Unit 1 **Reserves** **2018**

Old Acct #	New Acct #	Description	Budget
2610	9628-000	Misc Deferred Maintenance	$100,000.00
2740	9625-001	Pool Remarcite	$1,000.00
2750	9640-000	Sewer System	$10,000.00
2760	9641-000	Water System	$10,000.00
2770	9652-000	Storm Drain System	$25,000.00
2800	9639-000	Recreation Area Maint	$20,000.00
2870	9646-000	Sprinklers / Irrigation	$15,000.00
2910	9620-000	Home Painting	$150,000.00
2920	9631-000	Home Maint other than paint	$5,000.00
2930	9621-000	Street Paving	$1,000.00
2940	9622-001	Sidewalks	$1,000.00
2950	9621-001	MLB Paving	$25,000.00
2970	9623-000	Roofs/wood	$275,000.00
2980	9627-000	Sea Walls/Banks	$1,000.00
		Total Maintenace Reserve	**$639,000.00**

Total Maintenace Reserve	**$639,000.00**
Total Operating	**$728,389.79**
Combined Total	**$1,367,389.79**

water/sewer/trash and cost of monthly fee $103.47

Monthly Maintenace Fee		2017 Fees	Increase
LOT B	$315.48	$302.50	$12.98
LOT C	$330.14	$316.35	$13.79
LOT E	$344.71	$330.11	$14.60
LOT F	$366.66	$350.84	$15.82

Treasurer Unit 1

Operating

Old Acct #	New Acct #	Description	Budget
5020	7510-000	Admin Expenses-General/Office	$5,000.00
5030	7115-001	Bank Charges	$300.00
5050	7212-001	Professional-Audit Fees	$7,500.00
5110	7110-000	Insurance-General	$14,000.00
5160	7210-000	Legal & Professional	$8,000.00
5260	8010-000	Master Association Fees	$87,989.79
5320	7310-001	Taxes-Florida Intangible	$100.00
5330	7310-002	Taxes-Corp Annual	$100.00
5360	7310-003	Taxes-Condo Fee	$1,500.00
5400	8710-002	Utilities-Electric-Hs	$18,000.00
5410	8710-004	Utilities-Electric-Pool	$10,000.00
5460	8710-021	Utilities-All Other	$1,000.00
5550	8710-012	Utilities-Cable TV	$144,000.00
5560	8710-007	Utilities-Sewer Water & Trash-General	$279,400.00
5758	8110-002	Building Repairs Homeowner	$1,500.00
5780	8210-001	Lawn Service-Mow, Fert	$110,000.00
5880	8110-038	R&M-Rec Area	$10,000.00
5888	8110-010	Clubhouse Janitorial	$6,000.00
5890	8021-000	Salaries / Payroll Expense	$6,000.00
5900	8150-000	Operating Contingency	$5,000.00
5910	7810-000	Uncollectible Assessments	$1,000.00
6000	8710-010	Utilities-Reclaimed Water	$12,000.00
		Total Operating Budget	**$728,389.79**

Total w/o Cable, Water, Sewer & Trash	**$304,989.79**
Cable, Water, Sewer & Trash	**$423,400.00**

MAINLANDS OF TAMARAC BY THE GULF ASSOCIATION, INC UNIT 1

2018 Fully Funded

Old Acct #	New Acct #	Description	RESERVE USEFUL LIFE	REPLACEMENT COST	ANTICIPATED RESERVE BALANCE	BALANCE TO BE FUNDED	REMAINING LIFE	FULLY FUNDED ANNUAL
2740	9625-001	Pool Remarcite	10 YRS	$35,000	$35,000	$0		
2750	9640-000	Sewer System	75 YRS	$1,245,000	$35,000	$1,210,000	25	$48,400
2760	9641-000	Water System	75 YRS	$1,100,000	$35,000	$1,065,000	25	$42,600
2770	9652-000	Storm Drain System	75 YRS	$1,100,000	$60,000	$1,040,000	25	$41,600
2870	9646-000	Sprinklers / Irrigation	25 YRS	$300,000	$0	$300,000		$300,000
		Clubhouse		$1,000,000				
		Rec. Area		$100,000				
2800	9639-000	Recreation Area Maint	75 YRS	$1,100,000	$25,000	$1,075,000	25	$43,000
2910	9620-000	Home Painting	7 YRS	$688,000	$0	$688,000	5	$137,600
2920	9631-000	Home Maint other than paint	7 YRS	$175,000	$0	$175,000	5	$35,000
2930	9621-000	Street Paving	20 yrs	$300,000	$0	$300,000	20	$15,000
		Curbing Plan	75 YRS	$1,200,000	$0	$1,200,000	25	$48,000
2940	9622-001	Sidewalks	75 YRS	$830,000	$0	$830,000	25	$33,200
2950	9621-001	MLB Paving	7 YRS	$300,000	$25,000	$900,000	10	$90,000
2970	9623-000	Roofs/wood	25 YRS	$3,750,000	$0	$3,750,000	12	$312,500
2980	9627-000	Sea Walls/Banks	75 YRS	$2,750,000	$12,000	$2,738,000	25	$109,520
					anticipated total			
					$227,000		TOTAL RESERVES	$1,256,420
							OPERATING TOTA	$728,390
							TOTAL	$1,984,810

MONTHLY FEES	
LOT B	$454.14
LOT C	$478.40
LOT E	$502.50
LOT F	$538.81

Reserves are not funded sufficiently to prevent the possibility of special assessments. The amount of assessments necessary to bring the reserves up to the proper level is the difference between the fully funded budget and the balance for the reserves.