

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
8/31/2023

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$92,543.52
1110-000 - A/R Delinq Maint Fees	\$5,929.22
1112-000 - A/R Delinq Maint Fees: Late Fees	\$827.38
1113-000 - A/R-Owner Interest	\$996.85
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$20.00
1115-000 - A/R-Legal Costs	\$7,476.55
1116-000 - A/R Fines	\$1,000.00
1190-000 - Allowance for Bad Debts	(\$1,117.70)
1410-000 - Prepaid Insurance-General	\$2,601.85
1420-000 - Prepaid Expenses	\$126.50
1430-000 - Prepaid Taxes-Federal	\$1,600.00

Operating Total

\$112,004.17

Other

1800-000 - Equipment	\$397,117.97
1805-000 - Land	\$162,000.00
1890-000 - Accumulated Depreciation	(\$397,117.85)

Other Total

\$162,000.12

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$706,247.17
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Reserve Total

\$706,247.17

Assets Total

\$980,251.46

Liabilities and EquityOperating

2220-000 - Due to Unit 4	\$850.00
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Operating Total

\$850.00

Other

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,386.07
2460-000 - Unearned Revenue-Cable Rebate	\$4,547.04

Other Total

\$28,055.42

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$2,216.64
3021-000 - Reserve Fund-Street Paving	\$10,400.21
3021-001 - Reserve Fund-MLB Paving	\$80,246.49
3022-000 - Reserve Fund-Walks	\$49,094.35
3023-000 - Reserve Fund-Roofs/Wood	\$264,389.35
3025-001 - Reserve Fund-Pool Resurfacing	\$333.36
3027-000 - Reserve Fund-Seawall/Banks	\$12,495.53
3028-000 - Reserve Fund-Def Maint	\$5,565.92
3031-000 - Reserve Fund-Home Maint	\$1,116.51
3039-000 - Reserve Fund-Rec Area Maint	\$48,560.01
3040-000 - Reserve Fund-Sewer System	\$90,569.98
3041-000 - Reserve Fund-Water System	\$64,405.04
3046-000 - Reserve Fund-Sprinklers	\$12,030.42

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
8/31/2023

3052-000 - Reserve Fund-Storm Drain	\$64,508.19	
3080-000 - Reserve Fund-Interest	\$315.17	
<u>Reserve Total</u>	<u>\$706,247.17</u>	
 <u>Retained Earnings</u>	 \$243,215.60	
 <u>Net Income</u>	 \$1,883.27	
 <i>Liabilities & Equity Total</i>		 \$980,251.46

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,075.27	\$1,127,602.19
6070-000 - Interest Income-Operating	\$2.93	\$22.20
6071-000 - Interest Income-Reserve	\$14.79	\$106.17
6076-000 - Interest Income-Owner	\$0.00	\$1,046.86
6082-000 - Late Fee Income	\$90.00	\$990.00
6083-000 - Other Income-General	\$585.00	\$8,330.00
6083-098 - Other Income-Legal	\$0.00	\$6,539.84
<u>Total Revenues</u>	\$141,767.99	\$1,144,637.26
<i>Total Income</i>	\$141,767.99	\$1,144,637.26
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,926.31	\$23,410.51
7210-000 - Legal & Professional	\$583.00	\$7,418.45
7212-001 - Professional-Audit Fees	\$0.00	\$3,250.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$137.50	\$1,100.00
7510-000 - Admin Expenses-General	\$777.74	\$5,231.81
7810-000 - Uncollectible Assessments	\$833.33	\$6,666.64
<u>Total Administrative</u>	\$5,257.88	\$47,138.66
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,028.10	\$72,224.80
8021-000 - Salaries / Payroll Expense	\$353.48	\$4,933.42
8110-000 - Repair & Maintenance-General	\$0.00	\$0.00
8110-002 - Building Repairs Homeowner	\$613.88	\$5,348.87
8110-010 - Clubhouse Janitorial	\$1,774.51	\$7,066.60
8110-038 - R&M-Rec Area	\$2,726.49	\$17,376.20
8110-040 - Gate Project	\$0.00	\$100.00
8210-001 - Lawn Service-Mow, Fert	\$8,993.46	\$72,277.68
8710-002 - Utilities-Electric-Hs	\$2,484.95	\$18,860.63
8710-004 - Utilities-Electric-Pool	\$169.85	\$6,829.46
8710-007 - Utilities-Sewer Water & Trash-General	\$25,738.82	\$211,145.45
8710-010 - Utilities-Reclaimed Water	\$1,909.40	\$15,169.85
8710-012 - Utilities-Cable TV	\$17,929.21	\$143,189.72
8710-021 - Utilities-All Other	\$39.99	\$319.92
<u>Total Services & Utilities</u>	\$71,762.14	\$574,842.60
<i>Total Expense</i>	\$77,020.02	\$621,981.26
Operating Net Income	\$64,747.97	\$522,656.00
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$5,833.33	\$46,666.64
9621-000 - Reserve-Street Paving	\$250.00	\$2,000.00
9621-001 - Reserve-MLB Paving	\$1,250.00	\$10,000.00
9622-000 - Reserve-Walks	\$416.67	\$3,333.36
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$376,666.64
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$333.36
9627-000 - Reserve-Seawall/Banks	\$83.33	\$666.64
9628-000 - Reserve-Def Maintenance	\$333.33	\$2,666.64
9631-000 - Reserve-Home Maintenance	\$541.67	\$4,333.36
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$26,666.64
9640-000 - Reserve-Sewer System	\$1,250.00	\$10,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$10,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$3,333.33	\$26,666.64
9652-000 - Reserve-Storm Drain System	\$83.33	\$666.64
9900-000 - Reserve Interest	\$14.79	\$106.17
<u>Total Reserve Expense</u>	\$65,098.11	\$520,772.73
 <i>Total Reserve Expense</i>	 \$65,098.11	 \$520,772.73
 Reserve Net Income	 (\$65,098.11)	 (\$520,772.73)
 Net Income	 (\$350.14)	 \$1,883.27

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023				1/1/2023 - 8/31/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,075.27	\$141,075.00	\$0.27	0.00%	\$1,127,602.19	\$1,128,600.00	(\$997.81)	(0.09%)	\$1,692,900.00
6070-000 - Interest Income-Operating	\$2.93	\$0.00	\$2.93	100.00%	\$22.20	\$0.00	\$22.20	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$14.79	\$0.00	\$14.79	100.00%	\$106.17	\$0.00	\$106.17	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$1,046.86	\$0.00	\$1,046.86	100.00%	\$0.00
6082-000 - Late Fee Income	\$90.00	\$0.00	\$90.00	100.00%	\$990.00	\$0.00	\$990.00	100.00%	\$0.00
6083-000 - Other Income-General	\$585.00	\$0.00	\$585.00	100.00%	\$8,330.00	\$0.00	\$8,330.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$6,539.84	\$0.00	\$6,539.84	100.00%	\$0.00
<u>Total Revenues</u>	\$141,767.99	\$141,075.00	\$692.99	0.49%	\$1,144,637.26	\$1,128,600.00	\$16,037.26	1.42%	\$1,692,900.00
Total Income	\$141,767.99	\$141,075.00	\$692.99	0.49%	\$1,144,637.26	\$1,128,600.00	\$16,037.26	1.42%	\$1,692,900.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,926.31	\$1,900.00	(\$1,026.31)	(54.02%)	\$23,410.51	\$15,200.00	(\$8,210.51)	(54.02%)	\$22,800.00
7115-001 - Bank Charges	\$0.00	\$16.68	\$16.68	100.00%	\$0.00	\$133.44	\$133.44	100.00%	\$200.00
7210-000 - Legal & Professional	\$583.00	\$500.00	(\$83.00)	(16.60%)	\$7,418.45	\$4,000.00	(\$3,418.45)	(85.46%)	\$6,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$645.83	\$645.83	100.00%	\$3,250.00	\$5,166.64	\$1,916.64	37.10%	\$7,750.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$66.64	\$5.39	8.09%	\$100.00
7310-003 - Taxes-Condo Fee	\$137.50	\$137.50	\$0.00	0.00%	\$1,100.00	\$1,100.00	\$0.00	0.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$150.00	\$150.00	100.00%	\$0.00	\$1,200.00	\$1,200.00	100.00%	\$1,800.00
7510-000 - Admin Expenses-General	\$777.74	\$525.00	(\$252.74)	(48.14%)	\$5,231.81	\$4,200.00	(\$1,031.81)	(24.57%)	\$6,300.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$6,666.64	\$6,666.64	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$5,257.88	\$4,716.67	(\$541.21)	(11.47%)	\$47,138.66	\$37,733.36	(\$9,405.30)	(24.93%)	\$56,600.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,028.10	\$9,083.33	\$55.23	0.61%	\$72,224.80	\$72,666.64	\$441.84	0.61%	\$109,000.00
8021-000 - Salaries / Payroll Expense	\$353.48	\$1,000.00	\$646.52	64.65%	\$4,933.42	\$8,000.00	\$3,066.58	38.33%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$613.88	\$416.67	(\$197.21)	(47.33%)	\$5,348.87	\$3,333.36	(\$2,015.51)	(60.46%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,774.51	\$1,500.00	(\$274.51)	(18.30%)	\$7,066.60	\$12,000.00	\$4,933.40	41.11%	\$18,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023				1/1/2023 - 8/31/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-038 - R&M-Rec Area	\$2,726.49	\$1,666.67	(\$1,059.82)	(63.59%)	\$17,376.20	\$13,333.36	(\$4,042.84)	(30.32%)	\$20,000.00
8110-040 - Gate Project	\$0.00	\$0.00	\$0.00	0.00%	\$100.00	\$0.00	(\$100.00)	(100.00%)	\$0.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,333.36	\$1,333.36	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$8,993.46	\$9,208.33	\$214.87	2.33%	\$72,277.68	\$73,666.64	\$1,388.96	1.89%	\$110,500.00
8710-002 - Utilities-Electric-Hs	\$2,484.95	\$2,016.67	(\$468.28)	(23.22%)	\$18,860.63	\$16,133.36	(\$2,727.27)	(16.90%)	\$24,200.00
8710-004 - Utilities-Electric-Pool	\$169.85	\$758.33	\$588.48	77.60%	\$6,829.46	\$6,066.64	(\$762.82)	(12.57%)	\$9,100.00
8710-007 - Utilities-Sewer Water & Trash-General	\$25,738.82	\$25,833.33	\$94.51	0.37%	\$211,145.45	\$206,666.64	(\$4,478.81)	(2.17%)	\$310,000.00
8710-010 - Utilities-Reclaimed Water	\$1,909.40	\$1,666.67	(\$242.73)	(14.56%)	\$15,169.85	\$13,333.36	(\$1,836.49)	(13.77%)	\$20,000.00
8710-012 - Utilities-Cable TV	\$17,929.21	\$17,916.67	(\$12.54)	(0.07%)	\$143,189.72	\$143,333.36	\$143.64	0.10%	\$215,000.00
8710-021 - Utilities-All Other	\$39.99	\$41.67	\$1.68	4.03%	\$319.92	\$333.36	\$13.44	4.03%	\$500.00
Total Services & Utilities	\$71,762.14	\$71,275.01	(\$487.13)	(0.68%)	\$574,842.60	\$570,200.08	(\$4,642.52)	(0.81%)	\$855,300.00
Total Expense	\$77,020.02	\$75,991.68	(\$1,028.34)	(1.35%)	\$621,981.26	\$607,933.44	(\$14,047.82)	(2.31%)	\$911,900.00
Operating Net Income	\$64,747.97	\$65,083.32	(\$335.35)	(.52%)	\$522,656.00	\$520,666.56	\$1,989.44	.38%	\$781,000.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$5,833.33	\$5,833.33	\$0.00	0.00%	\$46,666.64	\$46,666.64	\$0.00	0.00%	\$70,000.00
9621-000 - Reserve-Street Paving	\$250.00	\$250.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$3,000.00
9621-001 - Reserve-MLB Paving	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$3,333.36	\$3,333.36	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$376,666.64	\$376,666.64	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$333.36	\$333.36	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$666.64	\$666.64	\$0.00	0.00%	\$1,000.00
9628-000 - Reserve-Def Maintenance	\$333.33	\$333.33	\$0.00	0.00%	\$2,666.64	\$2,666.64	\$0.00	0.00%	\$4,000.00
9631-000 - Reserve-Home	\$541.67	\$541.67	\$0.00	0.00%	\$4,333.36	\$4,333.36	\$0.00	0.00%	\$6,500.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023				1/1/2023 - 8/31/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Maintenance									
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$26,666.64	\$26,666.64	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$26,666.64	\$26,666.64	\$0.00	0.00%	\$40,000.00
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$666.64	\$666.64	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$14.79	\$0.00	(\$14.79)	(100.00%)	\$106.17	\$0.00	(\$106.17)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$65,098.11	\$65,083.32	(\$14.79)	(0.02%)	\$520,772.73	\$520,666.56	(\$106.17)	(0.02%)	\$781,000.00
Total Reserve Expense	\$65,098.11	\$65,083.32	(\$14.79)	(0.02%)	\$520,772.73	\$520,666.56	(\$106.17)	(0.02%)	\$781,000.00
Reserve Net Income	(\$65,098.11)	(\$65,083.32)	(\$14.79)	.02%	(\$520,772.73)	(\$520,666.56)	(\$106.17)	.02%	(\$781,000.00)
Net Income	(\$350.14)	\$0.00	(\$350.14)	100.00%	\$1,883.27	\$0.00	\$1,883.27	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
8/1/2023 - 8/31/2023

Account	8/1/2023 - 8/31/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$48,631.56	\$0.00	\$0.00	\$48,631.56
3020-000 Reserve Fund-Home/Roof Paint	\$5,833.33	\$0.00	\$0.00	\$93,121.64	\$90,905.00	\$2,216.64
3021-000 Reserve Fund-Street Paving	\$250.00	\$0.00	\$8,621.57	\$2,000.00	\$221.36	\$10,400.21
3021-001 Reserve Fund-MLB Paving	\$1,250.00	\$0.00	\$70,246.49	\$10,000.00	\$0.00	\$80,246.49
3022-000 Reserve Fund-Walks	\$416.67	\$19.51	\$52,023.64	\$3,333.36	\$6,262.65	\$49,094.35
3023-000 Reserve Fund-Roofs/Wood	\$47,083.33	\$73,364.39	\$164,525.97	\$376,666.64	\$276,803.26	\$264,389.35
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$0.00	\$333.36	\$0.00	\$333.36
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$11,828.89	\$666.64	\$0.00	\$12,495.53
3028-000 Reserve Fund-Def Maint	\$333.33	\$0.00	\$5,738.89	\$2,666.64	\$2,839.61	\$5,565.92
3031-000 Reserve Fund-Home Maint	\$631.67	\$308.71	\$0.00	\$5,083.36	\$3,966.85	\$1,116.51
3039-000 Reserve Fund-Rec Area Maint	\$4,533.33	\$1,266.67	\$36,557.04	\$30,766.64	\$18,763.67	\$48,560.01
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$81,005.65	\$10,000.00	\$435.67	\$90,569.98
3041-000 Reserve Fund-Water System	\$1,250.00	\$166.67	\$56,409.65	\$10,022.45	\$2,027.06	\$64,405.04
3046-000 Reserve Fund-Sprinklers	\$3,333.33	\$1,589.82	\$13,926.70	\$31,563.59	\$33,459.87	\$12,030.42
3052-000 Reserve Fund-Storm Drain	\$83.33	\$0.00	\$63,907.03	\$666.64	\$65.48	\$64,508.19
3080-000 Reserve Fund-Interest	\$14.79	\$0.00	\$209.00	\$106.17	\$0.00	\$315.17
4110-000 Operating Fund-Current YTD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$66,388.11	\$76,715.77	\$613,632.08	\$576,997.13	\$435,750.48	\$754,878.73