



Mainlands Unit 5

MAINLANDS OF TAMARAC BY THE GULF UNIT FIVE ASSOCIATION, INC.

2026 APPROVED BUDGET

Mainlands Unit Five
2026 Approved Budget
January 1, 2026 - December 31, 2026

OPERATING ACCOUNTS			
ACCT#	ITEM	ANNUAL	MONTHLY
7110-000	Insurance-General	\$37,771.80	\$3,147.65
7210-000	Legal & Professional	\$3,980.00	\$331.67
7212-001	Professional-Audit Fees	\$6,300.00	\$525.00
7310-002	Taxes-Corp Annual	\$70.00	\$5.83
7310-003	Taxes-Condo Fee	\$1,152.00	\$96.00
7310-008	Taxes-Federal Income	\$18,000.00	\$1,500.00
7510-000	Admin Expenses-General	\$2,540.00	\$211.67
8010-000	Master Association Fees	\$95,825.73	\$7,985.48
8021-000	Salaries / Payroll Expense	\$10,178.00	\$848.17
8110-010	R&M-Clubhouse / Janitorial Labor	\$10,500.00	\$875.00
8110-038	R&M-Rec Area	\$4,000.00	\$333.33
8110-040	Gate Project	\$0.00	\$0.00
8210-001	Grounds-Lawn Service	\$140,286.00	\$11,690.50
8210-005	Grounds-General Maintenance	\$0.00	\$0.00
8210-009	Grounds-Irrigation Repairs	\$14,095.98	\$1,174.67
8210-011	Grounds-Lakes/Banks	\$5,200.00	\$433.33
8311-000	Clubhouse Expenses / Interior	\$8,000.00	\$666.67
8312-000	Pool-Service-General/Permits	\$10,000.00	\$833.33
8710-001	Utilities-Electric	\$40,712.02	\$3,392.67
8710-005	Utilities-Telephone	\$800.00	\$66.67
8710-007	Utilities-Sewer & Water-General	\$306,455.82	\$25,537.99
8710-010	Utilities-Reclaimed Water	\$27,598.85	\$2,299.90
8710-012	Utilities-Cable TV	\$194,322.93	\$16,193.58
8410-000	Home-Woodwork	\$16,671.36	\$1,389.28
TOTAL OPERATING		\$954,460.49	\$79,538.37

RESERVE ACCOUNTS							
ACCT #	ITEM	Est. life when	Est. Repair /	Anticipated	Remaining to	Est.	Fully Funded
		new	Replacement			Balance	
9620-000	Reserve-Wash/Paint Homes	6	\$800,000.00	\$685,443.70	\$114,556.30	1-6	\$0.00
9622-000	Reserve-Streets	25/20	\$585,629.00	\$399,903.70	\$185,725.30	10-15	\$15,933.00
9622-001	Reserve-Curbs/Sidewalks	1	\$92,700.00	\$67,953.50	\$24,746.50	1	\$14,321.00
9625-001	Reserve-Pool & Pool Area	5-30	\$217,234.00	\$143,093.60	\$74,140.40	1-17	\$5,301.00
9626-000	Reserve Expense-Landscaping Sod	1	\$85,000.00	\$34,874.65	\$50,125.35	1	\$0.00
9639-000	Reserve-Recreation Area	8-25	\$147,900.00	\$48,876.42	\$99,023.58	1-13	\$23,973.00
9639-002	Reserve-Clubhouse	5-30	\$267,893.00	\$150,933.40	\$116,959.60	1-27	\$6,527.00
9640-000	Reserve-Sewer	50	\$1,014,000.00	\$610,032.80	\$403,967.20	10	\$38,672.00
9641-000	Reserve-Water System	50	\$948,291.00	\$605,981.10	\$342,309.90	10	\$32,203.00
9646-000	Reserve-Sprinklers/Irrigation	1	\$18,000.00	\$67,437.29	-\$49,437.29	1	\$19,200.00
9652-000	Reserve Expense-Storm Drains	50	\$950,000.00	\$403,814.80	\$546,185.20	9	\$57,938.00
9665-000	Reserve-Lakes and Banks	12-25	\$222,000.00	\$65,092.37	\$156,907.63	9-21	\$9,463.00
Total			\$5,348,647.00	\$3,283,437.33	\$2,065,209.67		\$223,531.00

TOTAL ANNUAL OPERATING & RESERVE \$1,177,991.49

SEE 2025 RESERVE STUDY FOR EXPANDED SCHEDULE

Lot	A	B,C
Homeowner Monthly Payment	\$316.27	\$342.59








