

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
12/31/2019

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$104,080.01
1110-000 - A/R Delinq Maint Fees	\$6,702.19
1112-000 - A/R Delinq Maint Fees: Late Fees	\$389.80
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$20.00
1190-000 - Allowance for Bad Debts	(\$2,735.99)
1410-000 - Prepaid Insurance-General	\$16,305.07
1420-000 - Prepaid Expenses	\$1,364.08
1430-000 - Prepaid Taxes-Federal	\$350.00

Operating Total

\$126,475.16

Other

1122-000 - A/R-Due From Master	\$2,302.09
1800-000 - Property & Equipment	\$559,117.97
1811-000 - Investment In Master Association	\$1,639.75
1811-001 - Equity - Common Common	\$2,213.72
1890-000 - Accumulated Depreciation	(\$383,771.85)

Other Total

\$181,501.68

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$195,242.24
--	--------------

Reserve Total

\$195,242.24

Assets Total

\$503,219.08

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$36.40
-----------------------------	---------

Operating Total

\$36.40

Other

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,229.92
2460-000 - Unearned Revenue-Cable Rebate	\$54,560.08

Other Total

\$70,912.31

Reserve

3020-000 - Reserve Fund-Home Paint	(\$9,000.00)
3021-001 - Reserve Fund-MLB Paving	\$34,999.92
3022-000 - Reserve Fund-Walks	\$7,224.24
3025-001 - Reserve Fund-Pool Remar	\$29,752.12
3027-000 - Reserve Fund-Seawall/Banks	\$7,948.72
3028-000 - Reserve Fund-Def Maint	\$79.68
3031-000 - Reserve Fund-Home Maint	\$3,832.83
3040-000 - Reserve Fund-Sewer System	\$24,328.95
3041-000 - Reserve Fund-Water System	\$22,923.42
3052-000 - Reserve Fund-Storm Drain	\$71,069.28
3080-000 - Reserve Fund-Interest	\$2,083.08

Reserve Total

\$195,242.24

Retained Earnings

\$251,446.61

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
12/31/2019

<u>Net Income</u>	(\$14,418.48)	
<i>Liabilities & Equity Total</i>		\$503,219.08

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$118,561.48	\$1,423,903.76
6070-000 - Interest Income-Operating	\$11.51	\$162.91
6071-000 - Interest Income-Reserve	\$20.16	\$257.95
6076-000 - Interest Income-Owner	\$0.00	\$470.42
6082-000 - Late Fee Income	\$60.00	\$1,140.00
6083-000 - Other Income-General	\$850.00	\$11,685.90
6083-098 - Other Income-Legal	\$0.00	\$996.08
<u>Total Revenues</u>	<u>\$119,503.15</u>	<u>\$1,438,617.02</u>
<i>Total Income</i>	\$119,503.15	\$1,438,617.02
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,194.21	\$14,330.52
7210-000 - Legal & Professional	\$1,980.70	\$9,981.74
7212-001 - Professional-Audit Fees	\$0.00	\$7,355.00
7310-002 - Taxes-Corp Annual	\$1,364.00	\$1,425.25
7310-003 - Taxes-Condo Fee	\$113.66	\$1,363.92
7310-008 - Taxes - Federal Income	\$0.00	\$700.00
7510-000 - Admin Expenses-General	\$583.51	\$5,920.08
7810-000 - Uncollectible Assessments	\$83.33	\$999.96
<u>Total Administrative</u>	<u>\$5,319.41</u>	<u>\$42,076.47</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,478.80	\$89,745.60
8021-000 - Salaries / Payroll Expense	\$1,139.66	\$10,155.61
8110-000 - Repair & Maintenance-General	\$0.00	\$0.00
8110-002 - Building Repairs Homeowner	\$1,921.99	\$9,251.96
8110-010 - Clubhouse Janitorial	\$898.93	\$9,441.70
8110-038 - R&M-Rec Area	\$1,082.67	\$20,455.16
8110-040 - Gate Project	\$165.00	\$15,765.54
8210-001 - Lawn Service-Mow, Fert	\$8,456.65	\$102,799.79
8710-002 - Utilities-Electric-Hs	\$1,911.29	\$23,801.86
8710-004 - Utilities-Electric-Pool	\$0.00	\$5,917.66
8710-007 - Utilities-Sewer Water & Trash-General	\$23,141.55	\$275,245.55
8710-010 - Utilities-Reclaimed Water	\$1,310.89	\$12,132.96
8710-012 - Utilities-Cable TV	\$14,771.37	\$177,498.41
8710-021 - Utilities-All Other	\$39.99	\$489.42
<u>Total Services & Utilities</u>	<u>\$62,318.79</u>	<u>\$752,701.22</u>
<i>Total Expense</i>	\$67,638.20	\$794,777.69
Operating Net Income	<u>\$51,864.95</u>	<u>\$643,839.33</u>
Reserve Income		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019	Year To Date
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$6,750.00	\$81,000.00
9621-000 - Reserve-Street Paving	\$83.33	\$999.96
9621-001 - Reserve-MLB Paving	\$833.33	\$9,999.96
9622-000 - Reserve-Walks	\$833.33	\$9,999.96
9623-000 - Reserve-Roofs/Wood	\$20,416.67	\$245,000.04
9625-001 - Reserve Expense-Pool Remarcite	\$833.33	\$9,999.96
9627-000 - Reserve-Seawall/Banks	\$83.33	\$999.96
9628-000 - Reserve-Def Maintenance	\$20,833.33	\$249,999.96
9631-000 - Reserve-Home Maintenance	\$416.67	\$5,000.04
9639-000 - Reserve-Recreation Area Maint	\$833.33	\$9,999.96
9640-000 - Reserve-Sewer System	\$416.67	\$5,000.04
9641-000 - Reserve-Water System	\$416.67	\$5,000.04
9646-000 - Reserve-Sprinklers / Irrigation	\$1,250.00	\$15,000.00
9652-000 - Reserve-Storm Drain System	\$833.35	\$9,999.98
9900-000 - Reserve Interest	\$20.16	\$257.95
<u>Total Reserve Expense</u>	\$54,853.50	\$658,257.81
 <i>Total Reserve Expense</i>	 \$54,853.50	 \$658,257.81
 Reserve Net Income	 (\$54,853.50)	 (\$658,257.81)
 Net Income	 (\$2,988.55)	 (\$14,418.48)