

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
6/30/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$32,505.15
1036-000 - Stifel, Nicolaus & Co, Inc	\$51,579.05
1110-000 - A/R-Maintenance Fees	\$6,654.89
1112-000 - A/R-Late Fees	\$390.00
1114-000 - A/R-Administrative Fees	\$30.00
1117-000 - A/R-Property Clean up fees	\$450.00
1190-000 - Allowance for Bad Debts	\$3,358.72
1410-000 - Prepaid Insurance-General	\$14,520.45
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$114,682.26

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,861,519.69
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$35,905.84

Reserve Total

\$2,897,425.53

Other

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

Other Total

\$45,873.81

Assets Total

\$3,057,981.60

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	\$14,871.86
2460-000 - Unearned Revenue-Cable Rebate	\$30,240.00

Other Total

\$77,511.86

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$356,600.48
3022-000 - Reserve-Streets	\$398,353.57
3022-001 - Reserve-Sidewalks/Curbs	\$53,778.07
3023-002 - Reserve-Home Woodwork	(\$2,654.48)
3025-001 - Reserve-Pool & Pool Area	\$145,954.00
3026-000 - Reserve-Landscaping Sod	\$26,335.10
3039-000 - Reserve-Recreation Area	\$53,996.14
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$128,668.37
3040-000 - Reserve-Sewer	\$572,031.73
3041-000 - Reserve-Water System	\$535,755.07
3046-000 - Reserve-Sprinklers/Irrigation	\$62,910.32
3052-000 - Reserve-Storm Drains	\$407,969.21

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc

Balance Sheet

6/30/2026

3065-000 - Reserve-Lakes and Banks	\$69,292.52	
3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
3080-000 - Reserve-Interest	\$39,235.27	
<u>Reserve Total</u>	\$2,897,425.53	
<u>Retained Earnings</u>	\$93,206.89	
<u>Net Income</u>	(\$41,512.20)	
<i>Liabilities & Equity Total</i>		\$3,057,981.60

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$588,995.04
6070-000 - Interest Income-Operating	\$154.77	\$831.92
6071-000 - Interest Income-Reserve	\$4,992.18	\$39,235.27
6082-000 - Late Fee Income	\$60.00	\$270.00
6083-000 - Other Income-General	\$800.00	\$3,400.00
6083-098 - Other Income-Legal	\$0.00	\$313.85
6084-000 - Other Income - Advertising	\$0.00	\$267.00
<u>Total Revenues</u>	\$104,172.79	\$633,313.08
<i>Total Income</i>	\$104,172.79	\$633,313.08
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,743.00	\$16,458.00
7210-000 - Legal & Professional	\$936.00	\$6,355.08
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	\$799.43	\$4,039.87
<u>Total Administrative</u>	\$4,478.43	\$39,925.30
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,985.48	\$47,912.88
8021-000 - Salaries / Payroll Expense	\$1,014.38	\$6,836.40
8110-010 - R&M-Clubhouse / Janitorial Labor	\$2,212.43	\$7,578.72
8110-038 - R&M-Rec Area	\$1,301.15	\$4,842.63
8110-040 - Gate Project	\$0.00	\$31.75
8210-001 - Grounds-Lawn Service	\$11,183.95	\$74,457.70
8210-009 - Grounds-Irrigation Repairs	\$1,626.77	\$12,503.92
8210-011 - Grounds-Lakes/Banks	\$705.00	\$2,824.95
8311-000 - Clubhouse Expenses / Interior	\$517.21	\$3,692.79
8312-000 - Pool-Service-General/Permits	\$735.00	\$5,149.20
8410-000 - Home-Woodwork	\$3,671.75	\$25,145.52
8710-001 - Utilities-Electric	\$2,766.83	\$18,991.99
8710-005 - Utilities-Telephone	\$0.00	\$411.24
8710-007 - Utilities-Sewer & Water-General	\$26,366.58	\$159,642.84
8710-010 - Utilities-Reclaimed Water	\$2,909.79	\$17,975.22
8710-012 - Utilities-Cable TV	\$15,983.57	\$95,901.42
<u>Total Services & Utilities</u>	\$78,979.89	\$483,899.17
<i>Total Expense</i>	\$83,458.32	\$523,824.47
Operating Net Income	\$20,714.47	\$109,488.61
Reserve Income		

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9622-000 - Reserve-Streets	\$1,327.75	\$7,966.50
9622-001 - Reserve-Sidewalks	\$1,193.42	\$7,160.52
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$2,650.50
9639-000 - Reserve-Recreation Area	\$1,997.75	\$11,986.50
9639-002 - Reserve-Clubhouse	\$543.92	\$3,263.52
9640-000 - Reserve-Sewer	\$3,222.67	\$19,336.02
9641-000 - Reserve-Water System	\$2,683.58	\$16,101.48
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$9,600.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$28,969.02
9665-000 - Reserve-Lakes and Banks	\$788.58	\$4,731.48
9900-000 - Reserve-Interest	\$4,992.18	\$39,235.27
<u>Total Reserve Expense</u>	\$23,619.77	\$151,000.81
<i>Total Reserve Expense</i>	\$23,619.77	\$151,000.81
 Reserve Net Income	 (\$23,619.77)	 (\$151,000.81)
 Net Income	 (\$2,905.30)	 (\$41,512.20)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	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%	\$588,995.04	\$588,995.76	(\$0.72)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$154.77	\$0.00	\$154.77	100.00%	\$831.92	\$0.00	\$831.92	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$4,992.18	\$0.00	\$4,992.18	100.00%	\$39,235.27	\$0.00	\$39,235.27	100.00%	\$0.00
6082-000 - Late Fee Income	\$60.00	\$0.00	\$60.00	100.00%	\$270.00	\$0.00	\$270.00	100.00%	\$0.00
6083-000 - Other Income-General	\$800.00	\$0.00	\$800.00	100.00%	\$3,400.00	\$0.00	\$3,400.00	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	\$0.00	\$0.00	\$0.00	0.00%	\$267.00	\$0.00	\$267.00	100.00%	\$0.00
<u>Total Revenues</u>	\$104,172.79	\$98,165.96	\$6,006.83	6.12%	\$633,313.08	\$588,995.76	\$44,317.32	7.52%	\$1,177,991.49
Total Income	\$104,172.79	\$98,165.96	\$6,006.83	6.12%	\$633,313.08	\$588,995.76	\$44,317.32	7.52%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,743.00	\$3,147.65	\$404.65	12.86%	\$16,458.00	\$18,885.90	\$2,427.90	12.86%	\$37,771.80
7210-000 - Legal & Professional	\$936.00	\$331.67	(\$604.33)	(182.21%)	\$6,355.08	\$1,990.02	(\$4,365.06)	(219.35%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$2,500.00	\$3,150.00	\$650.00	20.63%	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	100.00%	\$10,576.59	\$34.98	(\$10,541.61)	(30,136.11%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$576.00	\$576.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	(\$4.24)	\$9,000.00	\$9,004.24	100.05%	\$18,000.00
7510-000 - Admin Expenses-General	\$799.43	\$211.67	(\$587.76)	(277.68%)	\$4,039.87	\$1,270.02	(\$2,769.85)	(218.09%)	\$2,540.00
<u>Total Administrative</u>	\$4,478.43	\$5,817.82	\$1,339.39	23.02%	\$39,925.30	\$34,906.92	(\$5,018.38)	(14.38%)	\$69,813.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,985.48	\$7,985.48	\$0.00	0.00%	\$47,912.88	\$47,912.88	\$0.00	0.00%	\$95,825.73
8021-000 - Salaries / Payroll Expense	\$1,014.38	\$848.17	(\$166.21)	(19.60%)	\$6,836.40	\$5,089.02	(\$1,747.38)	(34.34%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$2,212.43	\$875.00	(\$1,337.43)	(152.85%)	\$7,578.72	\$5,250.00	(\$2,328.72)	(44.36%)	\$10,500.00
8110-038 - R&M-Rec Area	\$1,301.15	\$333.33	(\$967.82)	(290.35%)	\$4,842.63	\$1,999.98	(\$2,842.65)	(142.13%)	\$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	\$11,183.95	\$11,690.50	\$506.55	4.33%	\$74,457.70	\$70,143.00	(\$4,314.70)	(6.15%)	\$140,286.00
8210-009 - Grounds-Irrigation Repairs	\$1,626.77	\$1,174.66	(\$452.11)	(38.49%)	\$12,503.92	\$7,047.96	(\$5,455.96)	(77.41%)	\$14,095.98

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-011 - Grounds-Lakes/Banks	\$705.00	\$433.33	(\$271.67)	(62.69%)	\$2,824.95	\$2,599.98	(\$224.97)	(8.65%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$517.21	\$666.67	\$149.46	22.42%	\$3,692.79	\$4,000.02	\$307.23	7.68%	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$735.00	\$833.33	\$98.33	11.80%	\$5,149.20	\$4,999.98	(\$149.22)	(2.98%)	\$10,000.00
8410-000 - Home-Woodwork	\$3,671.75	\$1,389.28	(\$2,282.47)	(164.29%)	\$25,145.52	\$8,335.68	(\$16,809.84)	(201.66%)	\$16,671.36
8710-001 - Utilities-Electric	\$2,766.83	\$3,392.67	\$625.84	18.45%	\$18,991.99	\$20,356.02	\$1,364.03	6.70%	\$40,712.02
8710-005 - Utilities-Telephone	\$0.00	\$66.67	\$66.67	100.00%	\$411.24	\$400.02	(\$11.22)	(2.80%)	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$26,366.58	\$25,537.98	(\$828.60)	(3.24%)	\$159,642.84	\$153,227.88	(\$6,414.96)	(4.19%)	\$306,455.82
8710-010 - Utilities-Reclaimed Water	\$2,909.79	\$2,299.90	(\$609.89)	(26.52%)	\$17,975.22	\$13,799.40	(\$4,175.82)	(30.26%)	\$27,598.85
8710-012 - Utilities-Cable TV	\$15,983.57	\$16,193.58	\$210.01	1.30%	\$95,901.42	\$97,161.48	\$1,260.06	1.30%	\$194,322.93
Total Services & Utilities	\$78,979.89	\$73,720.55	(\$5,259.34)	(7.13%)	\$483,899.17	\$442,323.30	(\$41,575.87)	(9.40%)	\$884,646.69
Total Expense	\$83,458.32	\$79,538.37	(\$3,919.95)	(4.93%)	\$523,824.47	\$477,230.22	(\$46,594.25)	(9.76%)	\$954,460.49
Operating Net Income	\$20,714.47	\$18,627.59	\$2,086.88	11.20%	\$109,488.61	\$111,765.54	(\$2,276.93)	(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%	\$7,966.50	\$7,966.50	\$0.00	0.00%	\$15,933.00
9622-001 - Reserve-Sidewalks	\$1,193.42	\$1,193.42	\$0.00	0.00%	\$7,160.52	\$7,160.52	\$0.00	0.00%	\$14,321.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$2,650.50	\$2,650.50	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,997.75	\$1,997.75	\$0.00	0.00%	\$11,986.50	\$11,986.50	\$0.00	0.00%	\$23,973.00
9639-002 - Reserve-Clubhouse	\$543.92	\$543.92	\$0.00	0.00%	\$3,263.52	\$3,263.52	\$0.00	0.00%	\$6,527.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$19,336.02	\$19,336.02	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$16,101.48	\$16,101.48	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$1,600.00	\$0.00	0.00%	\$9,600.00	\$9,600.00	\$0.00	0.00%	\$19,200.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$28,969.02	\$28,969.02	\$0.00	0.00%	\$57,938.00
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$4,731.48	\$4,731.48	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$4,992.18	\$0.00	(\$4,992.18)	(100.00%)	\$39,235.27	\$0.00	(\$39,235.27)	(100.00%)	\$0.00
Total Reserve Expense	\$23,619.77	\$18,627.59	(\$4,992.18)	(26.80%)	\$151,000.81	\$111,765.54	(\$39,235.27)	(35.10%)	\$223,531.00
Total Reserve Expense	\$23,619.77	\$18,627.59	(\$4,992.18)	(26.80%)	\$151,000.81	\$111,765.54	(\$39,235.27)	(35.10%)	\$223,531.00
Reserve Net Income	(\$23,619.77)	(\$18,627.59)	(\$4,992.18)	26.80%	(\$151,000.81)	(\$111,765.54)	(\$39,235.27)	35.10%	(\$223,531.00)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Net Income	(\$2,905.30)	\$0.00	(\$2,905.30)	100.00%	(\$41,512.20)	\$0.00	(\$41,512.20)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
6/1/2026 - 6/30/2026

Account	6/1/2026 - 6/30/2026		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	\$111.08	\$396,952.14	\$7,966.50	\$6,565.07	\$398,353.57
3022-001 Reserve-Sidewalks/Curbs	\$1,193.42	\$0.00	\$46,684.92	\$13,510.52	\$6,417.37	\$53,778.07
3023-002 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	\$3,671.75	\$3,671.75	(\$2,654.48)	\$25,145.52	\$25,145.52	(\$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	\$2,650.50	\$388.95	\$145,954.00
3026-000 Reserve-Landscaping Sod	\$0.00	\$2,335.00	\$28,670.10	\$0.00	\$2,335.00	\$26,335.10
3039-000 Reserve-Recreation Area	\$1,997.75	\$0.00	\$42,009.64	\$11,986.50	\$0.00	\$53,996.14
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	\$3,263.52	\$16,668.00	\$128,668.37
3040-000 Reserve-Sewer	\$3,222.67	\$4,749.31	\$576,889.13	\$19,336.02	\$24,193.42	\$572,031.73
3041-000 Reserve-Water System	\$2,683.58	\$41,492.80	\$595,763.02	\$16,101.48	\$76,109.43	\$535,755.07
3046-000 Reserve-Sprinklers/Irrigation	\$1,662.66	\$3,897.94	\$65,542.75	\$9,662.66	\$12,295.09	\$62,910.32
3052-000 Reserve-Storm Drains	\$4,828.17	\$67.17	\$379,067.36	\$28,969.02	\$67.17	\$407,969.21
3065-000 Reserve-Lakes and Banks	\$788.58	\$0.00	\$64,561.04	\$4,731.48	\$0.00	\$69,292.52
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	\$4,992.18	\$0.00	\$0.00	\$39,235.27	\$0.00	\$39,235.27
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:	\$27,354.18	\$56,325.05	\$3,216,775.35	\$182,558.99	\$384,185.02	\$3,015,149.32