

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
1/31/2023

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$22,742.45
1036-000 - Stifel, Nicolaus & Co, Inc	\$117,936.82
1110-000 - A/R-Maintenance Fees	\$22,967.40
1112-000 - A/R-Late Fees	\$1,020.00
1113-000 - A/R-Owner Interest	\$0.40
1114-000 - A/R-Administrative Fees	\$10.00
1117-000 - A/R-Property Clean up fees	\$455.00
1190-000 - Allowance for Bad Debts	(\$5,844.94)
1410-000 - Prepaid Insurance-General	\$23,537.45
1420-000 - Prepaid Expenses	\$1,654.00
1430-000 - Prepaid Federal Income Tax	\$5,400.00
1500-000 - Utility Deposits-General	\$4,639.42

Operating Total

\$194,518.00

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,343,436.08
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$232,953.81

Reserve Total

\$2,576,389.89

Other

1800-000 - Property & Equipment	\$463,686.24
1811-000 - Investment In Master Assoc	\$632.38
1811-001 - Equity - Common	\$2,372.27
1890-000 - Accumulated Depreciation	(\$412,458.43)

Other Total

\$54,232.46

Assets Total

\$2,825,140.35

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$21,470.69
2460-000 - Unearned Revenue-Cable Rebate	\$10,560.00

Other Total

\$32,030.69

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$208,568.07
3022-000 - Reserve-Streets	\$327,855.30
3022-001 - Reserve-Sidewalks/Curbs	\$208,332.33
3023-002 - Reserve-Home Woodwork	\$37,420.83
3025-001 - Reserve-Pool & Pool Area	\$125,846.47
3026-000 - Reserve-Landscaping Sod	\$98,106.50
3039-000 - Reserve-Recreation Area	\$14,329.42
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$140,388.25
3040-000 - Reserve-Sewer	\$392,809.85
3041-000 - Reserve-Water System	\$442,922.40
3046-000 - Reserve-Sprinklers/Irrigation	(\$1,192.77)
3052-000 - Reserve-Storm Drains	\$275,456.45
3065-000 - Reserve-Lakes and Banks	\$27,999.32
3077-000 - Reserve-Reclaim System	\$2,999.88

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3079-000 - Reserve-Trucks/Vehicles	\$2,199.96
3080-000 - Reserve-Interest	\$228,347.47
<u>Reserve Total</u>	<u>\$2,576,389.89</u>
<u>Retained Earnings</u>	\$220,127.41
<u>Net Income</u>	(\$3,407.64)
<i>Liabilities & Equity Total</i>	\$2,825,140.35

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,156.15	\$98,156.15
6070-000 - Interest Income-Operating	\$367.54	\$367.54
6071-000 - Interest Income-Reserve	\$2,215.93	\$2,215.93
6082-000 - Late Fee Income	\$45.00	\$45.00
6083-000 - Other Income-General	\$200.00	\$200.00
<u>Total Revenues</u>	\$100,984.62	\$100,984.62
<i>Total Income</i>	\$100,984.62	\$100,984.62
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,225.00	\$3,225.00
7210-000 - Legal & Professional	\$250.00	\$250.00
7212-001 - Professional-Audit Fees	\$3,250.00	\$3,250.00
7310-002 - Taxes-Corp Annual	\$61.25	\$61.25
7310-003 - Taxes-Condo Fee	\$50.00	\$50.00
7510-000 - Admin Expenses-General	\$274.55	\$274.55
<u>Total Administrative</u>	\$7,110.80	\$7,110.80
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,095.88	\$7,095.88
8021-000 - Salaries / Payroll Expense	\$1,073.78	\$1,073.78
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,036.31	\$1,036.31
8110-038 - R&M-Rec Area	\$589.83	\$589.83
8110-040 - Gate Project	\$0.00	\$0.00
8210-001 - Grounds-Lawn Service	\$10,317.00	\$10,317.00
8210-009 - Grounds-Irrigation Repairs	\$1,556.41	\$1,556.41
8210-011 - Grounds-Lakes/Banks	\$1,249.81	\$1,249.81
8311-000 - Clubhouse Expenses / Interior	\$1,058.42	\$1,058.42
8312-000 - Pool-Service-General/Permits	\$700.43	\$700.43
8710-001 - Utilities-Electric	\$3,543.83	\$3,543.83
8710-005 - Utilities-Telephone	\$60.16	\$60.16
8710-007 - Utilities-Sewer & Water-General	\$21,892.15	\$21,892.15
8710-010 - Utilities-Reclaimed Water	\$2,490.12	\$2,490.12
8710-012 - Utilities-Cable TV	\$14,926.39	\$14,926.39
<u>Total Services & Utilities</u>	\$67,590.52	\$67,590.52
<i>Total Expense</i>	\$74,701.32	\$74,701.32
Operating Net Income	\$26,283.30	\$26,283.30
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023	Year To Date
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint Homes	\$9,166.67	\$9,166.67
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33
9622-001 - Reserve-Sidewalks	\$1,666.67	\$1,666.67
9623-002 - Reserve-Home Woodwork	\$2,166.67	\$2,166.67
9625-001 - Reserve-Pool & Pool Area	\$641.67	\$641.67
9639-000 - Reserve-Recreation Area	\$1,666.67	\$1,666.67
9639-002 - Reserve-Clubhouse	\$500.00	\$500.00
9640-000 - Reserve-Sewer	\$2,500.00	\$2,500.00
9641-000 - Reserve-Water System	\$2,500.00	\$2,500.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,250.00	\$1,250.00
9652-000 - Reserve Expense-Storm Drains	\$2,500.00	\$2,500.00
9665-000 - Reserve-Lakes and Banks	\$833.33	\$833.33
9900-000 - Reserve-Interest	\$2,215.93	\$2,215.93
<u>Total Reserve Expense</u>	\$29,690.94	\$29,690.94
<i>Total Reserve Expense</i>	\$29,690.94	\$29,690.94
Reserve Net Income	(\$29,690.94)	(\$29,690.94)
Net Income	(\$3,407.64)	(\$3,407.64)

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$98,156.15	\$98,155.83	\$0.32	\$98,156.15	\$98,155.83	\$0.32	\$1,177,870.00
6070-000 - Interest Income-Operating	\$367.54	\$0.00	\$367.54	\$367.54	\$0.00	\$367.54	\$0.00
6071-000 - Interest Income-Reserve	\$2,215.93	\$0.00	\$2,215.93	\$2,215.93	\$0.00	\$2,215.93	\$0.00
6082-000 - Late Fee Income	\$45.00	\$0.00	\$45.00	\$45.00	\$0.00	\$45.00	\$0.00
6083-000 - Other Income-General	\$200.00	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$0.00
<u>Total Revenues</u>	\$100,984.62	\$98,155.83	\$2,828.79	\$100,984.62	\$98,155.83	\$2,828.79	\$1,177,870.00
Total Income	\$100,984.62	\$98,155.83	\$2,828.79	\$100,984.62	\$98,155.83	\$2,828.79	\$1,177,870.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$3,225.00	\$2,400.00	(\$825.00)	\$3,225.00	\$2,400.00	(\$825.00)	\$28,800.00
7210-000 - Legal & Professional	\$250.00	\$400.00	\$150.00	\$250.00	\$400.00	\$150.00	\$4,800.00
7212-001 - Professional-Audit Fees	\$3,250.00	\$600.00	(\$2,650.00)	\$3,250.00	\$600.00	(\$2,650.00)	\$7,200.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.82	(\$55.43)	\$61.25	\$5.82	(\$55.43)	\$70.00
7310-003 - Taxes-Condo Fee	\$50.00	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$600.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
7510-000 - Admin Expenses-General	\$274.55	\$300.00	\$25.45	\$274.55	\$300.00	\$25.45	\$3,600.00
<u>Total Administrative</u>	\$7,110.80	\$4,255.82	(\$2,854.98)	\$7,110.80	\$4,255.82	(\$2,854.98)	\$51,070.00
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$7,095.88	\$7,095.83	(\$0.05)	\$7,095.88	\$7,095.83	(\$0.05)	\$85,150.00
8021-000 - Salaries / Payroll Expense	\$1,073.78	\$633.33	(\$440.45)	\$1,073.78	\$633.33	(\$440.45)	\$7,600.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$1,036.31	\$716.67	(\$319.64)	\$1,036.31	\$716.67	(\$319.64)	\$8,600.00
8110-038 - R&M-Rec Area	\$589.83	\$166.67	(\$423.16)	\$589.83	\$166.67	(\$423.16)	\$2,000.00
8210-001 - Grounds-Lawn Service	\$10,317.00	\$10,583.33	\$266.33	\$10,317.00	\$10,583.33	\$266.33	\$127,000.00
8210-009 - Grounds-Irrigation Repairs	\$1,556.41	\$1,250.00	(\$306.41)	\$1,556.41	\$1,250.00	(\$306.41)	\$15,000.00
8210-011 - Grounds-Lakes/Banks	\$1,249.81	\$308.33	(\$941.48)	\$1,249.81	\$308.33	(\$941.48)	\$3,700.00
8311-000 - Clubhouse Expenses / Interior	\$1,058.42	\$291.67	(\$766.75)	\$1,058.42	\$291.67	(\$766.75)	\$3,500.00
8312-000 - Pool-Service-General/Permits	\$700.43	\$500.00	(\$200.43)	\$700.43	\$500.00	(\$200.43)	\$6,000.00
8710-001 - Utilities-Electric	\$3,543.83	\$3,891.67	\$347.84	\$3,543.83	\$3,891.67	\$347.84	\$46,700.00
8710-005 - Utilities-Telephone	\$60.16	\$62.50	\$2.34	\$60.16	\$62.50	\$2.34	\$750.00
8710-007 - Utilities-Sewer & Water-General	\$21,892.15	\$24,558.33	\$2,666.18	\$21,892.15	\$24,558.33	\$2,666.18	\$294,700.00
8710-010 - Utilities-Reclaimed Water	\$2,490.12	\$1,516.67	(\$973.45)	\$2,490.12	\$1,516.67	(\$973.45)	\$18,200.00
8710-012 - Utilities-Cable TV	\$14,926.39	\$14,850.00	(\$76.39)	\$14,926.39	\$14,850.00	(\$76.39)	\$178,200.00
<u>Total Services & Utilities</u>	\$67,590.52	\$66,425.00	(\$1,165.52)	\$67,590.52	\$66,425.00	(\$1,165.52)	\$797,100.00
Total Expense	\$74,701.32	\$70,680.82	(\$4,020.50)	\$74,701.32	\$70,680.82	(\$4,020.50)	\$848,170.00
Operating Net Income	\$26,283.30	\$27,475.01	(\$1,191.71)	\$26,283.30	\$27,475.01	(\$1,191.71)	\$329,700.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve-Wash/Paint Homes	\$9,166.67	\$9,166.67	\$0.00	\$9,166.67	\$9,166.67	\$0.00	\$110,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	\$2,083.33	\$2,083.33	\$0.00	\$25,000.00
9622-001 - Reserve-Sidewalks	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$20,000.00

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Budget Comparison Report
1/1/2023 - 1/31/2023

	1/1/2023 - 1/31/2023			1/1/2023 - 1/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9623-002 - Reserve-Home Woodwork	\$2,166.67	\$2,166.67	\$0.00	\$2,166.67	\$2,166.67	\$0.00	\$26,000.00
9625-001 - Reserve-Pool & Pool Area	\$641.67	\$641.67	\$0.00	\$641.67	\$641.67	\$0.00	\$7,700.00
9639-000 - Reserve-Recreation Area	\$1,666.67	\$1,666.67	\$0.00	\$1,666.67	\$1,666.67	\$0.00	\$20,000.00
9639-002 - Reserve-Clubhouse	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$6,000.00
9640-000 - Reserve-Sewer	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$30,000.00
9641-000 - Reserve-Water System	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$30,000.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$15,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,500.00	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$30,000.00
9665-000 - Reserve-Lakes and Banks	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$0.00	\$10,000.00
9900-000 - Reserve-Interest	\$2,215.93	\$0.00	(\$2,215.93)	\$2,215.93	\$0.00	(\$2,215.93)	\$0.00
Total Reserve Expense	\$29,690.94	\$27,475.01	(\$2,215.93)	\$29,690.94	\$27,475.01	(\$2,215.93)	\$329,700.00
Total Reserve Expense	\$29,690.94	\$27,475.01	(\$2,215.93)	\$29,690.94	\$27,475.01	(\$2,215.93)	\$329,700.00
Reserve Net Income	(\$29,690.94)	(\$27,475.01)	(\$2,215.93)	(\$29,690.94)	(\$27,475.01)	(\$2,215.93)	(\$329,700.00)
Net Income	(\$3,407.64)	\$0.00	(\$3,407.64)	(\$3,407.64)	\$0.00	(\$3,407.64)	\$0.00