

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
7/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$39,852.76
1036-000 - Stifel, Nicolaus & Co, Inc	\$51,710.31
1110-000 - A/R-Maintenance Fees	\$7,998.93
1112-000 - A/R-Late Fees	\$465.00
1114-000 - A/R-Administrative Fees	\$40.00
1117-000 - A/R-Property Clean up fees	\$450.00
1410-000 - Prepaid Insurance-General	\$11,777.45
1420-000 - Prepaid Expenses	\$652.00
1430-000 - Prepaid Federal Income Tax	\$4,542.00

Operating Total

\$117,488.45

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,864,439.00
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$44,190.06

Reserve Total

\$2,908,629.06

Other

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

Other Total

\$45,873.81

Assets Total

\$3,071,991.32

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$28,762.57
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Operating Total

\$28,762.57

Other

2015-000 - Insurance Payable	\$12,454.00
2020-000 - Income Taxes Payable	\$19,946.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,614.28
2460-000 - Unearned Revenue-Cable Rebate	\$29,160.00

Other Total

\$78,174.28

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$356,600.48
3022-000 - Reserve-Streets	\$402,687.00
3022-001 - Reserve-Sidewalks/Curbs	\$57,673.66
3023-002 - Reserve-Home Woodwork	(\$2,565.25)
3025-001 - Reserve-Pool & Pool Area	\$147,394.83
3026-000 - Reserve-Landscaping Sod	\$26,335.10
3039-000 - Reserve-Recreation Area	\$60,512.96
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$130,443.22
3040-000 - Reserve-Sewer	\$574,347.31
3041-000 - Reserve-Water System	\$543,573.92
3046-000 - Reserve-Sprinklers/Irrigation	\$66,930.87
3052-000 - Reserve-Storm Drains	\$423,630.53
3065-000 - Reserve-Lakes and Banks	\$71,864.27

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc

Balance Sheet

7/31/2026

3077-000 - Reserve-Reclaim System	\$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	\$2,200.00	
<u>Reserve Total</u>	\$2,908,629.06	
<u>Retained Earnings</u>	\$93,206.89	
<u>Net Income</u>	(\$36,781.48)	
<i>Liabilities & Equity Total</i>		\$3,071,991.32

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,165.84	\$687,160.88
6070-000 - Interest Income-Operating	\$133.11	\$965.03
6071-000 - Interest Income-Reserve	\$2,920.30	\$42,155.57
6082-000 - Late Fee Income	\$75.00	\$345.00
6083-000 - Other Income-General	\$600.00	\$4,000.00
6083-098 - Other Income-Legal	\$0.00	\$313.85
6084-000 - Other Income - Advertising	\$4,122.00	\$4,389.00
<u>Total Revenues</u>	\$106,016.25	\$739,329.33
 <i>Total Income</i>	 \$106,016.25	 \$739,329.33
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,743.00	\$19,201.00
7210-000 - Legal & Professional	\$120.00	\$6,475.08
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	\$615.43	\$4,655.30
7810-000 - Uncollectible Assessments	\$3,358.72	\$3,358.72
<u>Total Administrative</u>	\$6,837.15	\$46,762.45
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,985.48	\$55,898.36
8021-000 - Salaries / Payroll Expense	\$732.96	\$7,569.36
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,581.88	\$9,160.60
8110-038 - R&M-Rec Area	\$926.33	\$5,768.96
8110-040 - Gate Project	\$0.00	\$31.75
8210-001 - Grounds-Lawn Service	\$8,597.00	\$83,054.70
8210-009 - Grounds-Irrigation Repairs	\$1,723.92	\$14,227.84
8210-011 - Grounds-Lakes/Banks	\$305.00	\$3,129.95
8311-000 - Clubhouse Expenses / Interior	\$429.98	\$4,122.77
8312-000 - Pool-Service-General/Permits	\$735.00	\$5,884.20
8410-000 - Home-Woodwork	\$196.73	\$25,342.25
8710-001 - Utilities-Electric	\$3,210.28	\$22,202.27
8710-005 - Utilities-Telephone	\$0.00	\$411.24
8710-007 - Utilities-Sewer & Water-General	\$26,375.75	\$186,018.59
8710-010 - Utilities-Reclaimed Water	\$4,116.61	\$22,091.83
8710-012 - Utilities-Cable TV	\$15,983.57	\$111,884.99
<u>Total Services & Utilities</u>	\$72,900.49	\$556,799.66
 <i>Total Expense</i>	 \$79,737.64	 \$603,562.11
 Operating Net Income	 \$26,278.61	 \$135,767.22

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9622-000 - Reserve-Streets	\$1,327.75	\$9,294.25
9622-001 - Reserve-Sidewalks	\$1,193.42	\$8,353.94
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$3,092.25
9639-000 - Reserve-Recreation Area	\$1,997.75	\$13,984.25
9639-002 - Reserve-Clubhouse	\$543.92	\$3,807.44
9640-000 - Reserve-Sewer	\$3,222.67	\$22,558.69
9641-000 - Reserve-Water System	\$2,683.58	\$18,785.06
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$11,200.00
9652-000 - Reserve Expense-Storm Drains	\$4,828.17	\$33,797.19
9665-000 - Reserve-Lakes and Banks	\$788.58	\$5,520.06
9900-000 - Reserve-Interest	\$2,920.30	\$42,155.57
<u>Total Reserve Expense</u>	\$21,547.89	\$172,548.70
<i>Total Reserve Expense</i>	\$21,547.89	\$172,548.70
 Reserve Net Income	 (\$21,547.89)	 (\$172,548.70)
 Net Income	 \$4,730.72	 (\$36,781.48)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	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%	\$687,160.88	\$687,161.72	(\$0.84)	0.00%	\$1,177,991.49
6070-000 - Interest Income-Operating	\$133.11	\$0.00	\$133.11	100.00%	\$965.03	\$0.00	\$965.03	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,920.30	\$0.00	\$2,920.30	100.00%	\$42,155.57	\$0.00	\$42,155.57	100.00%	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$345.00	\$0.00	\$345.00	100.00%	\$0.00
6083-000 - Other Income-General	\$600.00	\$0.00	\$600.00	100.00%	\$4,000.00	\$0.00	\$4,000.00	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	\$4,122.00	\$0.00	\$4,122.00	100.00%	\$4,389.00	\$0.00	\$4,389.00	100.00%	\$0.00
<u>Total Revenues</u>	\$106,016.25	\$98,165.96	\$7,850.29	8.00%	\$739,329.33	\$687,161.72	\$52,167.61	7.59%	\$1,177,991.49
Total Income	\$106,016.25	\$98,165.96	\$7,850.29	8.00%	\$739,329.33	\$687,161.72	\$52,167.61	7.59%	\$1,177,991.49
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,743.00	\$3,147.65	\$404.65	12.86%	\$19,201.00	\$22,033.55	\$2,832.55	12.86%	\$37,771.80
7210-000 - Legal & Professional	\$120.00	\$331.67	\$211.67	63.82%	\$6,475.08	\$2,321.69	(\$4,153.39)	(178.90%)	\$3,980.00
7212-001 - Professional-Audit Fees	\$0.00	\$525.00	\$525.00	100.00%	\$2,500.00	\$3,675.00	\$1,175.00	31.97%	\$6,300.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	100.00%	\$10,576.59	\$40.81	(\$10,535.78)	(25,816.66%)	\$70.00
7310-003 - Taxes-Condo Fee	\$0.00	\$96.00	\$96.00	100.00%	\$0.00	\$672.00	\$672.00	100.00%	\$1,152.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,500.00	\$1,500.00	100.00%	(\$4.24)	\$10,500.00	\$10,504.24	100.04%	\$18,000.00
7510-000 - Admin Expenses-General	\$615.43	\$211.67	(\$403.76)	(190.75%)	\$4,655.30	\$1,481.69	(\$3,173.61)	(214.19%)	\$2,540.00
7810-000 - Uncollectible Assessments	\$3,358.72	\$0.00	(\$3,358.72)	(100.00%)	\$3,358.72	\$0.00	(\$3,358.72)	(100.00%)	\$0.00
<u>Total Administrative</u>	\$6,837.15	\$5,817.82	(\$1,019.33)	(17.52%)	\$46,762.45	\$40,724.74	(\$6,037.71)	(14.83%)	\$69,813.80
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,985.48	\$7,985.48	\$0.00	0.00%	\$55,898.36	\$55,898.36	\$0.00	0.00%	\$95,825.73
8021-000 - Salaries / Payroll Expense	\$732.96	\$848.17	\$115.21	13.58%	\$7,569.36	\$5,937.19	(\$1,632.17)	(27.49%)	\$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,581.88	\$875.00	(\$706.88)	(80.79%)	\$9,160.60	\$6,125.00	(\$3,035.60)	(49.56%)	\$10,500.00
8110-038 - R&M-Rec Area	\$926.33	\$333.33	(\$593.00)	(177.90%)	\$5,768.96	\$2,333.31	(\$3,435.65)	(147.24%)	\$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	\$8,597.00	\$11,690.50	\$3,093.50	26.46%	\$83,054.70	\$81,833.50	(\$1,221.20)	(1.49%)	\$140,286.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8210-009 - Grounds-Irrigation Repairs	\$1,723.92	\$1,174.66	(\$549.26)	(46.76%)	\$14,227.84	\$8,222.62	(\$6,005.22)	(73.03%)	\$14,095.98
8210-011 - Grounds-Lakes/Banks	\$305.00	\$433.33	\$128.33	29.61%	\$3,129.95	\$3,033.31	(\$96.64)	(3.19%)	\$5,200.00
8311-000 - Clubhouse Expenses / Interior	\$429.98	\$666.67	\$236.69	35.50%	\$4,122.77	\$4,666.69	\$543.92	11.66%	\$8,000.00
8312-000 - Pool-Service-General/Permits	\$735.00	\$833.33	\$98.33	11.80%	\$5,884.20	\$5,833.31	(\$50.89)	(0.87%)	\$10,000.00
8410-000 - Home-Woodwork	\$196.73	\$1,389.28	\$1,192.55	85.84%	\$25,342.25	\$9,724.96	(\$15,617.29)	(160.59%)	\$16,671.36
8710-001 - Utilities-Electric	\$3,210.28	\$3,392.67	\$182.39	5.38%	\$22,202.27	\$23,748.69	\$1,546.42	6.51%	\$40,712.02
8710-005 - Utilities-Telephone	\$0.00	\$66.67	\$66.67	100.00%	\$411.24	\$466.69	\$55.45	11.88%	\$800.00
8710-007 - Utilities-Sewer & Water-General	\$26,375.75	\$25,537.98	(\$837.77)	(3.28%)	\$186,018.59	\$178,765.86	(\$7,252.73)	(4.06%)	\$306,455.82
8710-010 - Utilities-Reclaimed Water	\$4,116.61	\$2,299.90	(\$1,816.71)	(78.99%)	\$22,091.83	\$16,099.30	(\$5,992.53)	(37.22%)	\$27,598.85
8710-012 - Utilities-Cable TV	\$15,983.57	\$16,193.58	\$210.01	1.30%	\$111,884.99	\$113,355.06	\$1,470.07	1.30%	\$194,322.93
Total Services & Utilities	\$72,900.49	\$73,720.55	\$820.06	1.11%	\$556,799.66	\$516,043.85	(\$40,755.81)	(7.90%)	\$884,646.69
Total Expense	\$79,737.64	\$79,538.37	(\$199.27)	(0.25%)	\$603,562.11	\$556,768.59	(\$46,793.52)	(8.40%)	\$954,460.49
Operating Net Income	\$26,278.61	\$18,627.59	\$7,651.02	41.07%	\$135,767.22	\$130,393.13	\$5,374.09	4.12%	\$223,531.00
Reserve Expense									
<u>Reserve Expense</u>									
9622-000 - Reserve-Streets	\$1,327.75	\$1,327.75	\$0.00	0.00%	\$9,294.25	\$9,294.25	\$0.00	0.00%	\$15,933.00
9622-001 - Reserve-Sidewalks	\$1,193.42	\$1,193.42	\$0.00	0.00%	\$8,353.94	\$8,353.94	\$0.00	0.00%	\$14,321.00
9625-001 - Reserve-Pool & Pool Area	\$441.75	\$441.75	\$0.00	0.00%	\$3,092.25	\$3,092.25	\$0.00	0.00%	\$5,301.00
9639-000 - Reserve-Recreation Area	\$1,997.75	\$1,997.75	\$0.00	0.00%	\$13,984.25	\$13,984.25	\$0.00	0.00%	\$23,973.00
9639-002 - Reserve-Clubhouse	\$543.92	\$543.92	\$0.00	0.00%	\$3,807.44	\$3,807.44	\$0.00	0.00%	\$6,527.00
9640-000 - Reserve-Sewer	\$3,222.67	\$3,222.67	\$0.00	0.00%	\$22,558.69	\$22,558.69	\$0.00	0.00%	\$38,672.00
9641-000 - Reserve-Water System	\$2,683.58	\$2,683.58	\$0.00	0.00%	\$18,785.06	\$18,785.06	\$0.00	0.00%	\$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,600.00	\$1,600.00	\$0.00	0.00%	\$11,200.00	\$11,200.00	\$0.00	0.00%	\$19,200.00
9652-000 - Reserve-Expense-Storm Drains	\$4,828.17	\$4,828.17	\$0.00	0.00%	\$33,797.19	\$33,797.19	\$0.00	0.00%	\$57,938.00
9665-000 - Reserve-Lakes and Banks	\$788.58	\$788.58	\$0.00	0.00%	\$5,520.06	\$5,520.06	\$0.00	0.00%	\$9,463.00
9900-000 - Reserve-Interest	\$2,920.30	\$0.00	(\$2,920.30)	(100.00%)	\$42,155.57	\$0.00	(\$42,155.57)	(100.00%)	\$0.00
Total Reserve Expense	\$21,547.89	\$18,627.59	(\$2,920.30)	(15.68%)	\$172,548.70	\$130,393.13	(\$42,155.57)	(32.33%)	\$223,531.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Total Reserve Expense	\$21,547.89	\$18,627.59	(\$2,920.30)	(15.68%)	\$172,548.70	\$130,393.13	(\$42,155.57)	(32.33%)	\$223,531.00
Reserve Net Income	(\$21,547.89)	(\$18,627.59)	(\$2,920.30)	15.68%	(\$172,548.70)	(\$130,393.13)	(\$42,155.57)	32.33%	(\$223,531.00)
Net Income	\$4,730.72	\$0.00	\$4,730.72	100.00%	(\$36,781.48)	\$0.00	(\$36,781.48)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
7/1/2026 - 7/31/2026

Account	7/1/2026 - 7/31/2026		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	\$1,535.96	\$0.00	\$396,952.14	\$12,299.93	\$6,565.07	\$402,687.00
3022-001 Reserve-Sidewalks/Curbs	\$1,380.61	\$0.00	\$46,684.92	\$17,406.11	\$6,417.37	\$57,673.66
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	\$196.73	\$107.50	(\$2,654.48)	\$25,342.25	\$25,253.02	(\$2,565.25)
3025-000 Reserve Fund-Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-001 Reserve-Pool & Pool Area	\$510.96	\$0.00	\$143,692.45	\$4,091.33	\$388.95	\$147,394.83
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$28,670.10	\$0.00	\$2,335.00	\$26,335.10
3039-000 Reserve-Recreation Area	\$2,310.80	\$0.00	\$42,009.64	\$18,503.32	\$0.00	\$60,512.96
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$629.19	\$0.00	\$142,072.85	\$5,038.37	\$16,668.00	\$130,443.22
3040-000 Reserve-Sewer	\$3,727.88	\$8,200.00	\$576,889.13	\$29,851.60	\$32,393.42	\$574,347.31
3041-000 Reserve-Water System	\$3,104.39	\$939.34	\$595,763.02	\$24,859.67	\$77,048.77	\$543,573.92
3046-000 Reserve-Sprinklers/Irrigation	\$1,850.85	\$1,200.60	\$65,542.75	\$14,883.81	\$13,495.69	\$66,930.87
3052-000 Reserve-Storm Drains	\$5,585.15	\$93.65	\$379,067.36	\$44,723.99	\$160.82	\$423,630.53
3065-000 Reserve-Lakes and Banks	\$912.10	\$0.00	\$64,561.04	\$7,303.23	\$0.00	\$71,864.27
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	\$2,920.30	\$2,920.30	\$0.00	\$42,155.57	\$42,155.57	\$0.00
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:	\$24,664.92	\$13,461.39	\$3,216,775.35	\$246,459.18	\$436,881.68	\$3,026,352.85