

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Balance Sheet**  
**11/30/2024**

**Assets**Operating

1000-001 - Petty Cash	\$225.00
1000-005 - Social Club Cash	\$13,160.00
1021-000 - MMA-Bay First Bank (1453)	\$88,621.54
1030-000 - Alliance Assoc Bank- Operating (0806)	\$105,813.04
1110-000 - A/R-Maintenance Fees	\$14,172.00
1112-000 - A/R-Maintenance Fees: A/R-Late Fees	\$1,275.00
1114-000 - A/R-Maintenance Fees: A/R-Admin Fees	\$50.00
1115-000 - A/R-Legal Costs	\$681.00
1190-000 - Allowance for Bad Debts	(\$13,349.00)
1410-000 - Prepaid Insurance-General	\$60,978.23

Operating Total

\$271,626.81

Reserve

1090-000 - Alliance Assoc Bank- Reserve (0921)	\$273,804.61
1091-001 - Alliance Bank - ICS Demand 893	\$200,000.00
1091-002 - Alliance Bank - ICS Savings 149	\$251,923.41
1091-003 - Alliance Bank - CDARS	\$270,881.13
1091-004 - Alliance Bank - CDARS	\$269,266.88
1097-000 - CD-Alliance 6/14/25 (6078)	\$275,001.00
1200-000 - Reserve-Due From Operating	\$41,180.00

Reserve Total

\$1,582,057.03

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	(\$363,362.77)
1891-000 - Depreciation	\$34,779.00

Other Total

\$1,165,094.15

*Assets Total*

\$3,018,777.99

**Liabilities and Equity**Operating

2015-000 - Loan Payable	\$807,036.41
2025-000 - Insurance Payable	\$28,511.00
2220-000 - Due to Deferred Maintenance	\$36,855.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$14,500.87
2460-000 - Unearned Revenue-Cable Rebate	\$51,817.50

Operating Total

\$938,720.78

Reserve

3020-000 - Reserve-Wash/Paint	(\$12,551.33)
3021-000 - Reserve-Streets	\$69,471.90
3022-001 - Reserve-Walks	\$41,426.53
3023-000 - Reserve-Roof Repair	\$1,036,138.64
3025-000 - Reserve-Rec Area/Pool	\$121.68
3025-001 - Reserve-Pool Remarcite	\$6,210.10
3026-000 - Reserve-Landscaping	\$32,045.33
3027-000 - Reserve-Sea Walls	\$27,981.35

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc****Balance Sheet****11/30/2024**

3028-000 - Reserve-Def Maintenance	\$143,250.06	
3031-000 - Reserve-Facia/Outside	\$11,979.29	
3040-000 - Reserve-Sewer	\$65,071.56	
3041-000 - Reserve-Water System	\$5,880.24	
3046-000 - Reserve-Sprinklers/Irrig	\$3,847.24	
3052-000 - Reserve-Storm Drains	\$72,655.78	
3080-000 - Reserve-Interest	\$78,528.66	
<u>Reserve Total</u>		\$1,582,057.03
<u>Other</u>		
4997-000 - Fund Balance-Fixed Assets	\$226,782.00	
<u>Other Total</u>		\$226,782.00
<u>Retained Earnings</u>	\$183,889.80	
<u>Net Income</u>	\$87,328.38	
<i>Liabilities &amp; Equity Total</i>		\$3,018,777.99

**Mainlands of Tamarac by the Gulf Unit 2 Assoc Inc**  
**Income Statement**  
**11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$129,336.00	\$1,422,960.00
6070-000 - Interest Income-Operating	\$250.56	\$1,870.15
6071-000 - Interest Income-Reserve	\$3,192.88	\$34,593.66
6082-000 - Late Fee Income	\$50.00	\$1,125.00
6083-000 - Other Income-General	\$140.00	\$5,370.00
6083-098 - Other Income-Legal	\$0.00	\$359.00
<u>Total Revenues</u>	<u>\$132,969.44</u>	<u>\$1,466,277.81</u>
<i>Total Income</i>	<i>\$132,969.44</i>	<i>\$1,466,277.81</i>
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,500.00	\$16,500.00
7110-002 - Insurance-Flood	\$304.00	\$3,344.00
7210-000 - Legal & Professional	\$137.50	\$919.00
7212-001 - Professional-Audit Fees	\$2,000.00	\$8,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7510-000 - Admin Expenses-General/Office	\$555.66	\$7,478.14
7710-001 - Mortgage Interest	\$4,182.97	\$46,983.29
7810-000 - Uncollectible Assessments	\$250.00	\$1,417.00
<u>Total Administrative</u>	<u>\$8,930.13</u>	<u>\$85,002.68</u>
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$8,169.64	\$89,866.04
8021-000 - Salaries / Payroll Expense	\$1,224.03	\$22,178.88
8110-038 - R&M-Rec Area	\$2,179.97	\$16,980.03
8110-040 - Gate Project	(\$24.00)	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$100,235.30
8312-000 - Pool-Service-General	\$20.31	\$6,678.70
8710-001 - Utilities-Electric-Clubhouse	\$1,488.74	\$16,408.54
8710-005 - Utilities-Telephone	\$38.99	\$478.89
8710-006 - Utilities-Pool Fuel	\$1,151.69	\$11,670.69
8710-007 - Utilities-Sewer & Water-General	\$25,339.88	\$264,531.37
8710-010 - Utilities-Reclaimed Water	\$821.54	\$12,550.58
8710-012 - Utilities-Cable TV	\$15,774.01	\$173,515.19
<u>Total Services &amp; Utilities</u>	<u>\$64,563.19</u>	<u>\$715,094.21</u>
<i>Total Expense</i>	<i>\$73,493.32</i>	<i>\$800,096.89</i>
Operating Net Income	\$59,476.12	\$666,180.92
<b>Reserve Income</b>		
<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**  
**11/1/2024 - 11/30/2024**

	11/1/2024 - 11/30/2024	Year To Date
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint	\$7,083.33	\$77,916.63
9621-000 - Reserve-Streets	\$166.67	\$1,833.37
9622-001 - Reserve-Walks	\$500.00	\$5,500.00
9623-000 - Reserve Expense-Roof Repair	\$34,000.00	\$374,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$13,750.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$1,197.46
9626-000 - Reserve-Landscaping	\$300.00	\$3,300.00
9627-000 - Reserve-Sea Walls	\$10.00	\$110.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$22,916.63
9640-000 - Reserve-Sewer	\$20.00	\$220.00
9641-000 - Reserve- Water System	\$1,250.00	\$13,750.00
9646-000 - Reserve-Sprinklers/Irrig	\$2,605.89	\$28,664.79
9652-000 - Reserve- Storm Drains	\$100.00	\$1,100.00
9900-000 - Reserve-Interest	\$3,192.88	\$34,593.66
<u>Total Reserve Expense</u>	\$52,670.96	\$578,852.54
<i>Total Reserve Expense</i>	\$52,670.96	\$578,852.54
Reserve Net Income	(\$52,670.96)	(\$578,852.54)
Net Income	\$6,805.16	\$87,328.38

**Mainlands of Tamarac by the Gulf Unit 2 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	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$129,336.00	\$129,360.00	(\$24.00)	(0.02%)	\$1,422,960.00	\$1,422,960.00	\$0.00	0.00%	\$1,552,320.00
6070-000 - Interest Income-Operating	\$250.56	\$0.00	\$250.56	100.00%	\$1,870.15	\$0.00	\$1,870.15	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$3,192.88	\$0.00	\$3,192.88	100.00%	\$34,593.66	\$0.00	\$34,593.66	100.00%	\$0.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	100.00%	\$1,125.00	\$0.00	\$1,125.00	100.00%	\$0.00
6083-000 - Other Income-General	\$140.00	\$0.00	\$140.00	100.00%	\$5,370.00	\$0.00	\$5,370.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$359.00	\$0.00	\$359.00	100.00%	\$0.00
<b>Total Revenues</b>	<b>\$132,969.44</b>	<b>\$129,360.00</b>	<b>\$3,609.44</b>	<b>2.79%</b>	<b>\$1,466,277.81</b>	<b>\$1,422,960.00</b>	<b>\$43,317.81</b>	<b>3.04%</b>	<b>\$1,552,320.00</b>
<b>Total Income</b>	<b>\$132,969.44</b>	<b>\$129,360.00</b>	<b>\$3,609.44</b>	<b>2.79%</b>	<b>\$1,466,277.81</b>	<b>\$1,422,960.00</b>	<b>\$43,317.81</b>	<b>3.04%</b>	<b>\$1,552,320.00</b>
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,500.00	\$1,916.67	\$416.67	21.74%	\$16,500.00	\$21,083.37	\$4,583.37	21.74%	\$23,000.00
7110-002 - Insurance-Flood	\$304.00	\$304.00	\$0.00	0.00%	\$3,344.00	\$3,344.00	\$0.00	0.00%	\$3,648.00
7210-000 - Legal & Professional	\$137.50	\$500.00	\$362.50	72.50%	\$919.00	\$5,500.00	\$4,581.00	83.29%	\$6,000.00
7212-001 - Professional-Audit Fees	\$2,000.00	\$583.33	(\$1,416.67)	(242.86%)	\$8,000.00	\$6,416.63	(\$1,583.37)	(24.68%)	\$7,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$10.28	\$10.28	100.00%	\$61.25	\$113.08	\$51.83	45.83%	\$123.00
7310-003 - Taxes-Condo Fee	\$0.00	\$100.00	\$100.00	100.00%	\$0.00	\$1,100.00	\$1,100.00	100.00%	\$1,200.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$275.00	(\$25.00)	(9.09%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$0.00	\$5,500.00	\$5,500.00	100.00%	\$6,000.00
7510-000 - Admin Expenses-General/Office	\$555.66	\$218.29	(\$337.37)	(154.55%)	\$7,478.14	\$2,401.19	(\$5,076.95)	(211.43%)	\$2,620.00
7710-001 - Mortgage Interest	\$4,182.97	\$11,016.00	\$6,833.03	62.03%	\$46,983.29	\$121,176.00	\$74,192.71	61.23%	\$132,192.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$1,417.00	\$2,750.00	\$1,333.00	48.47%	\$3,000.00
<b>Total Administrative</b>	<b>\$8,930.13</b>	<b>\$15,423.57</b>	<b>\$6,493.44</b>	<b>42.10%</b>	<b>\$85,002.68</b>	<b>\$169,659.27</b>	<b>\$84,656.59</b>	<b>49.90%</b>	<b>\$185,083.00</b>
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$8,169.64	\$8,166.67	(\$2.97)	(0.04%)	\$89,866.04	\$89,833.37	(\$32.67)	(0.04%)	\$98,000.00
8021-000 - Salaries / Payroll Expense	\$1,224.03	\$2,916.67	\$1,692.64	58.03%	\$22,178.88	\$32,083.37	\$9,904.49	30.87%	\$35,000.00
8110-038 - R&M-Rec Area	\$2,179.97	\$625.00	(\$1,554.97)	(248.80%)	\$16,980.03	\$6,875.00	(\$10,105.03)	(146.98%)	\$7,500.00

**Mainlands of Tamarac by the Gulf Unit 2 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	
8110-040 - Gate Project	(\$24.00)	\$0.00	\$24.00	(100.00%)	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
8210-001 - Grounds-Lawn Service	\$8,378.39	\$8,750.00	\$371.61	4.25%	\$100,235.30	\$96,250.00	(\$3,985.30)	(4.14%)	\$105,000.00
8312-000 - Pool-Service-General	\$20.31	\$833.33	\$813.02	97.56%	\$6,678.70	\$9,166.63	\$2,487.93	27.14%	\$10,000.00
8710-001 - Utilities-Electric-Clubhouse	\$1,488.74	\$1,666.67	\$177.93	10.68%	\$16,408.54	\$18,333.37	\$1,924.83	10.50%	\$20,000.00
8710-005 - Utilities-Telephone	\$38.99	\$41.67	\$2.68	6.43%	\$478.89	\$458.37	(\$20.52)	(4.48%)	\$500.00
8710-006 - Utilities-Pool Fuel	\$1,151.69	\$1,250.00	\$98.31	7.86%	\$11,670.69	\$13,750.00	\$2,079.31	15.12%	\$15,000.00
8710-007 - Utilities-Sewer & Water-General	\$25,339.88	\$23,666.67	(\$1,673.21)	(7.07%)	\$264,531.37	\$260,333.37	(\$4,198.00)	(1.61%)	\$284,000.00
8710-010 - Utilities-Reclaimed Water	\$821.54	\$1,291.67	\$470.13	36.40%	\$12,550.58	\$14,208.37	\$1,657.79	11.67%	\$15,500.00
8710-012 - Utilities-Cable TV	\$15,774.01	\$15,250.00	(\$524.01)	(3.44%)	\$173,515.19	\$167,750.00	(\$5,765.19)	(3.44%)	\$183,000.00
<b>Total Services &amp; Utilities</b>	<b>\$64,563.19</b>	<b>\$64,458.35</b>	<b>(\$104.84)</b>	<b>(0.16%)</b>	<b>\$715,094.21</b>	<b>\$709,041.85</b>	<b>(\$6,052.36)</b>	<b>(0.85%)</b>	<b>\$773,500.00</b>
<b>Total Expense</b>	<b>\$73,493.32</b>	<b>\$79,881.92</b>	<b>\$6,388.60</b>	<b>8.00%</b>	<b>\$800,096.89</b>	<b>\$878,701.12</b>	<b>\$78,604.23</b>	<b>8.95%</b>	<b>\$958,583.00</b>
Operating Net Income	\$59,476.12	\$49,478.08	\$9,998.04	20.21%	\$666,180.92	\$544,258.88	\$121,922.04	22.40%	\$593,737.00
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint	\$7,083.33	\$7,083.33	\$0.00	0.00%	\$77,916.63	\$77,916.63	\$0.00	0.00%	\$85,000.00
9621-000 - Reserve-Streets	\$166.67	\$166.67	\$0.00	0.00%	\$1,833.37	\$1,833.37	\$0.00	0.00%	\$2,000.00
9622-001 - Reserve-Walks	\$500.00	\$500.00	\$0.00	0.00%	\$5,500.00	\$5,500.00	\$0.00	0.00%	\$6,000.00
9623-000 - Reserve Expense-Roof Repair	\$34,000.00	\$34,000.00	\$0.00	0.00%	\$374,000.00	\$374,000.00	\$0.00	0.00%	\$408,000.00
9625-000 - Reserve-Rec Area/Pool	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00
9625-001 - Reserve-Pool Remarcite	\$108.86	\$108.86	\$0.00	0.00%	\$1,197.46	\$1,197.46	\$0.00	0.00%	\$1,306.32
9626-000 - Reserve-Landscaping	\$300.00	\$300.00	\$0.00	0.00%	\$3,300.00	\$3,300.00	\$0.00	0.00%	\$3,600.00
9627-000 - Reserve-Sea Walls	\$10.00	\$10.00	\$0.00	0.00%	\$110.00	\$110.00	\$0.00	0.00%	\$120.00
9631-000 - Reserve-Facia/Outside	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$22,916.63	\$22,916.63	\$0.00	0.00%	\$25,000.00
9640-000 - Reserve-Sewer	\$20.00	\$20.00	\$0.00	0.00%	\$220.00	\$220.00	\$0.00	0.00%	\$240.00
9641-000 -									

**Mainlands of Tamarac by the Gulf Unit 2 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	
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/Irrig	\$2,605.89	\$2,605.89	\$0.00	0.00%	\$28,664.79	\$28,664.79	\$0.00	0.00%	\$31,270.68
9652-000 - Reserve- Storm Drains	\$100.00	\$100.00	\$0.00	0.00%	\$1,100.00	\$1,100.00	\$0.00	0.00%	\$1,200.00
9900-000 - Reserve-Interest	\$3,192.88	\$0.00	(\$3,192.88)	(100.00%)	\$34,593.66	\$0.00	(\$34,593.66)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$52,670.96	\$49,478.08	(\$3,192.88)	(6.45%)	\$578,852.54	\$544,258.88	(\$34,593.66)	(6.36%)	\$593,737.00
<b>Total Reserve Expense</b>	\$52,670.96	\$49,478.08	(\$3,192.88)	(6.45%)	\$578,852.54	\$544,258.88	(\$34,593.66)	(6.36%)	\$593,737.00
Reserve Net Income	(\$52,670.96)	(\$49,478.08)	(\$3,192.88)	6.45%	(\$578,852.54)	(\$544,258.88)	(\$34,593.66)	6.36%	(\$593,737.00)
Net Income	\$6,805.16	\$0.00	\$6,805.16	100.00%	\$87,328.38	\$0.00	\$87,328.38	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 2 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	(\$180,121.49)	\$30,527.11	\$0.00	(\$149,594.38)
2950-000 Reserve-Loan to Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3020-000 Reserve-Wash/Paint	\$7,083.33	\$4,830.00	\$5,182.04	\$77,916.63	\$95,650.00	(\$12,551.33)
3021-000 Reserve-Streets	\$166.67	\$0.00	\$69,057.23	\$1,833.37	\$1,418.70	\$69,471.90
3022-001 Reserve-Walks	\$500.00	\$0.00	\$35,926.53	\$5,500.00	\$0.00	\$41,426.53
3023-000 Reserve-Roof Repair	\$34,000.00	\$15,106.09	\$816,621.93	\$374,064.24	\$154,547.53	\$1,036,138.64
3025-000 Reserve-Rec Area/Pool	\$1,250.00	\$0.00	\$2,671.00	\$13,751.00	\$16,300.32	\$121.68
3025-001 Reserve-Pool Remarcite	\$108.86	\$0.00	\$5,012.64	\$1,197.46	\$0.00	\$6,210.10
3026-000 Reserve-Landscaping	\$300.00	\$0.00	\$28,745.33	\$3,300.00	\$0.00	\$32,045.33
3027-000 Reserve-Sea Walls	\$10.00	\$0.00	\$27,871.35	\$110.00	\$0.00	\$27,981.35
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$138,925.06	\$7,785.00	\$3,460.00	\$143,250.06
3031-000 Reserve-Facia/Outside	\$2,083.33	\$781.58	\$0.32	\$22,916.63	\$10,937.66	\$11,979.29
3031-0001 Facia	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$20.00	\$267.17	\$70,500.41	\$220.00	\$5,648.85	\$65,071.56
3041-000 Reserve-Water System	\$1,250.00	\$0.00	\$1,020.00	\$13,956.00	\$9,095.76	\$5,880.24
3046-000 Reserve-Sprinklers/Irrig	\$2,605.89	\$1,896.21	\$6,348.87	\$28,664.79	\$31,166.42	\$3,847.24
3048-000 Reserve-Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$100.00	\$4,104.03	\$75,659.81	\$1,100.00	\$4,104.03	\$72,655.78
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$3,192.88	\$0.00	\$43,935.00	\$35,253.20	\$659.54	\$78,528.66
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$52,670.96	\$26,985.08	\$1,147,356.03	\$618,095.43	\$332,988.81	\$1,432,462.65