Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
3/31/2024

Assets		
Operating		
1030-000 - Alliance Assoc Bank- Operating (0624)	$143,265.32	
1110-000 - A/R Delinq Maint Fees	$8,307.34	
1112-000 - A/R Delinq Maint Fees: Late Fees	$930.00	
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	($6,948.56)	
1410-000 - Prepaid Insurance-General	$16,630.86	
Operating Total	$171,678.36	
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)	$763,416.96	
1099-000 - Due from OP	$1,201.84	
Reserve Total	$764,618.80	
Assets Total		$1,098,297.28
Liabilities and Equity		
Operating		
2010-000 - Accounts Payable	$1,201.84	
Operating Total	$1,201.84	
Other		
2025-000 - Unclaimed Property	$122.31	
2450-000 - Unearned Revenue-Prepaid Maint Fees	$20,383.78	
2460-000 - Unearned Revenue-Cable Rebate	$72,889.15	
Other Total	$93,395.24	
Reserve		
3020-000 - Reserve Fund-Home/Roof Paint	$56,299.96	
3021-000 - Reserve Fund-Street Paving	$12,150.21	
3021-001 - Reserve Fund-MLB Paving	$88,996.49	
3022-000 - Reserve Fund-Walks	$51,447.26	
3023-000 - Reserve Fund-Roofs/Wood	$253,922.47	
3025-001 - Reserve Fund-Pool Resurfacing	$625.05	
3027-000 - Reserve Fund-Seawall/Banks	$13,078.84	
3028-000 - Reserve Fund-Def Maint	$6,899.24	
3031-000 - Reserve Fund-Home Maint	$1,345.15	
3039-000 - Reserve Fund-Rec Area Maint	$49,479.11	
3040-000 - Reserve Fund-Sewer System	$87,675.41	
3041-000 - Reserve Fund-Water System	$70,703.57	
3046-000 - Reserve Fund-Sprinklers	$7,490.57	
3052-000 - Reserve Fund-Storm Drain	$64,083.17	

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
3/31/2024

3080-000 - Reserve Fund-Interest	$422.30	
Reserve Total	$764,618.80	
Retained Earnings	$241,295.41	
Net Income	($2,214.01)	
Liabilities & Equity Total		$1,098,297.28

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024	Year To Date
Income		
Revenues		
6010-000 - Maintenance Fees	$148,420.98	$445,352.94
6070-000 - Interest Income-Operating	$3.92	$10.97
6071-000 - Interest Income-Reserve	$16.34	$46.73
6082-000 - Late Fee Income	$45.00	$165.00
6083-000 - Other Income-General	$2,580.00	$5,046.76
Total Revenues	$151,066.24	$450,622.40
Total Income	$151,066.24	$450,622.40
Expense		
Administrative		
7110-000 - Insurance-General	$1,900.00	$5,700.00
7210-000 - Legal & Professional	$1,462.72	$3,602.27
7212-001 - Professional-Audit Fees	$0.00	$6,000.00
7310-002 - Taxes-Corp Annual	$0.00	$61.25
7510-000 - Admin Expenses-General	$749.72	$1,835.24
7810-000 - Uncollectible Assessments	$833.33	$2,499.99
Total Administrative	$4,945.77	$19,698.75
Services & Utilities		
8010-000 - Master Association Fees	$9,475.67	$28,427.01
8021-000 - Salaries / Payroll Expense	$424.12	$1,731.51
8110-002 - Building Repairs Homeowner	$391.42	$2,241.07
8110-010 - Clubhouse Janitorial	$1,334.99	$3,191.86
8110-038 - R&M-Rec Area	$462.60	$4,288.69
8210-001 - Lawn Service-Mow, Fert	$18,713.27	$37,239.81
8710-002 - Utilities-Electric-Hs	$2,237.95	$6,789.69
8710-004 - Utilities-Electric-Pool	$1,218.57	$4,398.69
8710-007 - Utilities-Sewer Water & Trash-General	$26,988.73	$81,362.90
8710-010 - Utilities-Reclaimed Water	$945.60	$3,328.56
8710-012 - Utilities-Cable TV	$17,447.07	$52,341.21
8710-021 - Utilities-All Other	$44.99	$124.97
Total Services & Utilities	$79,684.98	$225,465.97
Total Expense	$84,630.75	$245,164.72
Operating Net Income	$66,435.49	$205,457.68
Reserve Income		
Total Reserve Income	$0.00	$0.00
Reserve Expense		
Reserve Expense		
9620-000 - Reserve-Home Paint	$10,250.00	$30,750.00
9621-000 - Reserve-Street Paving	$250.00	$750.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024	Year To Date
9621-001 - Reserve-MLB Paving	$1,250.00	$3,750.00
9622-000 - Reserve-Walks	$416.67	$1,250.01
9623-000 - Reserve-Roofs/Wood	$47,083.33	$141,249.99
9625-001 - Reserve Expense-Pool Remarcite	$41.67	$125.01
9627-000 - Reserve-Seawall/Banks	$83.33	$249.99
9631-000 - Reserve-Home Maintenance	$583.33	$1,749.99
9639-000 - Reserve-Recreation Area Maint	$3,333.33	$9,999.99
9640-000 - Reserve-Sewer System	$1,250.00	$3,750.00
9641-000 - Reserve-Water System	$1,250.00	$3,750.00
9646-000 - Reserve-Sprinklers / Irrigation	$3,333.33	$9,999.99
9652-000 - Reserve-Storm Drain System	$83.33	$249.99
9900-000 - Reserve Interest	$16.34	$46.73
Total Reserve Expense	$69,224.66	$207,671.69
Total Reserve Expense	$69,224.66	$207,671.69
Reserve Net Income	($69,224.66)	($207,671.69)
Net Income	($2,789.17)	($2,214.01)

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024				1/1/2024 - 3/31/2024				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
Revenues									
6010-000 - Maintenance Fees	$148,420.98	$148,487.50	($66.52)	(0.04%)	$445,352.94	$445,462.50	($109.56)	(0.02%)	$1,781,850.00
6070-000 - Interest Income-Operating	$3.92	$0.00	$3.92	100.00%	$10.97	$0.00	$10.97	100.00%	$0.00
6071-000 - Interest Income-Reserve	$16.34	$0.00	$16.34	100.00%	$46.73	$0.00	$46.73	100.00%	$0.00
6082-000 - Late Fee Income	$45.00	$0.00	$45.00	100.00%	$165.00	$0.00	$165.00	100.00%	$0.00
6083-000 - Other Income-General	$2,580.00	$0.00	$2,580.00	100.00%	$5,046.76	$0.00	$5,046.76	100.00%	$0.00
Total Revenues	$151,066.24	$148,487.50	$2,578.74	1.74%	$450,622.40	$445,462.50	$5,159.90	1.16%	$1,781,850.00
Total Income	$151,066.24	$148,487.50	$2,578.74	1.74%	$450,622.40	$445,462.50	$5,159.90	1.16%	$1,781,850.00
Expense									
Administrative									
7110-000 - Insurance-General	$1,900.00	$2,500.00	$600.00	24.00%	$5,700.00	$7,500.00	$1,800.00	24.00%	$30,000.00
7115-001 - Bank Charges	$0.00	$8.33	$8.33	100.00%	$0.00	$24.99	$24.99	100.00%	$100.00
7210-000 - Legal & Professional	$1,462.72	$666.67	($796.05)	(119.41%)	$3,602.27	$2,000.01	($1,602.26)	(80.11%)	$8,000.00
7212-001 - Professional-Audit Fees	$0.00	$645.83	$645.83	100.00%	$6,000.00	$1,937.49	($4,062.51)	(209.68%)	$7,750.00
7310-002 - Taxes-Corp Annual	$0.00	$8.33	$8.33	100.00%	$61.25	$24.99	($36.26)	(145.10%)	$100.00
7310-003 - Taxes-Condo Fee	$0.00	$137.50	$137.50	100.00%	$0.00	$412.50	$412.50	100.00%	$1,650.00
7310-008 - Taxes - Federal Income	$0.00	$62.50	$62.50	100.00%	$0.00	$187.50	$187.50	100.00%	$750.00
7510-000 - Admin Expenses-General	$749.72	$541.67	($208.05)	(38.41%)	$1,835.24	$1,625.01	($210.23)	(12.94%)	$6,500.00
7810-000 - Uncollectible Assessments	$833.33	$833.33	$0.00	0.00%	$2,499.99	$2,499.99	$0.00	0.00%	$10,000.00
Total Administrative	$4,945.77	$5,404.16	$458.39	8.48%	$19,698.75	$16,212.48	($3,486.27)	(21.50%)	$64,850.00
Services & Utilities									
8010-000 - Master Association Fees	$9,475.67	$9,500.00	$24.33	0.26%	$28,427.01	$28,500.00	$72.99	0.26%	$114,000.00
8021-000 - Salaries / Payroll Expense	$424.12	$1,000.00	$575.88	57.59%	$1,731.51	$3,000.00	$1,268.49	42.28%	$12,000.00
8110-002 - Building Repairs Homeowner	$391.42	$416.67	$25.25	6.06%	$2,241.07	$1,250.01	($991.06)	(79.28%)	$5,000.00
8110-010 - Clubhouse Janitorial	$1,334.99	$1,500.00	$165.01	11.00%	$3,191.86	$4,500.00	$1,308.14	29.07%	$18,000.00
8110-038 - R&M-Rec Area	$462.60	$1,666.67	$1,204.07	72.24%	$4,288.69	$5,000.01	$711.32	14.23%	$20,000.00
8150-000 - Operating Contingency	$0.00	$166.67	$166.67	100.00%	$0.00	$500.01	$500.01	100.00%	$2,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024				1/1/2024 - 3/31/2024				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
8210-001 - Lawn Service-Mow, Fert	$18,713.27	$9,500.00	($9,213.27)	(96.98%)	$37,239.81	$28,500.00	($8,739.81)	(30.67%)	$114,000.00
8710-002 - Utilities-Electric-Hs	$2,237.95	$2,208.33	($29.62)	(1.34%)	$6,789.69	$6,624.99	($164.70)	(2.49%)	$26,500.00
8710-004 - Utilities-Electric-Pool	$1,218.57	$833.33	($385.24)	(46.23%)	$4,398.69	$2,499.99	($1,898.70)	(75.95%)	$10,000.00
8710-007 - Utilities-Sewer Water & Trash-General	$26,988.73	$27,666.67	$677.94	2.45%	$81,362.90	$83,000.01	$1,637.11	1.97%	$332,000.00
8710-010 - Utilities-Reclaimed Water	$945.60	$1,708.33	$762.73	44.65%	$3,328.56	$5,124.99	$1,796.43	35.05%	$20,500.00
8710-012 - Utilities-Cable TV	$17,447.07	$17,666.67	$219.60	1.24%	$52,341.21	$53,000.01	$658.80	1.24%	$212,000.00
8710-021 - Utilities-All Other	$44.99	$41.68	($3.31)	(7.94%)	$124.97	$125.04	$0.07	0.06%	$500.00
Total Services & Utilities	$79,684.98	$73,875.02	($5,809.96)	(7.86%)	$225,465.97	$221,625.06	($3,840.91)	(1.73%)	$886,500.00
Total Expense	$84,630.75	$79,279.18	($5,351.57)	(6.75%)	$245,164.72	$237,837.54	($7,327.18)	(3.08%)	$951,350.00
Operating Net Income	$66,435.49	$69,208.32	($2,772.83)	(4.01%)	$205,457.68	$207,624.96	($2,167.28)	(1.04%)	$830,500.00
Reserve Expense									
Reserve Expense									
9620-000 - Reserve-Home Paint	$10,250.00	$10,250.00	$0.00	0.00%	$30,750.00	$30,750.00	$0.00	0.00%	$123,000.00
9621-000 - Reserve-Street Paving	$250.00	$250.00	$0.00	0.00%	$750.00	$750.00	$0.00	0.00%	$3,000.00
9621-001 - Reserve-MLB Paving	$1,250.00	$1,250.00	$0.00	0.00%	$3,750.00	$3,750.00	$0.00	0.00%	$15,000.00
9622-000 - Reserve-Walks	$416.67	$416.67	$0.00	0.00%	$1,250.01	$1,250.01	$0.00	0.00%	$5,000.00
9623-000 - Reserve-Roofs/Wood	$47,083.33	$47,083.33	$0.00	0.00%	$141,249.99	$141,249.99	$0.00	0.00%	$565,000.00
9625-001 - Reserve Expense-Pool Remarcite	$41.67	$41.67	$0.00	0.00%	$125.01	$125.01	$0.00	0.00%	$500.00
9627-000 - Reserve-Seawall/Banks	$83.33	$83.33	$0.00	0.00%	$249.99	$249.99	$0.00	0.00%	$1,000.00
9631-000 - Reserve-Home Maintenance	$583.33	$583.33	$0.00	0.00%	$1,749.99	$1,749.99	$0.00	0.00%	$7,000.00
9639-000 - Reserve-Recreation Area Maint	$3,333.33	$3,333.33	$0.00	0.00%	$9,999.99	$9,999.99	$0.00	0.00%	$40,000.00
9640-000 - Reserve-Sewer System	$1,250.00	$1,250.00	$0.00	0.00%	$3,750.00	$3,750.00	$0.00	0.00%	$15,000.00
9641-000 - Reserve-Water System	$1,250.00	$1,250.00	$0.00	0.00%	$3,750.00	$3,750.00	$0.00	0.00%	$15,000.00
9646-000 - Reserve-Sprinklers / Irrigation	$3,333.33	$3,333.33	$0.00	0.00%	$9,999.99	$9,999.99	$0.00	0.00%	$40,000.00
9652-000 - Reserve-Storm Drain System	$83.33	$83.33	$0.00	0.00%	$249.99	$249.99	$0.00	0.00%	$1,000.00
9900-000 - Reserve Interest	$16.34	$0.00	($16.34)	(100.00%)	$46.73	$0.00	($46.73)	(100.00%)	$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024				1/1/2024 - 3/31/2024				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Total Reserve Expense	$69,224.66	$69,208.32	($16.34)	(0.02%)	$207,671.69	$207,624.96	($46.73)	(0.02%)	$830,500.00
Total Reserve Expense	$69,224.66	$69,208.32	($16.34)	(0.02%)	$207,671.69	$207,624.96	($46.73)	(0.02%)	$830,500.00
Reserve Net Income	($69,224.66)	($69,208.32)	($16.34)	.02%	($207,671.69)	($207,624.96)	($46.73)	.02%	($830,500.00)
Net Income	($2,789.17)	$0.00	($2,789.17)	100.00%	($2,214.01)	$0.00	($2,214.01)	100.00%	$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
3/1/2024 - 3/31/2024

	3/1/2024 - 3/31/2024			YTD		
Account	**Allocation**	**Disbursement**	**Begin Bal**	**Allocation**	**Disbursement**	**Balance**
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	$10,250.00	$0.00	$25,549.96	$30,750.00	$0.00	$56,299.96
3021-000 Reserve Fund-Street Paving	$250.00	$0.00	$11,400.21	$750.00	$0.00	$12,150.21
3021-001 Reserve Fund-MLB Paving	$1,250.00	$0.00	$85,246.49	$3,750.00	$0.00	$88,996.49
3022-000 Reserve Fund-Walks	$416.67	$200.72	$50,397.97	$1,250.01	$200.72	$51,447.26
3023-000 Reserve Fund-Roofs/Wood	$47,083.33	$25,181.05	$229,972.36	$141,249.99	$117,299.88	$253,922.47
3025-001 Reserve Fund-Pool Resurfacing	$41.67	$0.00	$500.04	$125.01	$0.00	$625.05
3027-000 Reserve Fund-Seawall/Banks	$83.33	$0.00	$12,828.85	$249.99	$0.00	$13,078.84
3028-000 Reserve Fund-Def Maint	$0.00	$0.00	$6,899.24	$0.00	$0.00	$6,899.24
3031-000 Reserve Fund-Home Maint	$748.33	$326.55	$273.76	$1,914.99	$843.60	$1,345.15
3039-000 Reserve Fund-Rec Area Maint	$3,333.33	$5,700.00	$55,011.99	$9,999.99	$15,532.87	$49,479.11
3040-000 Reserve Fund-Sewer System	$1,250.00	$9,835.88	$94,612.48	$3,750.00	$10,687.07	$87,675.41
3041-000 Reserve Fund-Water System	$1,250.00	$0.00	$68,160.22	$3,750.00	$1,206.65	$70,703.57
3046-000 Reserve Fund-Sprinklers	$3,333.33	$1,556.24	$7,414.09	$9,999.99	$9,923.51	$7,490.57
3052-000 Reserve Fund-Storm Drain	$83.33	$0.00	$63,833.18	$249.99	$0.00	$64,083.17
3080-000 Reserve Fund-Interest	$16.34	$0.00	$375.57	$46.73	$0.00	$422.30
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:	$69,389.66	$42,800.44	$761,107.97	$207,836.69	$155,694.30	$813,250.36