

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
5/31/2022

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$116,719.12
1110-000 - A/R Delinq Maint Fees	\$7,561.83
1112-000 - A/R Delinq Maint Fees: Late Fees	\$915.00
1113-000 - A/R-Owner Interest	\$453.42
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$30.00
1115-000 - A/R-Legal Costs	\$2,267.35
1116-000 - A/R Fines	\$1,889.15
1190-000 - Allowance for Bad Debts	(\$8,629.17)
1410-000 - Prepaid Insurance-General	\$16,169.50
1420-000 - Prepaid Expenses	\$426.50
1430-000 - Prepaid Taxes-Federal	\$1,952.00

Operating Total

\$139,754.70

Other

1800-000 - Equipment	\$397,117.97
1805-000 - Land	\$162,000.00
1811-000 - Investment In Master Association	\$748.76
1811-001 - Equity - Common Common	\$2,213.72
1890-000 - Accumulated Depreciation	(\$388,174.85)

Other Total

\$173,905.60

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$505,120.66
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Reserve Total

\$505,120.66

Assets Total

\$818,780.96

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$233.47
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Operating Total

\$233.47

Other

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$18,479.88
2460-000 - Unearned Revenue-Cable Rebate	\$21,596.94

Other Total

\$40,199.13

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$16,509.03
3021-000 - Reserve Fund-Street Paving	\$6,871.57
3021-001 - Reserve Fund-MLB Paving	\$61,496.49
3022-000 - Reserve Fund-Walks	\$46,243.96
3023-000 - Reserve Fund-Roofs/Wood	\$106,678.68
3027-000 - Reserve Fund-Seawall/Banks	\$11,245.58
3028-000 - Reserve Fund-Def Maint	\$29,017.68
3031-000 - Reserve Fund-Home Maint	(\$712.46)
3039-000 - Reserve Fund-Rec Area Maint	\$31,100.74
3040-000 - Reserve Fund-Sewer System	\$72,673.10
3041-000 - Reserve Fund-Water System	\$49,240.99

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3046-000 - Reserve Fund-Sprinklers	\$8,450.85	
3052-000 - Reserve Fund-Storm Drain	\$66,210.56	
3080-000 - Reserve Fund-Interest	\$93.89	
<u>Reserve Total</u>	<u>\$505,120.66</u>	
 <u>Retained Earnings</u>	 \$266,072.13	
 <u>Net Income</u>	 \$7,155.57	
 <i>Liabilities & Equity Total</i>		 \$818,780.96

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$134,813.87	\$674,069.35
6070-000 - Interest Income-Operating	\$3.04	\$14.33
6071-000 - Interest Income-Reserve	\$11.66	\$53.80
6076-000 - Interest Income-Owner	\$0.00	\$453.42
6082-000 - Late Fee Income	\$120.00	\$675.00
6083-000 - Other Income-General	\$2,050.00	\$7,955.00
6083-098 - Other Income-Legal	\$0.00	\$2,193.22
<u>Total Revenues</u>	<u>\$136,998.57</u>	<u>\$685,414.12</u>
<i>Total Income</i>	<i>\$136,998.57</i>	<i>\$685,414.12</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,900.00	\$9,500.00
7210-000 - Legal & Professional	\$567.83	\$5,346.26
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$137.50	\$687.50
7510-000 - Admin Expenses-General	\$1,222.20	\$3,177.61
7810-000 - Uncollectible Assessments	\$416.67	\$2,083.35
<u>Total Administrative</u>	<u>\$4,244.20</u>	<u>\$20,855.97</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,132.42	\$40,662.10
8021-000 - Salaries / Payroll Expense	\$956.38	\$4,960.21
8110-002 - Building Repairs Homeowner	\$534.99	\$5,076.56
8110-010 - Clubhouse Janitorial	\$450.52	\$3,805.82
8110-038 - R&M-Rec Area	\$3,267.57	\$9,486.42
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Lawn Service-Mow, Fert	\$8,879.48	\$44,397.40
8710-002 - Utilities-Electric-Hs	\$2,270.51	\$10,919.24
8710-004 - Utilities-Electric-Pool	\$642.18	\$5,080.20
8710-007 - Utilities-Sewer Water & Trash-General	\$23,860.27	\$125,060.84
8710-010 - Utilities-Reclaimed Water	\$1,438.97	\$7,356.99
8710-012 - Utilities-Cable TV	\$17,172.12	\$84,926.40
8710-021 - Utilities-All Other	\$39.99	\$199.95
<u>Total Services & Utilities</u>	<u>\$67,645.40</u>	<u>\$341,932.13</u>
<i>Total Expense</i>	<i>\$71,889.60</i>	<i>\$362,788.10</i>
Operating Net Income	<u>\$65,108.97</u>	<u>\$322,626.02</u>
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$6,875.00	\$34,375.00
9621-000 - Reserve-Street Paving	\$250.00	\$1,250.00
9621-001 - Reserve-MLB Paving	\$1,250.00	\$6,250.00
9622-000 - Reserve-Walks	\$833.33	\$4,166.65
9623-000 - Reserve-Roofs/Wood	\$44,166.67	\$220,833.35
9627-000 - Reserve-Seawall/Banks	\$83.33	\$416.65
9628-000 - Reserve-Def Maintenance	\$416.67	\$2,083.35
9631-000 - Reserve-Home Maintenance	\$250.00	\$1,250.00
9639-000 - Reserve-Recreation Area Maint	\$2,500.00	\$12,500.00
9640-000 - Reserve-Sewer System	\$1,666.67	\$8,333.35
9641-000 - Reserve-Water System	\$1,250.00	\$6,250.00
9646-000 - Reserve-Sprinklers / Irrigation	\$3,333.33	\$16,666.65
9652-000 - Reserve-Storm Drain System	\$208.33	\$1,041.65
9900-000 - Reserve Interest	\$11.66	\$53.80
<u>Total Reserve Expense</u>	\$63,094.99	\$315,470.45
<i>Total Reserve Expense</i>	\$63,094.99	\$315,470.45
Reserve Net Income	(\$63,094.99)	(\$315,470.45)
Net Income	\$2,013.98	\$7,155.57

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$134,813.87	\$134,813.87	\$0.00	\$674,069.35	\$674,069.35	\$0.00	\$1,617,764.63
6070-000 - Interest Income-Operating	\$3.04	\$0.00	\$3.04	\$14.33	\$0.00	\$14.33	\$0.00
6071-000 - Interest Income-Reserve	\$11.66	\$0.00	\$11.66	\$53.80	\$0.00	\$53.80	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$453.42	\$0.00	\$453.42	\$0.00
6082-000 - Late Fee Income	\$120.00	\$0.00	\$120.00	\$675.00	\$0.00	\$675.00	\$0.00
6083-000 - Other Income-General	\$2,050.00	\$0.00	\$2,050.00	\$7,955.00	\$0.00	\$7,955.00	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	\$2,193.22	\$0.00	\$2,193.22	\$0.00
<u>Total Revenues</u>	\$136,998.57	\$134,813.87	\$2,184.70	\$685,414.12	\$674,069.35	\$11,344.77	\$1,617,764.63
Total Income	\$136,998.57	\$134,813.87	\$2,184.70	\$685,414.12	\$674,069.35	\$11,344.77	\$1,617,764.63
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,900.00	\$1,900.00	\$0.00	\$9,500.00	\$9,500.00	\$0.00	\$22,800.00
7115-001 - Bank Charges	\$0.00	\$16.82	\$16.82	\$0.00	\$84.10	\$84.10	\$200.00
7210-000 - Legal & Professional	\$567.83	\$500.00	(\$67.83)	\$5,346.26	\$2,500.00	(\$2,846.26)	\$6,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$645.83	\$645.83	\$0.00	\$3,229.15	\$3,229.15	\$7,750.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	\$61.25	\$41.65	(\$19.60)	\$100.00
7310-003 - Taxes-Condo Fee	\$137.50	\$137.50	\$0.00	\$687.50	\$687.50	\$0.00	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$150.00	\$150.00	\$0.00	\$750.00	\$750.00	\$1,800.00
7510-000 - Admin Expenses-General	\$1,222.20	\$525.00	(\$697.20)	\$3,177.61	\$2,625.00	(\$552.61)	\$6,300.00
7810-000 - Uncollectible Assessments	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$0.00	\$5,000.00
<u>Total Administrative</u>	\$4,244.20	\$4,300.15	\$55.95	\$20,855.97	\$21,500.75	\$644.78	\$51,600.00
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$8,132.42	\$8,132.42	\$0.00	\$40,662.10	\$40,662.10	\$0.00	\$97,589.08
8021-000 - Salaries / Payroll Expense	\$956.38	\$833.33	(\$123.05)	\$4,960.21	\$4,166.65	(\$793.56)	\$10,000.00
8110-002 - Building Repairs Homeowner	\$534.99	\$708.33	\$173.34	\$5,076.56	\$3,541.65	(\$1,534.91)	\$8,500.00
8110-010 - Clubhouse Janitorial	\$450.52	\$1,500.00	\$1,049.48	\$3,805.82	\$7,500.00	\$3,694.18	\$18,000.00
8110-038 - R&M-Rec Area	\$3,267.57	\$1,250.00	(\$2,017.57)	\$9,486.42	\$6,250.00	(\$3,236.42)	\$15,000.00
8150-000 - Operating Contingency	\$0.00	\$83.34	\$83.34	\$0.00	\$416.70	\$416.70	\$1,000.00
8210-001 - Lawn Service-Mow, Fert	\$8,879.48	\$8,764.63	(\$114.85)	\$44,397.40	\$43,823.15	(\$574.25)	\$105,175.55
8710-002 - Utilities-Electric-Hs	\$2,270.51	\$1,833.33	(\$437.18)	\$10,919.24	\$9,166.65	(\$1,752.59)	\$22,000.00
8710-004 - Utilities-Electric-Pool	\$642.18	\$700.00	\$57.82	\$5,080.20	\$3,500.00	(\$1,580.20)	\$8,400.00
8710-007 - Utilities-Sewer Water & Trash-General	\$23,860.27	\$24,166.67	\$306.40	\$125,060.84	\$120,833.35	(\$4,227.49)	\$290,000.00
8710-010 - Utilities-Reclaimed Water	\$1,438.97	\$1,500.00	\$61.03	\$7,356.99	\$7,500.00	\$143.01	\$18,000.00
8710-012 - Utilities-Cable TV	\$17,172.12	\$17,916.67	\$744.55	\$84,926.40	\$89,583.35	\$4,656.95	\$215,000.00
8710-021 - Utilities-All Other	\$39.99	\$41.67	\$1.68	\$199.95	\$208.35	\$8.40	\$500.00
<u>Total Services & Utilities</u>	\$67,645.40	\$67,430.39	(\$215.01)	\$341,932.13	\$337,151.95	(\$4,780.18)	\$809,164.63
Total Expense	\$71,889.60	\$71,730.54	(\$159.06)	\$362,788.10	\$358,652.70	(\$4,135.40)	\$860,764.63
Operating Net Income	\$65,108.97	\$63,083.33	\$2,025.64	\$322,626.02	\$315,416.65	\$7,209.37	\$757,000.00
Reserve Expense							
<u>Reserve Expense</u>							

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
5/1/2022 - 5/31/2022

	5/1/2022 - 5/31/2022			1/1/2022 - 5/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9620-000 - Reserve-Home Paint	\$6,875.00	\$6,875.00	\$0.00	\$34,375.00	\$34,375.00	\$0.00	\$82,500.00
9621-000 - Reserve-Street Paving	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$3,000.00
9621-001 - Reserve-MLB Paving	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$0.00	\$15,000.00
9622-000 - Reserve-Walks	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$0.00	\$10,000.00
9623-000 - Reserve-Roofs/Wood	\$44,166.67	\$44,166.67	\$0.00	\$220,833.35	\$220,833.35	\$0.00	\$530,000.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$0.00	\$1,000.00
9628-000 - Reserve-Def Maintenance	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$0.00	\$5,000.00
9631-000 - Reserve-Home Maintenance	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$3,000.00
9639-000 - Reserve-Recreation Area Maint	\$2,500.00	\$2,500.00	\$0.00	\$12,500.00	\$12,500.00	\$0.00	\$30,000.00
9640-000 - Reserve-Sewer System	\$1,666.67	\$1,666.67	\$0.00	\$8,333.35	\$8,333.35	\$0.00	\$20,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	\$6,250.00	\$6,250.00	\$0.00	\$15,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$3,333.33	\$3,333.33	\$0.00	\$16,666.65	\$16,666.65	\$0.00	\$40,000.00
9652-000 - Reserve-Storm Drain System	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$0.00	\$2,500.00
9900-000 - Reserve Interest	\$11.66	\$0.00	(\$11.66)	\$53.80	\$0.00	(\$53.80)	\$0.00
Total Reserve Expense	\$63,094.99	\$63,083.33	(\$11.66)	\$315,470.45	\$315,416.65	(\$53.80)	\$757,000.00
Total Reserve Expense	\$63,094.99	\$63,083.33	(\$11.66)	\$315,470.45	\$315,416.65	(\$53.80)	\$757,000.00
Reserve Net Income	(\$63,094.99)	(\$63,083.33)	(\$11.66)	(\$315,470.45)	(\$315,416.65)	(\$53.80)	(\$757,000.00)
Net Income	\$2,013.98	\$0.00	\$2,013.98	\$7,155.57	\$0.00	\$7,155.57	\$0.00