

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Balance Sheet
11/30/2024

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (0624)	\$168,527.13
1110-000 - A/R Delinq Maint Fees	\$2,821.74
1112-000 - A/R Delinq Maint Fees: Late Fees	\$250.00
1116-000 - A/R Fines	\$1,000.00
1190-000 - Allowance for Bad Debts	(\$4,071.74)
1410-000 - Prepaid Insurance-General	\$27,616.15

Operating Total

\$196,143.28

Other

1805-000 - Land	\$162,000.00
-----------------	--------------

Other Total

\$162,000.00

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0657)	\$321,916.27
1090-001 - Alliance Bank - ICS 2158	\$500,926.77

Reserve Total

\$822,843.04

Assets Total

\$1,180,986.32

Liabilities and EquityOther

2025-000 - Unclaimed Property	\$122.31
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,245.79
2460-000 - Unearned Revenue-Cable Rebate	\$60,101.15

Other Total

\$76,469.25

Reserve

3020-000 - Reserve Fund-Home/Roof Paint	\$28,041.96
3021-000 - Reserve Fund-Street Paving	\$14,150.21
3021-001 - Reserve Fund-MLB Paving	\$98,996.49
3022-000 - Reserve Fund-Walks	\$54,716.14
3023-000 - Reserve Fund-Roofs/Wood	\$314,494.18
3025-001 - Reserve Fund-Pool Resurfacing	\$958.41
3027-000 - Reserve Fund-Seawall/Banks	\$13,745.48
3028-000 - Reserve Fund-Def Maint	(\$7,318.76)
3031-000 - Reserve Fund-Home Maint	\$1,100.88
3039-000 - Reserve Fund-Rec Area Maint	\$59,132.17
3040-000 - Reserve Fund-Sewer System	\$97,279.16
3041-000 - Reserve Fund-Water System	\$75,210.55
3046-000 - Reserve Fund-Sprinklers	\$10,981.65
3052-000 - Reserve Fund-Storm Drain	\$59,989.69
3080-000 - Reserve Fund-Interest	\$1,364.83

Reserve Total

\$822,843.04

Retained Earnings

\$241,500.29

Net Income

\$40,173.74

Liabilities & Equity Total

\$1,180,986.32

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$148,420.98	\$1,632,720.78
6070-000 - Interest Income-Operating	\$4.73	\$45.80
6071-000 - Interest Income-Reserve	\$274.47	\$1,071.26
6076-000 - Interest Income-Owner	\$0.00	\$2,460.16
6082-000 - Late Fee Income	\$75.00	\$855.00
6083-000 - Other Income-General	\$900.00	\$11,276.76
6083-098 - Other Income-Legal	\$0.00	\$11,821.85
<u>Total Revenues</u>	\$149,675.18	\$1,660,251.61
<i>Total Income</i>	\$149,675.18	\$1,660,251.61
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,900.00	\$20,900.00
7210-000 - Legal & Professional	\$677.63	\$14,948.37
7212-001 - Professional-Audit Fees	\$2,000.00	\$8,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7510-000 - Admin Expenses-General	\$582.86	\$6,494.57
7810-000 - Uncollectible Assessments	(\$1,251.36)	(\$4,707.83)
<u>Total Administrative</u>	\$3,909.13	\$45,696.36
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,475.67	\$104,232.37
8021-000 - Salaries / Payroll Expense	\$233.02	\$3,826.63
8110-002 - Building Repairs Homeowner	\$2,346.31	\$12,924.77
8110-010 - Clubhouse Janitorial	\$1,116.33	\$11,381.99
8110-038 - R&M-Rec Area	\$6,525.97	\$25,559.82
8210-001 - Lawn Service-Mow, Fert	\$10,163.27	\$112,245.97
8710-002 - Utilities-Electric-Hs	\$2,131.14	\$25,140.01
8710-004 - Utilities-Electric-Pool	\$944.33	\$8,801.57
8710-007 - Utilities-Sewer Water & Trash-General	\$28,081.73	\$300,894.44
8710-010 - Utilities-Reclaimed Water	\$952.87	\$14,559.95
8710-012 - Utilities-Cable TV	\$17,446.99	\$191,949.33
8710-021 - Utilities-All Other	\$44.99	\$501.88
<u>Total Services & Utilities</u>	\$79,462.62	\$812,018.73
<i>Total Expense</i>	\$83,371.75	\$857,715.09
Operating Net Income	\$66,303.43	\$802,536.52
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Income Statement
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024	Year To Date
9620-000 - Reserve-Home Paint	\$10,250.00	\$112,750.00
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
9631-000 - Reserve-Home Maintenance	\$583.33	\$6,416.63
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	\$274.47	\$1,071.26
<u>Total Reserve Expense</u>	<u>\$69,482.79</u>	<u>\$762,362.78</u>
<i>Total Reserve Expense</i>	\$69,482.79	\$762,362.78
Reserve Net Income	<u>(\$69,482.79)</u>	<u>(\$762,362.78)</u>
Net Income	<u>(\$3,179.36)</u>	<u>\$40,173.74</u>

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024				1/1/2024 - 11/30/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$148,420.98	\$148,487.50	(\$66.52)	(0.04%)	\$1,632,720.78	\$1,633,362.50	(\$641.72)	(0.04%)	\$1,781,850.00
6070-000 - Interest Income-Operating	\$4.73	\$0.00	\$4.73	100.00%	\$45.80	\$0.00	\$45.80	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$274.47	\$0.00	\$274.47	100.00%	\$1,071.26	\$0.00	\$1,071.26	100.00%	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	0.00%	\$2,460.16	\$0.00	\$2,460.16	100.00%	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$855.00	\$0.00	\$855.00	100.00%	\$0.00
6083-000 - Other Income-General	\$900.00	\$0.00	\$900.00	100.00%	\$11,276.76	\$0.00	\$11,276.76	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$11,821.85	\$0.00	\$11,821.85	100.00%	\$0.00
<u>Total Revenues</u>	\$149,675.18	\$148,487.50	\$1,187.68	0.80%	\$1,660,251.61	\$1,633,362.50	\$26,889.11	1.65%	\$1,781,850.00
Total Income	\$149,675.18	\$148,487.50	\$1,187.68	0.80%	\$1,660,251.61	\$1,633,362.50	\$26,889.11	1.65%	\$1,781,850.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,900.00	\$2,500.00	\$600.00	24.00%	\$20,900.00	\$27,500.00	\$6,600.00	24.00%	\$30,000.00
7115-001 - Bank Charges	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$91.63	\$91.63	100.00%	\$100.00
7210-000 - Legal & Professional	\$677.63	\$666.67	(\$10.96)	(1.64%)	\$14,948.37	\$7,333.37	(\$7,615.00)	(103.84%)	\$8,000.00
7212-001 - Professional-Audit Fees	\$2,000.00	\$645.83	(\$1,354.17)	(209.68%)	\$8,000.00	\$7,104.13	(\$895.87)	(12.61%)	\$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	\$0.00	\$137.50	\$137.50	100.00%	\$0.00	\$1,512.50	\$1,512.50	100.00%	\$1,650.00
7310-008 - Taxes - Federal Income	\$0.00	\$62.50	\$62.50	100.00%	\$0.00	\$687.50	\$687.50	100.00%	\$750.00
7510-000 - Admin Expenses-General	\$582.86	\$541.67	(\$41.19)	(7.60%)	\$6,494.57	\$5,958.37	(\$536.20)	(9.00%)	\$6,500.00
7810-000 - Uncollectible Assessments	(\$1,251.36)	\$833.33	\$2,084.69	250.16%	(\$4,707.83)	\$9,166.63	\$13,874.46	151.36%	\$10,000.00
<u>Total Administrative</u>	\$3,909.13	\$5,404.16	\$1,495.03	27.66%	\$45,696.36	\$59,445.76	\$13,749.40	23.13%	\$64,850.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,475.67	\$9,500.00	\$24.33	0.26%	\$104,232.37	\$104,500.00	\$267.63	0.26%	\$114,000.00
8021-000 - Salaries / Payroll Expense	\$233.02	\$1,000.00	\$766.98	76.70%	\$3,826.63	\$11,000.00	\$7,173.37	65.21%	\$12,000.00
8110-002 - Building Repairs Homeowner	\$2,346.31	\$416.67	(\$1,929.64)	(463.11%)	\$12,924.77	\$4,583.37	(\$8,341.40)	(181.99%)	\$5,000.00
8110-010 - Clubhouse Janitorial	\$1,116.33	\$1,500.00	\$383.67	25.58%	\$11,381.99	\$16,500.00	\$5,118.01	31.02%	\$18,000.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024				1/1/2024 - 11/30/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8110-038 - R&M-Rec Area	\$6,525.97	\$1,666.67	(\$4,859.30)	(291.56%)	\$25,559.82	\$18,333.37	(\$7,226.45)	(39.42%)	\$20,000.00
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	\$10,163.27	\$9,500.00	(\$663.27)	(6.98%)	\$112,245.97	\$104,500.00	(\$7,745.97)	(7.41%)	\$114,000.00
8710-002 - Utilities-Electric-Hs	\$2,131.14	\$2,208.33	\$77.19	3.50%	\$25,140.01	\$24,291.63	(\$848.38)	(3.49%)	\$26,500.00
8710-004 - Utilities-Electric-Pool	\$944.33	\$833.33	(\$111.00)	(13.32%)	\$8,801.57	\$9,166.63	\$365.06	3.98%	\$10,000.00
8710-007 - Utilities-Sewer Water & Trash-General	\$28,081.73	\$27,666.67	(\$415.06)	(1.50%)	\$300,894.44	\$304,333.37	\$3,438.93	1.13%	\$332,000.00
8710-010 - Utilities-Reclaimed Water	\$952.87	\$1,708.33	\$755.46	44.22%	\$14,559.95	\$18,791.63	\$4,231.68	22.52%	\$20,500.00
8710-012 - Utilities-Cable TV	\$17,446.99	\$17,666.67	\$219.68	1.24%	\$191,949.33	\$194,333.37	\$2,384.04	1.23%	\$212,000.00
8710-021 - Utilities-All Other	\$44.99	\$41.68	(\$3.31)	(7.94%)	\$501.88	\$458.48	(\$43.40)	(9.47%)	\$500.00
Total Services & Utilities	\$79,462.62	\$73,875.02	(\$5,587.60)	(7.56%)	\$812,018.73	\$812,625.22	\$606.49	0.07%	\$886,500.00
Total Expense	\$83,371.75	\$79,279.18	(\$4,092.57)	(5.16%)	\$857,715.09	\$872,070.98	\$14,355.89	1.65%	\$951,350.00
Operating Net Income	\$66,303.43	\$69,208.32	(\$2,904.89)	(4.20%)	\$802,536.52	\$761,291.52	\$41,245.00	5.42%	\$830,500.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Home Paint	\$10,250.00	\$10,250.00	\$0.00	0.00%	\$112,750.00	\$112,750.00	\$0.00	0.00%	\$123,000.00
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
9631-000 - Reserve-Home Maintenance	\$583.33	\$583.33	\$0.00	0.00%	\$6,416.63	\$6,416.63	\$0.00	0.00%	\$7,000.00
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

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Budget Comparison Report
11/1/2024 - 11/30/2024

	11/1/2024 - 11/30/2024				1/1/2024 - 11/30/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
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	\$274.47	\$0.00	(\$274.47)	(100.00%)	\$1,071.26	\$0.00	(\$1,071.26)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$69,482.79	\$69,208.32	(\$274.47)	(0.40%)	\$762,362.78	\$761,291.52	(\$1,071.26)	(0.14%)	\$830,500.00
Total Reserve Expense	\$69,482.79	\$69,208.32	(\$274.47)	(0.40%)	\$762,362.78	\$761,291.52	(\$1,071.26)	(0.14%)	\$830,500.00
Reserve Net Income	(\$69,482.79)	(\$69,208.32)	(\$274.47)	.40%	(\$762,362.78)	(\$761,291.52)	(\$1,071.26)	.14%	(\$830,500.00)
Net Income	(\$3,179.36)	\$0.00	(\$3,179.36)	100.00%	\$40,173.74	\$0.00	\$40,173.74	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 1 Assoc Inc
Reserve Statement
11/1/2024 - 11/30/2024

Account	11/1/2024 - 11/30/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$18,470.56	\$30,366.03	\$0.15	\$48,836.44
3020-000 Reserve Fund-Home/Roof Paint	\$10,250.00	\$0.00	\$25,549.96	\$112,750.00	\$110,258.00	\$28,041.96
3021-000 Reserve Fund-Street Paving	\$250.00	\$0.00	\$11,400.21	\$2,750.00	\$0.00	\$14,150.21
3021-001 Reserve Fund-MLB Paving	\$1,250.00	\$0.00	\$85,246.49	\$13,750.00	\$0.00	\$98,996.49
3022-000 Reserve Fund-Walks	\$416.67	\$0.00	\$50,397.97	\$4,583.37	\$265.20	\$54,716.14
3023-000 Reserve Fund-Roofs/Wood	\$47,233.33	\$30,702.04	\$229,972.36	\$518,066.63	\$433,544.81	\$314,494.18
3025-001 Reserve Fund-Pool Resurfacing	\$41.67	\$0.00	\$500.04	\$458.37	\$0.00	\$958.41
3027-000 Reserve Fund-Seawall/Banks	\$83.33	\$0.00	\$12,828.85	\$916.63	\$0.00	\$13,745.48
3028-000 Reserve Fund-Def Maint	\$0.00	\$0.00	\$6,981.24	\$0.00	\$14,300.00	(\$7,318.76)
3031-000 Reserve Fund-Home Maint	\$583.33	\$447.65	\$273.76	\$6,876.63	\$6,049.51	\$1,100.88
3039-000 Reserve Fund-Rec Area Maint	\$3,333.33	\$6,992.39	\$55,011.99	\$37,425.10	\$33,304.92	\$59,132.17
3040-000 Reserve Fund-Sewer System	\$1,250.00	\$0.00	\$94,612.48	\$13,750.00	\$11,083.32	\$97,279.16
3041-000 Reserve Fund-Water System	\$1,250.00	\$317.44	\$68,160.22	\$13,750.00	\$6,699.67	\$75,210.55
3046-000 Reserve Fund-Sprinklers	\$3,333.33	\$3,236.78	\$7,414.09	\$36,666.63	\$33,099.07	\$10,981.65
3052-000 Reserve Fund-Storm Drain	\$83.33	\$4,760.12	\$63,833.18	\$916.63	\$4,760.12	\$59,989.69
3080-000 Reserve Fund-Interest	\$274.47	\$0.00	\$293.57	\$1,454.20	\$382.94	\$1,364.83
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:	\$69,632.79	\$46,456.42	\$730,946.97	\$794,480.22	\$653,747.71	\$871,679.48