

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Balance Sheet
11/30/2023

AssetsOperating

1030-000 - Alliance Assoc Bank- Op 0.05% (3057)	\$92,833.75
1036-000 - Stifel, Nicolaus & Co, Inc	\$122,454.47
1110-000 - A/R-Maintenance Fees	\$26,296.24
1112-000 - A/R-Late Fees	\$1,125.00
1117-000 - A/R-Property Clean up fees	\$898.05
1190-000 - Allowance for Bad Debts	(\$18,844.94)
1420-000 - Prepaid Expenses	\$1,154.00
1430-000 - Prepaid Federal Income Tax	\$2,150.00
1500-000 - Utility Deposits-General	\$4,639.42
<u>Operating Total</u>	<u>\$232,705.99</u>

Reserve

1080-000 - Stifel, Nicolaus & Co, Inc	\$2,625,007.67
1090-000 - Alliance Assoc Bank- Reserve 0.05% (3115)	\$149,929.19
<u>Reserve Total</u>	<u>\$2,774,936.86</u>

Other

1800-000 - Property & Equipment	\$463,686.24
1890-000 - Accumulated Depreciation	(\$417,812.43)
<u>Other Total</u>	<u>\$45,873.81</u>

Assets Total

\$3,053,516.66

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$12,225.01
2460-000 - Unearned Revenue-Cable Rebate	\$65,760.00
<u>Other Total</u>	<u>\$77,985.01</u>

Reserve

3020-000 - Reserve-Wash/Paint Homes	\$527,759.77
3022-000 - Reserve-Streets	\$348,507.97
3022-001 - Reserve-Sidewalks/Curbs	\$66,512.52
3023-002 - Reserve-Home Woodwork	\$38,783.40
3025-001 - Reserve-Pool & Pool Area	\$130,342.97
3026-000 - Reserve-Landscaping Sod	\$94,999.00
3039-000 - Reserve-Recreation Area	\$24,574.08
3039-001 - Reserve-Clubhouse Insur Deduct	\$44,000.16
3039-002 - Reserve-Clubhouse	\$121,584.29
3040-000 - Reserve-Sewer	\$517,619.85
3041-000 - Reserve-Water System	\$530,911.76
3046-000 - Reserve-Sprinklers/Irrigation	(\$11,365.85)
3052-000 - Reserve-Storm Drains	\$300,181.70
3065-000 - Reserve-Lakes and Banks	\$35,757.62
3077-000 - Reserve-Reclaim System	(\$3,000.00)
3079-000 - Reserve-Trucks/Vehicles	(\$2,200.00)
3080-000 - Reserve-Interest	\$9,967.62
<u>Reserve Total</u>	<u>\$2,774,936.86</u>

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Balance Sheet
11/30/2023

<u>Retained Earnings</u>	\$195,518.76
<u>Net Income</u>	\$5,076.03
<i>Liabilities & Equity Total</i>	\$3,053,516.66

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$98,156.15	\$1,079,717.65
6070-000 - Interest Income-Operating	\$492.71	\$4,898.95
6071-000 - Interest Income-Reserve	\$2,143.55	\$83,836.08
6082-000 - Late Fee Income	\$30.00	\$660.00
6083-000 - Other Income-General	\$450.00	\$3,490.00
6083-090 - Other Income - Spectrum	\$0.00	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$466.38
<u>Total Revenues</u>	<u>\$101,272.41</u>	<u>\$1,173,069.06</u>
<i>Total Income</i>	<i>\$101,272.41</i>	<i>\$1,173,069.06</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,963.76	\$38,051.89
7210-000 - Legal & Professional	\$242.50	\$2,990.55
7212-001 - Professional-Audit Fees	\$0.00	\$6,795.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-003 - Taxes-Condo Fee	\$50.00	\$550.00
7310-008 - Taxes-Federal Income	\$0.00	\$50.00
7510-000 - Admin Expenses-General	(\$42.93)	\$2,971.91
<u>Total Administrative</u>	<u>\$3,213.33</u>	<u>\$51,470.60</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,095.88	\$78,054.68
8021-000 - Salaries / Payroll Expense	\$225.09	\$7,720.27
8110-010 - R&M-Clubhouse / Janitorial Labor	\$965.50	\$10,046.75
8110-038 - R&M-Rec Area	\$427.16	\$3,656.45
8110-040 - Gate Project	\$0.00	\$3.76
8210-001 - Grounds-Lawn Service	\$10,645.60	\$116,800.25
8210-009 - Grounds-Irrigation Repairs	\$1,435.67	\$21,683.94
8210-011 - Grounds-Lakes/Banks	\$288.90	\$4,137.80
8311-000 - Clubhouse Expenses / Interior	\$568.77	\$7,116.91
8312-000 - Pool-Service-General/Permits	\$600.00	\$8,375.09
8710-001 - Utilities-Electric	\$3,227.08	\$35,107.54
8710-005 - Utilities-Telephone	\$60.73	\$661.21
8710-007 - Utilities-Sewer & Water-General	\$22,786.55	\$247,893.09
8710-010 - Utilities-Reclaimed Water	\$2,165.24	\$23,269.64
8710-012 - Utilities-Cable TV	\$15,130.37	\$165,933.86
<u>Total Services & Utilities</u>	<u>\$65,622.54</u>	<u>\$730,461.24</u>
<i>Total Expense</i>	<i>\$68,835.87</i>	<i>\$781,931.84</i>
Operating Net Income	<u>\$32,436.54</u>	<u>\$391,137.22</u>
Reserve Income		

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Income Statement
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023	Year To Date
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-Wash/Paint Homes	\$9,166.67	\$100,833.37
9622-000 - Reserve-Streets	\$2,083.33	\$22,916.63
9622-001 - Reserve-Sidewalks	\$1,666.67	\$18,333.37
9623-002 - Reserve-Home Woodwork	\$2,166.67	\$23,833.37
9625-001 - Reserve-Pool & Pool Area	\$641.67	\$7,058.37
9639-000 - Reserve-Recreation Area	\$1,666.67	\$18,333.37
9639-002 - Reserve-Clubhouse	\$500.00	\$5,500.00
9640-000 - Reserve-Sewer	\$2,500.00	\$27,500.00
9641-000 - Reserve-Water System	\$2,500.00	\$27,500.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,250.00	\$13,750.00
9652-000 - Reserve Expense-Storm Drains	\$2,500.00	\$27,500.00
9665-000 - Reserve-Lakes and Banks	\$833.33	\$9,166.63
9900-000 - Reserve-Interest	\$2,143.55	\$83,836.08
<u>Total Reserve Expense</u>	\$29,618.56	\$386,061.19
 <i>Total Reserve Expense</i>	 \$29,618.56	 \$386,061.19
Reserve Net Income	(\$29,618.56)	(\$386,061.19)
Net Income	\$2,817.98	\$5,076.03

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023				1/1/2023 - 11/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$98,156.15	\$98,155.83	\$0.32	0.00%	\$1,079,717.65	\$1,079,714.13	\$3.52	0.00%	\$1,177,870.00
6070-000 - Interest Income-Operating	\$492.71	\$0.00	\$492.71	100.00%	\$4,898.95	\$0.00	\$4,898.95	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$2,143.55	\$0.00	\$2,143.55	100.00%	\$83,836.08	\$0.00	\$83,836.08	100.00%	\$0.00
6082-000 - Late Fee Income	\$30.00	\$0.00	\$30.00	100.00%	\$660.00	\$0.00	\$660.00	100.00%	\$0.00
6083-000 - Other Income-General	\$450.00	\$0.00	\$450.00	100.00%	\$3,490.00	\$0.00	\$3,490.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$466.38	\$0.00	\$466.38	100.00%	\$0.00
Total Revenues	\$101,272.41	\$98,155.83	\$3,116.58	3.18%	\$1,173,069.06	\$1,079,714.13	\$93,354.93	8.65%	\$1,177,870.00
Total Income	\$101,272.41	\$98,155.83	\$3,116.58	3.18%	\$1,173,069.06	\$1,079,714.13	\$93,354.93	8.65%	\$1,177,870.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,963.76	\$2,400.00	(\$563.76)	(23.49%)	\$38,051.89	\$26,400.00	(\$11,651.89)	(44.14%)	\$28,800.00
7210-000 - Legal & Professional	\$242.50	\$400.00	\$157.50	39.38%	\$2,990.55	\$4,400.00	\$1,409.45	32.03%	\$4,800.00
7212-001 - Professional-Audit Fees	\$0.00	\$600.00	\$600.00	100.00%	\$6,795.00	\$6,600.00	(\$195.00)	(2.95%)	\$7,200.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.82	\$5.82	100.00%	\$61.25	\$64.02	\$2.77	4.33%	\$70.00
7310-003 - Taxes-Condo Fee	\$50.00	\$50.00	\$0.00	0.00%	\$550.00	\$550.00	\$0.00	0.00%	\$600.00
7310-008 - Taxes-Federal Income	\$0.00	\$500.00	\$500.00	100.00%	\$50.00	\$5,500.00	\$5,450.00	99.09%	\$6,000.00
7510-000 - Admin Expenses-General	(\$42.93)	\$300.00	\$342.93	114.31%	\$2,971.91	\$3,300.00	\$328.09	9.94%	\$3,600.00
Total Administrative	\$3,213.33	\$4,255.82	\$1,042.49	24.50%	\$51,470.60	\$46,814.02	(\$4,656.58)	(9.95%)	\$51,070.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$7,095.88	\$7,095.83	(\$0.05)	0.00%	\$78,054.68	\$78,054.13	(\$0.55)	0.00%	\$85,150.00
8021-000 - Salaries / Payroll Expense	\$225.09	\$633.33	\$408.24	64.46%	\$7,720.27	\$6,966.63	(\$753.64)	(10.82%)	\$7,600.00
8110-010 - R&M-Clubhouse / Janitorial Labor	\$965.50	\$716.67	(\$248.83)	(34.72%)	\$10,046.75	\$7,883.37	(\$2,163.38)	(27.44%)	\$8,600.00
8110-038 - R&M-Rec Area	\$427.16	\$166.67	(\$260.49)	(156.29%)	\$3,656.45	\$1,833.37	(\$1,823.08)	(99.44%)	\$2,000.00
8110-040 - Gate Project	\$0.00	\$0.00	\$0.00	0.00%	\$3.76	\$0.00	(\$3.76)	(100.00%)	\$0.00
8210-001 - Grounds-Lawn Service	\$10,645.60	\$10,583.33	(\$62.27)	(0.59%)	\$116,800.25	\$116,416.63	(\$383.62)	(0.33%)	\$127,000.00
8210-009 - Grounds-Irrigation Repairs	\$1,435.67	\$1,250.00	(\$185.67)	(14.85%)	\$21,683.94	\$13,750.00	(\$7,933.94)	(57.70%)	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023				1/1/2023 - 11/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-011 - Grounds-Lakes/Banks	\$288.90	\$308.33	\$19.43	6.30%	\$4,137.80	\$3,391.63	(\$746.17)	(22.00%)	\$3,700.00
8311-000 - Clubhouse Expenses / Interior	\$568.77	\$291.67	(\$277.10)	(95.00%)	\$7,116.91	\$3,208.37	(\$3,908.54)	(121.82%)	\$3,500.00
8312-000 - Pool-Service-General/Permits	\$600.00	\$500.00	(\$100.00)	(20.00%)	\$8,375.09	\$5,500.00	(\$2,875.09)	(52.27%)	\$6,000.00
8710-001 - Utilities-Electric	\$3,227.08	\$3,891.67	\$664.59	17.08%	\$35,107.54	\$42,808.37	\$7,700.83	17.99%	\$46,700.00
8710-005 - Utilities-Telephone	\$60.73	\$62.50	\$1.77	2.83%	\$661.21	\$687.50	\$26.29	3.82%	\$750.00
8710-007 - Utilities-Sewer & Water-General	\$22,786.55	\$24,558.33	\$1,771.78	7.21%	\$247,893.09	\$270,141.63	\$22,248.54	8.24%	\$294,700.00
8710-010 - Utilities-Reclaimed Water	\$2,165.24	\$1,516.67	(\$648.57)	(42.76%)	\$23,269.64	\$16,683.37	(\$6,586.27)	(39.48%)	\$18,200.00
8710-012 - Utilities-Cable TV	\$15,130.37	\$14,850.00	(\$280.37)	(1.89%)	\$165,933.86	\$163,350.00	(\$2,583.86)	(1.58%)	\$178,200.00
<u>Total Services & Utilities</u>	\$65,622.54	\$66,425.00	\$802.46	1.21%	\$730,461.24	\$730,675.00	\$213.76	0.03%	\$797,100.00
Total Expense	\$68,835.87	\$70,680.82	\$1,844.95	2.61%	\$781,931.84	\$777,489.02	(\$4,442.82)	(0.57%)	\$848,170.00
Operating Net Income	\$32,436.54	\$27,475.01	\$4,961.53	18.06%	\$391,137.22	\$302,225.11	\$88,912.11	29.42%	\$329,700.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-Wash/Paint Homes	\$9,166.67	\$9,166.67	\$0.00	0.00%	\$100,833.37	\$100,833.37	\$0.00	0.00%	\$110,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$22,916.63	\$22,916.63	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve-Sidewalks	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$18,333.37	\$18,333.37	\$0.00	0.00%	\$20,000.00
9623-002 - Reserve-Home Woodwork	\$2,166.67	\$2,166.67	\$0.00	0.00%	\$23,833.37	\$23,833.37	\$0.00	0.00%	\$26,000.00
9625-001 - Reserve-Pool & Pool Area	\$641.67	\$641.67	\$0.00	0.00%	\$7,058.37	\$7,058.37	\$0.00	0.00%	\$7,700.00
9639-000 - Reserve-Recreation Area	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$18,333.37	\$18,333.37	\$0.00	0.00%	\$20,000.00
9639-002 - Reserve-Clubhouse	\$500.00	\$500.00	\$0.00	0.00%	\$5,500.00	\$5,500.00	\$0.00	0.00%	\$6,000.00
9640-000 - Reserve-Sewer	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$27,500.00	\$27,500.00	\$0.00	0.00%	\$30,000.00
9641-000 - Reserve-Water System	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$27,500.00	\$27,500.00	\$0.00	0.00%	\$30,000.00
9646-000 - Reserve-Sprinklers/Irrigation	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$13,750.00	\$13,750.00	\$0.00	0.00%	\$15,000.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Budget Comparison Report
11/1/2023 - 11/30/2023

	11/1/2023 - 11/30/2023				1/1/2023 - 11/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9652-000 - Reserve Expense-Storm Drains	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$27,500.00	\$27,500.00	\$0.00	0.00%	\$30,000.00
9665-000 - Reserve-Lakes and Banks	\$833.33	\$833.33	\$0.00	0.00%	\$9,166.63	\$9,166.63	\$0.00	0.00%	\$10,000.00
9900-000 - Reserve-Interest	\$2,143.55	\$0.00	(\$2,143.55)	(100.00%)	\$83,836.08	\$0.00	(\$83,836.08)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$29,618.56	\$27,475.01	(\$2,143.55)	(7.80%)	\$386,061.19	\$302,225.11	(\$83,836.08)	(27.74%)	\$329,700.00
Total Reserve Expense	\$29,618.56	\$27,475.01	(\$2,143.55)	(7.80%)	\$386,061.19	\$302,225.11	(\$83,836.08)	(27.74%)	\$329,700.00
Reserve Net Income	(\$29,618.56)	(\$27,475.01)	(\$2,143.55)	7.80%	(\$386,061.19)	(\$302,225.11)	(\$83,836.08)	27.74%	(\$329,700.00)
Net Income	\$2,817.98	\$0.00	\$2,817.98	100.00%	\$5,076.03	\$0.00	\$5,076.03	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 5 Assoc Inc
Reserve Statement
11/1/2023 - 11/30/2023

Account	11/1/2023 - 11/30/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-Wash/Paint Homes	\$259,166.67	\$0.00	\$199,401.40	\$350,845.37	\$22,487.00	\$527,759.77
3022-000 Reserve-Streets	\$2,083.33	\$0.00	\$325,771.97	\$22,916.63	\$180.63	\$348,507.97
3022-001 Reserve-Sidewalks/Curbs	\$1,666.67	\$150,000.00	\$207,467.60	\$18,333.37	\$159,288.45	\$66,512.52
3022-002 Reserve Fund-Curbs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3023-000 Reserve Fund-Home Woodwork	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3023-002 Reserve-Home Woodwork	\$2,166.67	\$5,506.30	\$36,505.71	\$23,833.37	\$21,555.68	\$38,783.40
3025-000 Reserve Fund-Pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-001 Reserve-Pool & Pool Area	\$641.67	\$68.46	\$125,204.80	\$7,058.37	\$1,920.20	\$130,342.97
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$98,106.50	\$0.00	\$3,107.50	\$94,999.00
3039-000 Reserve-Recreation Area	\$1,666.67	\$5,539.95	\$12,662.75	\$18,333.37	\$6,422.04	\$24,574.08
3039-001 Reserve-Clubhouse Insur Deduct	\$0.00	\$0.00	\$44,000.16	\$0.00	\$0.00	\$44,000.16
3039-002 Reserve-Clubhouse	\$500.00	\$100.00	\$139,888.25	\$5,500.00	\$23,803.96	\$121,584.29
3040-000 Reserve-Sewer	\$102,500.00	\$0.00	\$390,406.00	\$127,500.00	\$286.15	\$517,619.85
3041-000 Reserve-Water System	\$102,500.00	\$1,212.96	\$441,655.29	\$127,500.00	\$38,243.53	\$530,911.76
3046-000 Reserve-Sprinklers/Irrigation	\$1,250.00	\$607.69	\$7,792.39	\$18,949.84	\$38,108.08	(\$11,365.85)
3052-000 Reserve-Storm Drains	\$2,500.00	\$0.00	\$273,145.83	\$27,500.00	\$464.13	\$300,181.70
3065-000 Reserve-Lakes and Banks	\$833.33	\$0.00	\$27,165.99	\$9,166.63	\$575.00	\$35,757.62
3077-000 Reserve-Reclaim System	\$0.00	\$0.00	(\$0.12)	\$0.00	\$2,999.88	(\$3,000.00)
3079-000 Reserve-Trucks/Vehicles	\$0.00	\$0.00	(\$0.04)	\$0.00	\$2,199.96	(\$2,200.00)
3080-000 Reserve-Interest	\$2,143.55	\$300,000.00	\$226,131.54	\$83,836.08	\$300,000.00	\$9,967.62
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$177,237.86	\$0.00	\$0.65	\$177,237.21
Total:	\$479,618.56	\$463,035.36	\$2,732,543.88	\$841,273.03	\$621,642.84	\$2,952,174.07