Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
9/30/2026

Assets		
Operating		
1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	$44,678.99	
1036-000 - Stifel, Nicolaus & Co, Inc	$51,998.27	
1110-000 - A/R-Maintenance Fees	$11,054.24	
1112-000 - A/R-Late Fees	$615.00	
1114-000 - A/R-Administrative Fees	$30.00	
1117-000 - A/R-Property Clean up fees	$450.00	
1410-000 - Prepaid Insurance-General	$6,291.45	
1420-000 - Prepaid Expenses	$652.00	
1430-000 - Prepaid Federal Income Tax	$4,542.00	
Operating Total	$120,311.95	
Reserve		
1080-000 - Stifel, Nicolaus & Co, Inc	$2,854,766.84	
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	$26,415.22	
Reserve Total	$2,881,182.06	
Other		
1800-000 - Property & Equipment	$463,686.24	
1890-000 - Accumulated Depreciation	($417,812.43)	
Other Total	$45,873.81	
Assets Total		$3,047,367.82
Liabilities and Equity		
Operating		
2010-000 - Accounts Payable	$28,762.57	
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	$13,324.91	
2460-000 - Unearned Revenue-Cable Rebate	$27,000.00	
Other Total	$72,724.91	
Reserve		
3020-000 - Reserve-Wash/Paint Homes	$356,600.48	
3022-000 - Reserve-Streets	$404,653.04	
3022-001 - Reserve-Sidewalks/Curbs	$59,440.67	
3023-002 - Reserve-Home Woodwork	($4,663.46)	
3025-001 - Reserve-Pool & Pool Area	$148,049.16	
3026-000 - Reserve-Landscaping Sod	$26,093.76	
3039-000 - Reserve-Recreation Area	$58,160.60	
3039-001 - Reserve-Clubhouse Insur Deduct	$44,000.16	
3039-002 - Reserve-Clubhouse	$131,248.70	
3040-000 - Reserve-Sewer	$541,114.77	
3041-000 - Reserve-Water System	$540,622.71	
3046-000 - Reserve-Sprinklers/Irrigation	$66,912.31	
3052-000 - Reserve-Storm Drains	$430,716.82	
3065-000 - Reserve-Lakes and Banks	$73,032.34	

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
9/30/2026

3077-000 - Reserve-Reclaim System	$3,000.00	
3079-000 - Reserve-Trucks/Vehicles	$2,200.00	
Reserve Total	$2,881,182.06	
Retained Earnings	$93,206.89	
Net Income	($28,508.61)	
Liabilities & Equity Total		$3,047,367.82

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Income		
Revenues		
6010-000 - Maintenance Fees	$98,245.84	$883,572.56
6070-000 - Interest Income-Operating	$144.18	$1,255.94
6071-000 - Interest Income-Reserve	($15,133.33)	$32,485.75
6082-000 - Late Fee Income	$75.00	$510.00
6083-000 - Other Income-General	$1,500.00	$6,130.00
6083-098 - Other Income-Legal	$0.00	$313.85
6084-000 - Other Income - Advertising	$1,514.00	$6,965.00
Total Revenues	$86,345.69	$931,233.10
Total Income	$86,345.69	$931,233.10
Expense		
Administrative		
7110-000 - Insurance-General	$2,743.00	$24,687.00
7210-000 - Legal & Professional	$520.04	$7,009.87
7212-001 - Professional-Audit Fees	$0.00	$6,450.00
7310-002 - Taxes-Corp Annual	$0.00	$10,576.59
7310-008 - Taxes-Federal Income	$0.00	($4.24)
7510-000 - Admin Expenses-General	$1,174.61	$6,504.59
7810-000 - Uncollectible Assessments	$0.00	$3,358.72
Total Administrative	$4,437.65	$58,582.53
Services & Utilities		
8010-000 - Master Association Fees	$7,985.48	$71,869.32
8021-000 - Salaries / Payroll Expense	$792.31	$9,308.90
8110-010 - R&M-Clubhouse / Janitorial Labor	$1,289.74	$11,317.43
8110-038 - R&M-Rec Area	$346.29	$6,282.58
8110-040 - Gate Project	$0.00	$31.75
8210-001 - Grounds-Lawn Service	$11,183.95	$105,422.60
8210-009 - Grounds-Irrigation Repairs	$1,107.12	$16,262.11
8210-011 - Grounds-Lakes/Banks	$705.00	$4,139.95
8311-000 - Clubhouse Expenses / Interior	$172.83	$4,968.97
8312-000 - Pool-Service-General/Permits	$735.00	$7,354.20
8410-000 - Home-Woodwork	$0.00	$25,954.15
8710-001 - Utilities-Electric	$3,161.00	$28,341.63
8710-005 - Utilities-Telephone	$0.00	$411.24
8710-007 - Utilities-Sewer & Water-General	$26,998.17	$239,260.01
8710-010 - Utilities-Reclaimed Water	$778.94	$26,248.15
8710-012 - Utilities-Cable TV	$15,983.57	$143,852.13
Total Services & Utilities	$71,239.40	$701,025.12
Total Expense	$75,677.05	$759,607.65
Operating Net Income	$10,668.64	$171,625.45

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Reserve Income		
Total Reserve Income	$0.00	$0.00
Reserve Expense		
Reserve Expense		
9622-000 - Reserve-Streets	$1,327.75	$11,949.75
9622-001 - Reserve-Sidewalks	$1,193.42	$10,740.78
9625-001 - Reserve-Pool & Pool Area	$441.75	$3,975.75
9639-000 - Reserve-Recreation Area	$1,997.75	$17,979.75
9639-002 - Reserve-Clubhouse	$543.92	$4,895.28
9640-000 - Reserve-Sewer	$3,222.67	$29,004.03
9641-000 - Reserve-Water System	$2,683.58	$24,152.22
9646-000 - Reserve-Sprinklers/Irrigation	$1,600.00	$14,400.00
9652-000 - Reserve Expense-Storm Drains	$4,828.17	$43,453.53
9665-000 - Reserve-Lakes and Banks	$788.58	$7,097.22
9900-000 - Reserve-Interest	($15,133.33)	$32,485.75
Total Reserve Expense	$3,494.26	$200,134.06
Total Reserve Expense	$3,494.26	$200,134.06
Reserve Net Income	($3,494.26)	($200,134.06)
Net Income	$7,174.38	($28,508.61)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Income									
Revenues									
6010-000 - Maintenance Fees	$98,245.84	$98,165.96	$79.88	0.08%	$883,572.56	$883,493.64	$78.92	0.01%	$1,177,991.49
6070-000 - Interest Income-Operating	$144.18	$0.00	$144.18	100.00%	$1,255.94	$0.00	$1,255.94	100.00%	$0.00
6071-000 - Interest Income-Reserve	($15,133.33)	$0.00	($15,133.33)	100.00%	$32,485.75	$0.00	$32,485.75	100.00%	$0.00
6082-000 - Late Fee Income	$75.00	$0.00	$75.00	100.00%	$510.00	$0.00	$510.00	100.00%	$0.00
6083-000 - Other Income-General	$1,500.00	$0.00	$1,500.00	100.00%	$6,130.00	$0.00	$6,130.00	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	$1,514.00	$0.00	$1,514.00	100.00%	$6,965.00	$0.00	$6,965.00	100.00%	$0.00
Total Revenues	$86,345.69	$98,165.96	($11,820.27)	(12.04%)	$931,233.10	$883,493.64	$47,739.46	5.40%	$1,177,991.49
Total Income	$86,345.69	$98,165.96	($11,820.27)	(12.04%)	$931,233.10	$883,493.64	$47,739.46	5.40%	$1,177,991.49
Expense									
Administrative									
7110-000 - Insurance-General	$2,743.00	$3,147.65	$404.65	12.86%	$24,687.00	$28,328.85	$3,641.85	12.86%	$37,771.80
7210-000 - Legal & Professional	$520.04	$331.67	($188.37)	(56.79%)	$7,009.87	$2,985.03	($4,024.84)	(134.83%)	$3,980.00
7212-001 - Professional-Audit Fees	$0.00	$525.00	$525.00	100.00%	$6,450.00	$4,725.00	($1,725.00)	(36.51%)	$6,300.00
7310-002 - Taxes-Corp Annual	$0.00	$5.83	$5.83	100.00%	$10,576.59	$52.47	($10,524.12)	(20,057.40%)	$70.00
7310-003 - Taxes-Condo Fee	$0.00	$96.00	$96.00	100.00%	$0.00	$864.00	$864.00	100.00%	$1,152.00
7310-008 - Taxes-Federal Income	$0.00	$1,500.00	$1,500.00	100.00%	($4.24)	$13,500.00	$13,504.24	100.03%	$18,000.00
7510-000 - Admin Expenses-General	$1,174.61	$211.67	($962.94)	(454.93%)	$6,504.59	$1,905.03	($4,599.56)	(241.44%)	$2,540.00
7810-000 - Uncollectible Assessments	$0.00	$0.00	$0.00	0.00%	$3,358.72	$0.00	($3,358.72)	(100.00%)	$0.00
Total Administrative	$4,437.65	$5,817.82	$1,380.17	23.72%	$58,582.53	$52,360.38	($6,222.15)	(11.88%)	$69,813.80
Services & Utilities									
8010-000 - Master Association Fees	$7,985.48	$7,985.48	$0.00	0.00%	$71,869.32	$71,869.32	$0.00	0.00%	$95,825.73
8021-000 - Salaries / Payroll Expense	$792.31	$848.17	$55.86	6.59%	$9,308.90	$7,633.53	($1,675.37)	(21.95%)	$10,178.00
8110-010 - R&M-Clubhouse / Janitorial Labor	$1,289.74	$875.00	($414.74)	(47.40%)	$11,317.43	$7,875.00	($3,442.43)	(43.71%)	$10,500.00
8110-038 - R&M-Rec Area	$346.29	$333.33	($12.96)	(3.89%)	$6,282.58	$2,999.97	($3,282.61)	(109.42%)	$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

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
8210-001 - Grounds-Lawn Service	$11,183.95	$11,690.50	$506.55	4.33%	$105,422.60	$105,214.50	($208.10)	(0.20%)	$140,286.00
8210-009 - Grounds-Irrigation Repairs	$1,107.12	$1,174.66	$67.54	5.75%	$16,262.11	$10,571.94	($5,690.17)	(53.82%)	$14,095.98
8210-011 - Grounds-Lakes/Banks	$705.00	$433.33	($271.67)	(62.69%)	$4,139.95	$3,899.97	($239.98)	(6.15%)	$5,200.00
8311-000 - Clubhouse Expenses / Interior	$172.83	$666.67	$493.84	74.08%	$4,968.97	$6,000.03	$1,031.06	17.18%	$8,000.00
8312-000 - Pool-Service-General/Permits	$735.00	$833.33	$98.33	11.80%	$7,354.20	$7,499.97	$145.77	1.94%	$10,000.00
8410-000 - Home-Woodwork	$0.00	$1,389.28	$1,389.28	100.00%	$25,954.15	$12,503.52	($13,450.63)	(107.57%)	$16,671.36
8710-001 - Utilities-Electric	$3,161.00	$3,392.67	$231.67	6.83%	$28,341.63	$30,534.03	$2,192.40	7.18%	$40,712.02
8710-005 - Utilities-Telephone	$0.00	$66.67	$66.67	100.00%	$411.24	$600.03	$188.79	31.46%	$800.00
8710-007 - Utilities-Sewer & Water-General	$26,998.17	$25,537.98	($1,460.19)	(5.72%)	$239,260.01	$229,841.82	($9,418.19)	(4.10%)	$306,455.82
8710-010 - Utilities-Reclaimed Water	$778.94	$2,299.90	$1,520.96	66.13%	$26,248.15	$20,699.10	($5,549.05)	(26.81%)	$27,598.85
8710-012 - Utilities-Cable TV	$15,983.57	$16,193.58	$210.01	1.30%	$143,852.13	$145,742.22	$1,890.09	1.30%	$194,322.93
Total Services & Utilities	$71,239.40	$73,720.55	$2,481.15	3.37%	$701,025.12	$663,484.95	($37,540.17)	(5.66%)	$884,646.69
Total Expense	$75,677.05	$79,538.37	$3,861.32	4.85%	$759,607.65	$715,845.33	($43,762.32)	(6.11%)	$954,460.49
Operating Net Income	$10,668.64	$18,627.59	($7,958.95)	(42.73%)	$171,625.45	$167,648.31	$3,977.14	2.37%	$223,531.00
Reserve Expense									
Reserve Expense									
9622-000 - Reserve-Streets	$1,327.75	$1,327.75	$0.00	0.00%	$11,949.75	$11,949.75	$0.00	0.00%	$15,933.00
9622-001 - Reserve-Sidewalks	$1,193.42	$1,193.42	$0.00	0.00%	$10,740.78	$10,740.78	$0.00	0.00%	$14,321.00
9625-001 - Reserve-Pool & Pool Area	$441.75	$441.75	$0.00	0.00%	$3,975.75	$3,975.75	$0.00	0.00%	$5,301.00
9639-000 - Reserve-Recreation Area	$1,997.75	$1,997.75	$0.00	0.00%	$17,979.75	$17,979.75	$0.00	0.00%	$23,973.00
9639-002 - Reserve-Clubhouse	$543.92	$543.92	$0.00	0.00%	$4,895.28	$4,895.28	$0.00	0.00%	$6,527.00
9640-000 - Reserve-Sewer	$3,222.67	$3,222.67	$0.00	0.00%	$29,004.03	$29,004.03	$0.00	0.00%	$38,672.00
9641-000 - Reserve-Water System	$2,683.58	$2,683.58	$0.00	0.00%	$24,152.22	$24,152.22	$0.00	0.00%	$32,203.00
9646-000 - Reserve-Sprinklers/Irrigation	$1,600.00	$1,600.00	$0.00	0.00%	$14,400.00	$14,400.00	$0.00	0.00%	$19,200.00
9652-000 - Reserve Expense-Storm Drains	$4,828.17	$4,828.17	$0.00	0.00%	$43,453.53	$43,453.53	$0.00	0.00%	$57,938.00
9665-000 - Reserve-Lakes and Banks	$788.58	$788.58	$0.00	0.00%	$7,097.22	$7,097.22	$0.00	0.00%	$9,463.00
9900-000 - Reserve-Interest	($15,133.33)	$0.00	$15,133.33	(100.00%)	$32,485.75	$0.00	($32,485.75)	(100.00%)	$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Total Reserve Expense	$3,494.26	$18,627.59	$15,133.33	81.24%	$200,134.06	$167,648.31	($32,485.75)	(19.38%)	$223,531.00
Total Reserve Expense	$3,494.26	$18,627.59	$15,133.33	81.24%	$200,134.06	$167,648.31	($32,485.75)	(19.38%)	$223,531.00
Reserve Net Income	($3,494.26)	($18,627.59)	$15,133.33	(81.24%)	($200,134.06)	($167,648.31)	($32,485.75)	19.38%	($223,531.00)
Net Income	$7,174.38	$0.00	$7,174.38	100.00%	($28,508.61)	$0.00	($28,508.61)	100.00%	$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			YTD		
Account	**Allocation**	**Disbursement**	**Begin Bal**	**Allocation**	**Disbursement**	**Balance**
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	$1,079.00	$396,952.14	$15,344.97	$7,644.07	$404,653.04
3022-001 Reserve-Sidewalks/Curbs	$1,193.42	$970.04	$46,684.92	$20,143.16	$7,387.41	$59,440.67
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	$2,008.98	($2,654.48)	$25,954.15	$27,963.13	($4,663.46)
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	$358.65	$143,692.45	$5,104.31	$747.60	$148,049.16
3026-000 Reserve-Landscaping Sod	$0.00	$0.00	$28,670.10	$0.00	$2,576.34	$26,093.76
3039-000 Reserve-Recreation Area	$1,997.75	$6,933.54	$42,009.64	$23,084.50	$6,933.54	$58,160.60
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	$441.89	$142,072.85	$6,285.74	$17,109.89	$131,248.70
3040-000 Reserve-Sewer	$3,222.67	$40,623.06	$576,889.13	$37,242.12	$73,016.48	$541,114.77
3041-000 Reserve-Water System	$2,683.58	$4,132.56	$595,763.02	$31,014.12	$86,154.43	$540,622.71
3046-000 Reserve-Sprinklers/Irrigation	$1,600.00	$1,322.93	$65,542.75	$18,669.34	$17,299.78	$66,912.31
3052-000 Reserve-Storm Drains	$4,828.17	$3,922.55	$379,067.36	$55,796.52	$4,147.06	$430,716.82
3065-000 Reserve-Lakes and Banks	$788.58	$640.19	$64,561.04	$9,111.49	$640.19	$73,032.34
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	$15,133.33	$15,133.33	$0.00	$62,752.41	$62,752.41	$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:	$33,760.92	$77,566.72	$3,216,775.35	$310,502.83	$528,372.33	$2,998,905.85