	\$18,000.00
7510-000 - Admin Expenses-General	\$628.03	\$211.67	(\$416.36)	(196.70%)	\$3,240.44	\$1,058.35	(\$2,182.09)	(206.18%)	\$2,540.00
Total Administrative	\$5,676.03	\$5,817.82	\$141.79	2.44%	\$35,446.87	\$29,089.10	(\$6,357.77)	(21.86%)	\$69,813.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,985.48	\$7,985.48	\$0.00	0.00%	\$39,927.40	\$39,927.40	\$0.00	0.00%	\$95,825.73
8021-000 - Salaries / Payroll Expense	\$1,015.65	\$848.17	(\$167.48)	(19.75%)	\$5,822.02	\$4,240.85	(\$1,581.17)	(37.28%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$923.39	\$875.00	(\$48.39)	(5.53%)	\$5,366.29	\$4,375.00	(\$991.29)	(22.66%)	\$10,500.00
8110-038 - R&M-Rec Area	\$667.55	\$333.33	(\$334.22)	(100.27%)	\$3,541.48	\$1,666.65	(\$1,874.83)	(112.49%)	\$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	\$11,558.95	\$11,690.50	\$131.55	1.13%	\$63,273.75	\$58,452.50	(\$4,821.25)	(8.25%)	\$140,286.00

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

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-009 - Grounds-Irrigation Repairs	\$1,500.45	\$1,174.66	(\$325.79)	(27.73%)	\$10,877.15	\$5,873.30	(\$5,003.85)	(85.20%)	\$14,095.98
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$2,119.95	\$2,166.65	\$46.70	2.16%	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$94.21	\$666.67	\$572.46	85.87%	\$3,175.58	\$3,333.35	\$157.77	4.73%	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$1,035.00	\$833.33	(\$201.67)	(24.20%)	\$4,414.20	\$4,166.65	(\$247.55)	(5.94%)	\$10,000.00
8410-000 - Home-Woodwork	\$21,473.77	\$1,389.28	(\$20,084.49)	(1,445.68%)	\$21,473.77	\$6,946.40	(\$14,527.37)	(209.14%)	\$16,671.36
8710-001 - Utilities-Electric	\$2,779.61	\$3,392.67	\$613.06	18.07%	\$16,225.16	\$16,963.35	\$738.19	4.35%	\$40,712.02
8710-005 - Utilities-Telephone	\$86.25	\$66.67	(\$19.58)	(29.37%)	\$411.24	\$333.35	(\$77.89)	(23.37%)	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$26,906.43	\$25,537.98	(\$1,368.45)	(5.36%)	\$133,276.26	\$127,689.90	(\$5,586.36)	(4.37%)	\$306,455.82
8710-010 - Utilities-Reclaimed Water	\$3,967.16	\$2,299.90	(\$1,667.26)	(72.49%)	\$15,065.43	\$11,499.50	(\$3,565.93)	(31.01%)	\$27,598.85
8710-012 - Utilities-Cable TV	\$15,983.57	\$16,193.58	\$210.01	1.30%	\$79,917.85	\$80,967.90	\$1,050.05	1.30%	\$194,322.93
Total Services & Utilities	\$96,282.47	\$73,720.55	(\$22,561.92)	(30.60%)	\$404,919.28	\$368,602.75	(\$36,316.53)	(9.85%)	\$884,646.69
Total Expense	\$101,958.50	\$79,538.37	(\$22,420.13)	(28.19%)	\$440,366.15	\$397,691.85	(\$42,674.30)	(10.73%)	\$954,460.49
Operating Net Income	(\$2,336.61)	\$18,627.59	(\$20,964.20)	(112.54%)	\$88,774.14	\$93,137.95	(\$4,363.81)	(4.69%)	\$223,531.00
Reserve Expense									
<u>Reserve Expense</u>									
9622-000 - Reserve-Streets	\$1,327.75	\$1,327.75	\$0.00	0.00%	\$6,638.75	\$6,638.75	\$0.00	0.00%	\$15,933.00
9622-001 - Reserve-Sidewalks	\$1,193.42	\$1,193.42	\$0.00	0.00%	\$5,967.10	\$5,967.10	\$0.00	0.00%	\$14,321.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$2,208.75	\$2,208.75	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,997.75	\$1,997.75	\$0.00	0.00%	\$9,988.75	\$9,988.75	\$0.00	0.00%	\$23,973.00
9639-002 - Reserve-Clubhouse	\$543.92	\$543.92	\$0.00	0.00%	\$2,719.60	\$2,719.60	\$0.00	0.00%	\$6,527.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$16,113.35	\$16,113.35	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$13,417.90	\$13,417.90	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$1,600.00	\$0.00	0.00%	\$8,000.00	\$8,000.00	\$0.00	0.00%	\$19,200.00
9652-000 - Reserve Expense-	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$24,140.85	\$24,140.85	\$0.00	0.00%	\$57,938.00

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

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Storm Drains									
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$3,942.90	\$3,942.90	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$1,053.07	\$0.00	(\$1,053.07)	(100.00%)	\$34,243.09	\$0.00	(\$34,243.09)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$19,680.66	\$18,627.59	(\$1,053.07)	(5.65%)	\$127,381.04	\$93,137.95	(\$34,243.09)	(36.77%)	\$223,531.00
Total Reserve Expense	\$19,680.66	\$18,627.59	(\$1,053.07)	(5.65%)	\$127,381.04	\$93,137.95	(\$34,243.09)	(36.77%)	\$223,531.00
Reserve Net Income	(\$19,680.66)	(\$18,627.59)	(\$1,053.07)	5.65%	(\$127,381.04)	(\$93,137.95)	(\$34,243.09)	36.77%	(\$223,531.00)
Net Income	(\$22,017.27)	\$0.00	(\$22,017.27)	100.00%	(\$38,606.90)	\$0.00	(\$38,606.90)	100.00%	\$0.00

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

Account	5/1/2026 - 5/31/2026		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	\$0.00	\$396,952.14	\$6,638.75	\$6,453.99	\$397,136.90
3022-001 Reserve-Sidewalks/Curbs	\$1,193.42	\$67.37	\$46,684.92	\$12,317.10	\$6,417.37	\$52,584.65
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	\$21,473.77	\$4,818.86	(\$2,654.48)	\$21,473.77	\$21,473.77	(\$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	\$441.75	\$0.00	\$143,692.45	\$2,208.75	\$388.95	\$145,512.25
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	\$9,988.75	\$0.00	\$51,998.39
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	\$2,719.60	\$16,668.00	\$128,124.45
3040-000 Reserve-Sewer	\$3,222.67	\$103.11	\$576,889.13	\$16,113.35	\$19,444.11	\$573,558.37
3041-000 Reserve-Water System	\$2,683.58	\$257.77	\$595,763.02	\$13,417.90	\$34,616.63	\$574,564.29
3046-000 Reserve-Sprinklers/Irrigation	\$1,600.00	\$2,834.10	\$65,542.75	\$8,000.00	\$8,397.15	\$65,145.60
3052-000 Reserve-Storm Drains	\$4,828.17	\$0.00	\$379,067.36	\$24,140.85	\$0.00	\$403,208.21
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$64,561.04	\$3,942.90	\$0.00	\$68,503.94
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	\$1,053.07	\$0.00	\$0.00	\$34,243.09	\$0.00	\$34,243.09
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:	\$41,154.43	\$8,081.21	\$3,216,775.35	\$155,204.81	\$327,859.97	\$3,044,120.19