

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Balance Sheet
9/30/2023

AssetsOperating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$12,564.00
1021-000 - MMA-Bay First Bank (1453)	\$86,614.73
1030-000 - Alliance Assoc Bank- Operating (0806)	\$51,813.12
1110-000 - A/R-Maintenance Fees	\$17,967.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,225.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$30.00
1115-000 - A/R-Legal Costs	\$869.00
1190-000 - Allowance for Bad Debts	(\$11,257.00)
1410-000 - Prepaid Insurance-General	\$39,580.33
1420-000 - Prepaid Expenses	\$204.00
1430-000 - Prepaid Tax	\$3,365.00
1500-000 - Utility Deposits-General	\$6,587.89

Operating Total

\$209,788.07

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$48,125.15
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$250,600.94
1091-003 - Alliance Bank - CDARS	\$255,412.58
1091-004 - Alliance Bank - CDARS	\$254,940.70
1097-000 - CD-Alliance 6/14/24 (6078)	\$262,620.71
1200-000 - Reserve-Due From Operating	\$67,130.00

Reserve Total

\$1,338,830.08

Other

1800-000 - Property & Equipment	\$186,423.42
1801-000 - Clubhouse	\$1,257,254.50
1802-000 - Land	\$50,000.00
1890-000 - Accumulated Depreciation	(\$328,583.77)

Other Total

\$1,165,094.15

Assets Total

\$2,713,712.30

Liabilities and EquityOperating

2015-000 - Loan Payable	\$888,703.94
2220-000 - Due to Deferred Maintenance	\$48,965.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$15,690.87
2460-000 - Unearned Revenue-Cable Rebate	\$2,940.00

Operating Total

\$956,299.81

Reserve

3020-000 - Reserve-Wash/Paint	\$2,488.03
3021-000 - Reserve-Streets	\$69,352.65
3022-001 - Reserve-Walks	\$34,426.53
3023-000 - Reserve-Roof Repair	\$807,178.98
3025-000 - Reserve-Rec Area/Pool	\$13,343.37
3025-001 - Reserve-Pool Remarcite	\$4,686.06
3026-000 - Reserve-Landscaping	\$27,845.33

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3027-000 - Reserve-Sea Walls	\$27,841.35	
3028-000 - Reserve-Def Maintenance	\$154,964.89	
3031-000 - Reserve-Facia/Outside	\$495.76	
3040-000 - Reserve-Sewer	\$71,877.20	
3041-000 - Reserve-Water System	(\$1,934.45)	
3046-000 - Reserve-Sprinklers/Irrig	\$14,750.15	
3052-000 - Reserve-Storm Drains	\$76,529.16	
3080-000 - Reserve-Interest	\$34,985.07	
<u>Reserve Total</u>	\$1,338,830.08	
<u>Retained Earnings</u>	\$402,905.51	
<u>Net Income</u>	\$15,676.90	
<i>Liabilities & Equity Total</i>		\$2,713,712.30

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$116,462.00	\$1,047,458.00
6070-000 - Interest Income-Operating	\$49.21	\$427.08
6071-000 - Interest Income-Reserve	\$2,921.91	\$14,066.69
6082-000 - Late Fee Income	\$175.00	\$1,150.00
6083-000 - Other Income-General	\$405.95	\$3,463.30
6083-098 - Other Income-Legal	\$0.00	\$2,659.00
<u>Total Revenues</u>	<u>\$120,014.07</u>	<u>\$1,069,224.07</u>
<i>Total Income</i>	<i>\$120,014.07</i>	<i>\$1,069,224.07</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,526.31	\$22,736.82
7110-002 - Insurance-Flood	\$304.00	\$2,736.00
7210-000 - Legal & Professional	\$0.00	\$2,659.00
7212-001 - Professional-Audit Fees	\$0.00	\$3,295.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$100.00	\$900.00
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-General/Office	\$842.55	\$2,927.42
7710-001 - Mortgage Interest	\$4,601.01	\$41,670.04
7810-000 - Uncollectible Assessments	\$250.00	\$2,250.00
<u>Total Administrative</u>	<u>\$8,623.87</u>	<u>\$79,535.53</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,783.76	\$70,053.84
8021-000 - Salaries / Payroll Expense	\$2,487.40	\$27,296.98
8110-038 - R&M-Rec Area	\$2,044.67	\$8,632.53
8110-040 - Gate Project	\$38.00	\$38.00
8210-001 - Grounds-Lawn Service	\$8,301.40	\$77,408.84
8312-000 - Pool-Service-General	\$600.00	\$6,055.38
8710-001 - Utilities-Electric-Clubhouse	\$998.51	\$13,902.87
8710-005 - Utilities-Telephone	\$39.99	\$359.91
8710-006 - Utilities-Pool Fuel	\$647.75	\$10,025.09
8710-007 - Utilities-Sewer & Water-General	\$22,714.06	\$213,463.69
8710-010 - Utilities-Reclaimed Water	\$1,681.26	\$14,626.81
8710-012 - Utilities-Cable TV	\$15,409.95	\$154,197.06
<u>Total Services & Utilities</u>	<u>\$62,746.75</u>	<u>\$596,061.00</u>
<i>Total Expense</i>	<i>\$71,370.62</i>	<i>\$675,596.53</i>
 Operating Net Income	 \$48,643.45	 \$393,627.54
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Income Statement
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$6,516.67	\$58,650.03
9621-000 - Reserve-Streets	\$100.00	\$900.00
9622-001 - Reserve-Walks	\$500.00	\$4,500.00
9623-000 - Reserve Expense-Roof Repair	\$26,833.33	\$241,499.97
9625-000 - Reserve-Rec Area/Pool	\$400.00	\$3,600.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$979.74
9626-000 - Reserve-Landscaping	\$300.00	\$2,700.00
9627-000 - Reserve-Sea Walls	\$10.00	\$90.00
9628-000 - Reserve-Def Maint	\$892.69	\$8,034.21
9631-000 - Reserve-Facia/Outside	\$1,666.67	\$15,000.03
9640-000 - Reserve-Sewer	\$20.00	\$180.00
9641-000 - Reserve- Water System	\$1,000.00	\$9,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,083.33	\$18,749.97
9900-000 - Reserve-Interest	\$2,921.91	\$14,066.69
<u>Total Reserve Expense</u>	\$43,353.46	\$377,950.64
<i>Total Reserve Expense</i>	\$43,353.46	\$377,950.64
 Reserve Net Income	 (\$43,353.46)	 (\$377,950.64)
 Net Income	 \$5,289.99	 \$15,676.90

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023				1/1/2023 - 9/30/2023				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
Revenues									
6010-000 - Maintenance Fees	\$116,462.00	\$116,525.55	(\$63.55)	(0.05%)	\$1,047,458.00	\$1,048,729.95	(\$1,271.95)	(0.12%)	\$1,398,306.61
6070-000 - Interest Income-Operating	\$49.21	\$0.00	\$49.21	100.00%	\$427.08	\$0.00	\$427.08	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,921.91	\$0.00	\$2,921.91	100.00%	\$14,066.69	\$0.00	\$14,066.69	100.00%	\$0.00
6082-000 - Late Fee Income	\$175.00	\$0.00	\$175.00	100.00%	\$1,150.00	\$0.00	\$1,150.00	100.00%	\$0.00
6083-000 - Other Income-General	\$405.95	\$0.00	\$405.95	100.00%	\$3,463.30	\$0.00	\$3,463.30	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$2,659.00	\$0.00	\$2,659.00	100.00%	\$0.00
Total Revenues	\$120,014.07	\$116,525.55	\$3,488.52	2.99%	\$1,069,224.07	\$1,048,729.95	\$20,494.12	1.95%	\$1,398,306.61
Total Income	\$120,014.07	\$116,525.55	\$3,488.52	2.99%	\$1,069,224.07	\$1,048,729.95	\$20,494.12	1.95%	\$1,398,306.61
Expense									
Administrative									
7110-000 - Insurance-General	\$2,526.31	\$1,500.00	(\$1,026.31)	(68.42%)	\$22,736.82	\$13,500.00	(\$9,236.82)	(68.42%)	\$18,000.00
7110-002 - Insurance-Flood	\$304.00	\$304.00	\$0.00	0.00%	\$2,736.00	\$2,736.00	\$0.00	0.00%	\$3,648.00
7210-000 - Legal & Professional	\$0.00	\$500.00	\$500.00	100.00%	\$2,659.00	\$4,500.00	\$1,841.00	40.91%	\$6,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$583.33	\$583.33	100.00%	\$3,295.00	\$5,249.97	\$1,954.97	37.24%	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.28	\$10.28	100.00%	\$61.25	\$92.52	\$31.27	33.80%	\$123.00
7310-003 - Taxes-Condo Fee	\$100.00	\$100.00	\$0.00	0.00%	\$900.00	\$900.00	\$0.00	0.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$225.00	(\$75.00)	(33.33%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$4,500.00	\$4,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$842.55	\$218.31	(\$624.24)	(285.94%)	\$2,927.42	\$1,964.79	(\$962.63)	(48.99%)	\$2,620.00
7710-001 - Mortgage Interest	\$4,601.01	\$11,016.00	\$6,414.99	58.23%	\$41,670.04	\$99,144.00	\$57,473.96	57.97%	\$132,192.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$3,000.00
Total Administrative	\$8,623.87	\$15,006.92	\$6,383.05	42.53%	\$79,535.53	\$135,062.28	\$55,526.75	41.11%	\$180,083.00
Services & Utilities									
8010-000 - Master Association Fees	\$7,783.76	\$8,028.75	\$244.99	3.05%	\$70,053.84	\$72,258.75	\$2,204.91	3.05%	\$96,345.00
8021-000 - Salaries / Payroll Expense	\$2,487.40	\$2,916.67	\$429.27	14.72%	\$27,296.98	\$26,250.03	(\$1,046.95)	(3.99%)	\$35,000.00
8110-038 - R&M-Rec Area	\$2,044.67	\$541.67	(\$1,503.00)	(277.48%)	\$8,632.53	\$4,875.03	(\$3,757.50)	(77.08%)	\$6,500.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023				1/1/2023 - 9/30/2023				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8110-040 - Gate Project	\$38.00	\$0.00	(\$38.00)	(100.00%)	\$38.00	\$0.00	(\$38.00)	(100.00%)	\$0.00
8210-001 - Grounds-Lawn Service	\$8,301.40	\$8,333.33	\$31.93	0.38%	\$77,408.84	\$74,999.97	(\$2,408.87)	(3.21%)	\$100,000.00
8312-000 - Pool-Service-General	\$600.00	\$833.33	\$233.33	28.00%	\$6,055.38	\$7,499.97	\$1,444.59	19.26%	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$998.51	\$1,583.33	\$584.82	36.94%	\$13,902.87	\$14,249.97	\$347.10	2.44%	\$19,000.00
8710-005 - Utilities-Telephone	\$39.99	\$41.67	\$1.68	4.03%	\$359.91	\$375.03	\$15.12	4.03%	\$500.00
8710-006 - Utilities-Pool Fuel	\$647.75	\$1,100.00	\$452.25	41.11%	\$10,025.09	\$9,900.00	(\$125.09)	(1.26%)	\$13,200.00
8710-007 - Utilities-Sewer & Water-General	\$22,714.06	\$21,250.00	(\$1,464.06)	(6.89%)	\$213,463.69	\$191,250.00	(\$22,213.69)	(11.62%)	\$255,000.00
8710-010 - Utilities-Reclaimed Water	\$1,681.26	\$1,208.33	(\$472.93)	(39.14%)	\$14,626.81	\$10,874.97	(\$3,751.84)	(34.50%)	\$14,500.00
8710-012 - Utilities-Cable TV	\$15,409.95	\$15,250.00	(\$159.95)	(1.05%)	\$154,197.06	\$137,250.00	(\$16,947.06)	(12.35%)	\$183,000.00
Total Services & Utilities	\$62,746.75	\$61,087.08	(\$1,659.67)	(2.72%)	\$596,061.00	\$549,783.72	(\$46,277.28)	(8.42%)	\$733,045.00
Total Expense	\$71,370.62	\$76,094.00	\$4,723.38	6.21%	\$675,596.53	\$684,846.00	\$9,249.47	1.35%	\$913,128.00
Operating Net Income	\$48,643.45	\$40,431.55	\$8,211.90	20.31%	\$393,627.54	\$363,883.95	\$29,743.59	8.17%	\$485,178.61
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$6,516.67	\$6,516.67	\$0.00	0.00%	\$58,650.03	\$58,650.03	\$0.00	0.00%	\$78,200.00
9621-000 - Reserve-Streets	\$100.00	\$100.00	\$0.00	0.00%	\$900.00	\$900.00	\$0.00	0.00%	\$1,200.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$4,500.00	\$4,500.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$26,833.33	\$26,833.33	\$0.00	0.00%	\$241,499.97	\$241,499.97	\$0.00	0.00%	\$322,000.00
9625-000 - Reserve-Rec Area/Pool	\$400.00	\$400.00	\$0.00	0.00%	\$3,600.00	\$3,600.00	\$0.00	0.00%	\$4,800.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$979.74	\$979.74	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$300.00	\$300.00	\$0.00	0.00%	\$2,700.00	\$2,700.00	\$0.00	0.00%	\$3,600.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$90.00	\$90.00	\$0.00	0.00%	\$120.00
9628-000 - Reserve-Def Maint	\$892.69	\$892.69	\$0.00	0.00%	\$8,034.21	\$8,034.21	\$0.00	0.00%	\$10,712.29
9631-000 - Reserve-Facia/Outside	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$15,000.03	\$15,000.03	\$0.00	0.00%	\$20,000.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023				1/1/2023 - 9/30/2023				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
9640-000 - Reserve-Sewer	\$20.00	\$20.00	\$0.00	0.00%	\$180.00	\$180.00	\$0.00	0.00%	\$240.00
9641-000 - Reserve- Water System	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$9,000.00	\$9,000.00	\$0.00	0.00%	\$12,000.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$18,749.97	\$18,749.97	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve-Interest	\$2,921.91	\$0.00	(\$2,921.91)	(100.00%)	\$14,066.69	\$0.00	(\$14,066.69)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$43,353.46	\$40,431.55	(\$2,921.91)	(7.23%)	\$377,950.64	\$363,883.95	(\$14,066.69)	(3.87%)	\$485,178.61
Total Reserve Expense	\$43,353.46	\$40,431.55	(\$2,921.91)	(7.23%)	\$377,950.64	\$363,883.95	(\$14,066.69)	(3.87%)	\$485,178.61
Reserve Net Income	(\$43,353.46)	(\$40,431.55)	(\$2,921.91)	7.23%	(\$377,950.64)	(\$363,883.95)	(\$14,066.69)	3.87%	(\$485,178.61)
Net Income	\$5,289.99	\$0.00	\$5,289.99	100.00%	\$15,676.90	\$0.00	\$15,676.90	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc
Reserve Statement
9/1/2023 - 9/30/2023

Account	9/1/2023 - 9/30/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
2950-000 Reserve-Loan to Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3020-000 Reserve-Wash/Paint	\$6,516.67	\$0.00	(\$0.26)	\$67,078.29	\$64,590.00	\$2,488.03
3021-000 Reserve-Streets	\$100.00	\$569.39	\$69,941.99	\$900.00	\$1,489.34	\$69,352.65
3022-001 Reserve-Walks	\$500.00	\$0.00	\$29,926.53	\$4,500.00	\$0.00	\$34,426.53
3023-000 Reserve-Roof Repair	\$26,833.33	\$65,870.16	\$838,124.26	\$241,499.97	\$272,445.25	\$807,178.98
3025-000 Reserve-Rec Area/Pool	\$4,500.00	\$9,138.76	\$16,895.81	\$108,300.00	\$111,852.44	\$13,343.37
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$3,706.32	\$979.74	\$0.00	\$4,686.06
3026-000 Reserve-Landscaping	\$300.00	\$0.00	\$25,145.33	\$2,700.00	\$0.00	\$27,845.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,751.35	\$90.00	\$0.00	\$27,841.35
3028-000 Reserve-Def Maintenance	\$1,757.69	\$0.00	\$155,343.92	\$15,819.21	\$16,198.24	\$154,964.89
3031-000 Reserve-Facia/Outside	\$1,666.67	\$737.84	\$0.02	\$22,770.01	\$22,274.27	\$495.76
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$20.00	\$0.00	\$74,676.20	\$180.00	\$2,979.00	\$71,877.20
3041-000 Reserve-Water System	\$1,000.00	\$938.65	\$479.22	\$9,285.00	\$11,698.67	(\$1,934.45)
3046-000 Reserve-Sprinklers/Irrig	\$2,083.33	\$6,726.22	\$40,102.19	\$18,749.97	\$44,102.01	\$14,750.15
3048-000 Reserve-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$0.00	\$0.00	\$76,585.61	\$0.00	\$56.45	\$76,529.16
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$2,921.91	\$0.00	\$95,918.38	\$14,066.69	\$75,000.00	\$34,985.07
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4999-000 3200-Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$100,584.51	\$0.00	\$0.00	\$100,584.51
Total:	\$48,318.46	\$83,981.02	\$1,555,181.38	\$506,918.88	\$622,685.67	\$1,439,414.59