

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
11/30/2023

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$155,379.33
1110-000 - A/R Delinq Maint Fees	\$7,078.23
1112-000 - A/R Delinq Maint Fees: Late Fees	\$825.00
1113-000 - A/R-Owner Interest	\$996.85
1114-000 - A/R Delinq Maint Fees: Admin Fees	\$30.00
1115-000 - A/R-Legal Costs	\$7,476.55
1116-000 - A/R Fines	\$1,000.00
1190-000 - Allowance for Bad Debts	(\$3,615.24)
1410-000 - Prepaid Insurance-General	\$1,936.00
1420-000 - Prepaid Expenses	\$0.08
1430-000 - Prepaid Taxes-Federal	\$1,600.00

Operating Total

\$172,706.80

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)	\$687,745.82
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Reserve Total

\$687,745.82

Assets Total

\$1,022,452.74

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,232.51
2460-000 - Unearned Revenue-Cable Rebate	\$77,862.06

Other Total

\$95,216.88

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$19,716.63
3021-000 - Reserve Fund-Street Paving	\$11,150.21
3021-001 - Reserve Fund-MLB Paving	\$83,996.49
3022-000 - Reserve Fund-Walks	\$50,344.36
3023-000 - Reserve Fund-Roofs/Wood	\$216,346.92
3025-001 - Reserve Fund-Pool Resurfacing	\$458.37
3027-000 - Reserve Fund-Seawall/Banks	\$12,745.52
3028-000 - Reserve Fund-Def Maint	\$6,565.91
3031-000 - Reserve Fund-Home Maint	\$544.75
3039-000 - Reserve Fund-Rec Area Maint	\$51,678.66
3040-000 - Reserve Fund-Sewer System	\$93,362.48
3041-000 - Reserve Fund-Water System	\$66,974.37
3046-000 - Reserve Fund-Sprinklers	\$8,742.80
3052-000 - Reserve Fund-Storm Drain	\$64,758.18
3080-000 - Reserve Fund-Interest	\$360.17

Reserve Total

\$687,745.82

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
11/30/2023

<u>Retained Earnings</u>	\$243,215.60
<u>Net Income</u>	(\$3,725.56)
<i>Liabilities & Equity Total</i>	\$1,022,452.74

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,037.27	\$1,550,828.00
6070-000 - Interest Income-Operating	\$4.01	\$32.01
6071-000 - Interest Income-Reserve	\$15.11	\$151.17
6076-000 - Interest Income-Owner	\$0.00	\$1,046.86
6082-000 - Late Fee Income	\$45.00	\$1,185.00
6083-000 - Other Income-General	\$900.00	\$10,145.00
6083-090 - Other Income - Spectrum	\$0.00	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$6,539.84
<u>Total Revenues</u>	\$142,001.39	\$1,569,927.88
<i>Total Income</i>	\$142,001.39	\$1,569,927.88
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,926.31	\$32,189.44
7210-000 - Legal & Professional	\$2,713.07	\$12,356.70
7212-001 - Professional-Audit Fees	\$0.00	\$6,795.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$113.66	\$1,226.42
7510-000 - Admin Expenses-General	\$2,234.66	\$8,701.52
7810-000 - Uncollectible Assessments	\$833.33	\$9,166.63
<u>Total Administrative</u>	\$8,821.03	\$70,496.96
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,028.10	\$99,309.10
8021-000 - Salaries / Payroll Expense	\$213.98	\$6,126.90
8110-000 - Repair & Maintenance-General	\$0.00	\$0.00
8110-002 - Building Repairs Homeowner	\$461.98	\$8,073.29
8110-010 - Clubhouse Janitorial	\$952.00	\$10,273.31
8110-038 - R&M-Rec Area	\$2,745.95	\$22,520.43
8110-040 - Gate Project	(\$38.00)	\$103.43
8210-001 - Lawn Service-Mow, Fert	\$8,993.46	\$99,258.06
8710-002 - Utilities-Electric-Hs	\$1,422.07	\$25,274.73
8710-004 - Utilities-Electric-Pool	\$899.93	\$8,503.06
8710-007 - Utilities-Sewer Water & Trash-General	\$26,812.56	\$289,397.01
8710-010 - Utilities-Reclaimed Water	\$2,482.66	\$21,181.40
8710-012 - Utilities-Cable TV	\$17,929.21	\$196,628.18
8710-021 - Utilities-All Other	\$0.00	\$439.89
<u>Total Services & Utilities</u>	\$71,903.90	\$787,088.79
<i>Total Expense</i>	\$80,724.93	\$857,585.75
Operating Net Income	\$61,276.46	\$712,342.13
Reserve Income		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023	Year To Date
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Home Paint	\$5,833.33	\$64,166.63
9621-000 - Reserve-Street Paving	\$250.00	\$2,750.00
9621-001 - Reserve-MLB Paving	\$1,250.00	\$13,750.00
9622-000 - Reserve-Walks	\$416.67	\$4,583.37
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$517,916.63
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$458.37
9627-000 - Reserve-Seawall/Banks	\$83.33	\$916.63
9628-000 - Reserve-Def Maintenance	\$333.33	\$3,666.63
9631-000 - Reserve-Home Maintenance	\$541.67	\$5,958.37
9639-000 - Reserve-Recreation Area Maint	\$3,333.33	\$36,666.63
9640-000 - Reserve-Sewer System	\$1,250.00	\$13,750.00
9641-000 - Reserve-Water System	\$1,250.00	\$13,750.00
9646-000 - Reserve-Sprinklers / Irrigation	\$3,333.33	\$36,666.63
9652-000 - Reserve-Storm Drain System	\$83.33	\$916.63
9900-000 - Reserve Interest	\$15.11	\$151.17
<u>Total Reserve Expense</u>	\$65,098.43	\$716,067.69
 <i>Total Reserve Expense</i>	 \$65,098.43	 \$716,067.69
Reserve Net Income	(\$65,098.43)	(\$716,067.69)
Net Income	(\$3,821.97)	(\$3,725.56)

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023				1/1/2023 - 11/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,037.27	\$141,075.00	(\$37.73)	(0.03%)	\$1,550,828.00	\$1,551,825.00	(\$997.00)	(0.06%)	\$1,692,900.00
6070-000 - Interest Income-Operating	\$4.01	\$0.00	\$4.01	100.00%	\$32.01	\$0.00	\$32.01	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$15.11	\$0.00	\$15.11	100.00%	\$151.17	\$0.00	\$151.17	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	\$45.00	\$0.00	\$45.00	100.00%	\$1,185.00	\$0.00	\$1,185.00	100.00%	\$0.00
6083-000 - Other Income-General	\$900.00	\$0.00	\$900.00	100.00%	\$10,145.00	\$0.00	\$10,145.00	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>	\$142,001.39	\$141,075.00	\$926.39	0.66%	\$1,569,927.88	\$1,551,825.00	\$18,102.88	1.17%	\$1,692,900.00
Total Income	\$142,001.39	\$141,075.00	\$926.39	0.66%	\$1,569,927.88	\$1,551,825.00	\$18,102.88	1.17%	\$1,692,900.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,926.31	\$1,900.00	(\$1,026.31)	(54.02%)	\$32,189.44	\$20,900.00	(\$11,289.44)	(54.02%)	\$22,800.00
7115-001 - Bank Charges	\$0.00	\$16.68	\$16.68	100.00%	\$0.00	\$183.48	\$183.48	100.00%	\$200.00
7210-000 - Legal & Professional	\$2,713.07	\$500.00	(\$2,213.07)	(442.61%)	\$12,356.70	\$5,500.00	(\$6,856.70)	(124.67%)	\$6,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$645.83	\$645.83	100.00%	\$6,795.00	\$7,104.13	\$309.13	4.35%	\$7,750.00
7310-002 - Taxes-Corp Annual	\$0.00	\$8.33	\$8.33	100.00%	\$61.25	\$91.63	\$30.38	33.16%	\$100.00
7310-003 - Taxes-Condo Fee	\$113.66	\$137.50	\$23.84	17.34%	\$1,226.42	\$1,512.50	\$286.08	18.91%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$150.00	\$150.00	100.00%	\$0.00	\$1,650.00	\$1,650.00	100.00%	\$1,800.00
7510-000 - Admin Expenses-General	\$2,234.66	\$525.00	(\$1,709.66)	(325.65%)	\$8,701.52	\$5,775.00	(\$2,926.52)	(50.68%)	\$6,300.00
7810-000 - Uncollectible Assessments	\$833.33	\$833.33	\$0.00	0.00%	\$9,166.63	\$9,166.63	\$0.00	0.00%	\$10,000.00
<u>Total Administrative</u>	\$8,821.03	\$4,716.67	(\$4,104.36)	(87.02%)	\$70,496.96	\$51,883.37	(\$18,613.59)	(35.88%)	\$56,600.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,028.10	\$9,083.33	\$55.23	0.61%	\$99,309.10	\$99,916.63	\$607.53	0.61%	\$109,000.00
8021-000 - Salaries / Payroll Expense	\$213.98	\$1,000.00	\$786.02	78.60%	\$6,126.90	\$11,000.00	\$4,873.10	44.30%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$461.98	\$416.67	(\$45.31)	(10.87%)	\$8,073.29	\$4,583.37	(\$3,489.92)	(76.14%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$952.00	\$1,500.00	\$548.00	36.53%	\$10,273.31	\$16,500.00	\$6,226.69	37.74%	\$18,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023				1/1/2023 - 11/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-038 - R&M-Rec Area	\$2,745.95	\$1,666.67	(\$1,079.28)	(64.76%)	\$22,520.43	\$18,333.37	(\$4,187.06)	(22.84%)	\$20,000.00
8110-040 - Gate Project	(\$38.00)	\$0.00	\$38.00	(100.00%)	\$103.43	\$0.00	(\$103.43)	(100.00%)	\$0.00
8150-000 - Operating Contingency	\$0.00	\$166.67	\$166.67	100.00%	\$0.00	\$1,833.37	\$1,833.37	100.00%	\$2,000.00
8210-001 - Lawn Service-Mow, Fert	\$8,993.46	\$9,208.33	\$214.87	2.33%	\$99,258.06	\$101,291.63	\$2,033.57	2.01%	\$110,500.00
8710-002 - Utilities-Electric-Hs	\$1,422.07	\$2,016.67	\$594.60	29.48%	\$25,274.73	\$22,183.37	(\$3,091.36)	(13.94%)	\$24,200.00
8710-004 - Utilities-Electric-Pool	\$899.93	\$758.33	(\$141.60)	(18.67%)	\$8,503.06	\$8,341.63	(\$161.43)	(1.94%)	\$9,100.00
8710-007 - Utilities-Sewer Water & Trash-General	\$26,812.56	\$25,833.33	(\$979.23)	(3.79%)	\$289,397.01	\$284,166.63	(\$5,230.38)	(1.84%)	\$310,000.00
8710-010 - Utilities-Reclaimed Water	\$2,482.66	\$1,666.67	(\$815.99)	(48.96%)	\$21,181.40	\$18,333.37	(\$2,848.03)	(15.53%)	\$20,000.00
8710-012 - Utilities-Cable TV	\$17,929.21	\$17,916.67	(\$12.54)	(0.07%)	\$196,628.18	\$197,083.37	\$455.19	0.23%	\$215,000.00
8710-021 - Utilities-All Other	\$0.00	\$41.67	\$41.67	100.00%	\$439.89	\$458.37	\$18.48	4.03%	\$500.00
Total Services & Utilities	\$71,903.90	\$71,275.01	(\$628.89)	(0.88%)	\$787,088.79	\$784,025.11	(\$3,063.68)	(0.39%)	\$855,300.00
Total Expense	\$80,724.93	\$75,991.68	(\$4,733.25)	(6.23%)	\$857,585.75	\$835,908.48	(\$21,677.27)	(2.59%)	\$911,900.00
Operating Net Income	\$61,276.46	\$65,083.32	(\$3,806.86)	(5.85%)	\$712,342.13	\$715,916.52	(\$3,574.39)	(.50%)	\$781,000.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$5,833.33	\$5,833.33	\$0.00	0.00%	\$64,166.63	\$64,166.63	\$0.00	0.00%	\$70,000.00
9621-000 - Reserve-Street Paving	\$250.00	\$250.00	\$0.00	0.00%	\$2,750.00	\$2,750.00	\$0.00	0.00%	\$3,000.00
9621-001 - Reserve-MLB Paving	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00
9622-000 - Reserve-Walks	\$416.67	\$416.67	\$0.00	0.00%	\$4,583.37	\$4,583.37	\$0.00	0.00%	\$5,000.00
9623-000 - Reserve-Roofs/Wood	\$47,083.33	\$47,083.33	\$0.00	0.00%	\$517,916.63	\$517,916.63	\$0.00	0.00%	\$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	\$41.67	\$41.67	\$0.00	0.00%	\$458.37	\$458.37	\$0.00	0.00%	\$500.00
9627-000 - Reserve-Seawall/Banks	\$83.33	\$83.33	\$0.00	0.00%	\$916.63	\$916.63	\$0.00	0.00%	\$1,000.00
9628-000 - Reserve-Def Maintenance	\$333.33	\$333.33	\$0.00	0.00%	\$3,666.63	\$3,666.63	\$0.00	0.00%	\$4,000.00
9631-000 - Reserve-Home	\$541.67	\$541.67	\$0.00	0.00%	\$5,958.37	\$5,958.37	\$0.00	0.00%	\$6,500.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023				1/1/2023 - 11/30/2023				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%	\$36,666.63	\$36,666.63	\$0.00	0.00%	\$40,000.00
9640-000 - Reserve-Sewer System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00
9641-000 - Reserve-Water System	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00
9646-000 - Reserve-Sprinklers / Irrigation	\$3,333.33	\$3,333.33	\$0.00	0.00%	\$36,666.63	\$36,666.63	\$0.00	0.00%	\$40,000.00
9652-000 - Reserve-Storm Drain System	\$83.33	\$83.33	\$0.00	0.00%	\$916.63	\$916.63	\$0.00	0.00%	\$1,000.00
9900-000 - Reserve Interest	\$15.11	\$0.00	(\$15.11)	(100.00%)	\$151.17	\$0.00	(\$151.17)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$65,098.43	\$65,083.32	(\$15.11)	(0.02%)	\$716,067.69	\$715,916.52	(\$151.17)	(0.02%)	\$781,000.00
Total Reserve Expense	\$65,098.43	\$65,083.32	(\$15.11)	(0.02%)	\$716,067.69	\$715,916.52	(\$151.17)	(0.02%)	\$781,000.00
Reserve Net Income	(\$65,098.43)	(\$65,083.32)	(\$15.11)	.02%	(\$716,067.69)	(\$715,916.52)	(\$151.17)	.02%	(\$781,000.00)
Net Income	(\$3,821.97)	\$0.00	(\$3,821.97)	100.00%	(\$3,725.56)	\$0.00	(\$3,725.56)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
11/1/2023 - 11/30/2023

Account	11/1/2023 - 11/30/2023		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	\$110,621.63	\$90,905.00	\$19,716.63
3021-000 Reserve Fund-Street Paving	\$250.00	\$0.00	\$8,621.57	\$2,750.00	\$221.36	\$11,150.21
3021-001 Reserve Fund-MLB Paving	\$1,250.00	\$0.00	\$70,246.49	\$13,750.00	\$0.00	\$83,996.49
3022-000 Reserve Fund-Walks	\$416.67	\$0.00	\$52,023.64	\$4,583.37	\$6,262.65	\$50,344.36
3023-000 Reserve Fund-Roofs/Wood	\$47,223.79	\$56,659.11	\$164,525.97	\$518,776.11	\$466,955.16	\$216,346.92
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$0.00	\$458.37	\$0.00	\$458.37
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$11,828.89	\$916.63	\$0.00	\$12,745.52
3028-000 Reserve Fund-Def Maint	\$333.33	\$0.00	\$5,738.89	\$3,666.63	\$2,839.61	\$6,565.91
3031-000 Reserve Fund-Home Maint	\$661.67	\$291.60	\$0.00	\$6,968.83	\$6,424.08	\$544.75
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$2,471.53	\$36,557.04	\$41,166.63	\$26,045.01	\$51,678.66
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$792.50	\$81,005.65	\$13,750.00	\$1,393.17	\$93,362.48
3041-000 Reserve Fund-Water System	\$1,250.00	\$765.66	\$56,409.65	\$13,772.45	\$3,207.73	\$66,974.37
3046-000 Reserve Fund-Sprinklers	\$4,719.83	\$7,278.41	\$13,926.70	\$43,335.06	\$48,518.96	\$8,742.80
3052-000 Reserve Fund-Storm Drain	\$83.33	\$0.00	\$63,907.03	\$916.63	\$65.48	\$64,758.18
3080-000 Reserve Fund-Interest	\$15.11	\$0.00	\$209.00	\$151.17	\$0.00	\$360.17
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:	\$66,745.39	\$68,258.81	\$613,632.08	\$775,583.51	\$652,838.21	\$736,377.38