

# Monthly Financial Package

## Tamarac Fairways Association, Inc.

10/31/2025

Prepared by:



Serving South Florida Since 1953

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# Tamarac Fairways Association, Inc.

## Balance Sheet For 10/31/2025

### Current Assets

00110 - ALLIANCE OPERATING 5043	\$273,269.21
00118 - POPULAR DEBIT SERVICE	\$29,260.66
00119 - POPULAR LOAN PROCEEDS	\$76,493.96

### Total Current Assets

**\$379,023.83**

### Reserve Cash

00400 - ALLIANCE RESERVES 0567	\$591,436.47
00431 - POPULAR RESERVES	\$72,015.34

### Total Reserve Cash

**\$663,451.81**

### Other Assets

01102 - A/R MAINTENANCE	\$33,025.14
01120 - ALLOWANCE FOR BAD DEBTS	(\$1,664.51)
01200 - PREPAID INSURANCE AUGUST	\$37,461.45
01201 - Prepaid Flood Insurance	\$11,840.51

### Total Other Assets

**\$80,662.59**

### Total Assets

**\$1,123,138.23**

### Current Liabilities

03000 - PREPAID MAINTENANCE	\$35,230.29
03006 - DEFERRED INCOME (CABLE)	\$69,600.00
03014 - ACCRUED AUDIT EXPENSES	\$8,000.00
03015 - ACCRUED EXPENSE	\$4,556.60
03018 - ESCROW DEPOSITS	\$2,500.00
03021 - POPULAR LOAN	\$1,220,946.43
03100 - OWNER REFUNDS PAYABLE	(\$460.00)

### Total Current Liabilities

**\$1,340,373.32**

### Reserve Funds

03742 - RESERVES- PAINTING	\$161,950.45
03743 - RESERVES- ROOFING	\$49,099.07
03751 - RESERVES- PAVING	\$16,526.08
03755 - RESERVES- PAVING REPLACEMENT	\$13,407.92
03757 - RESERVES-CAMERAS	\$2,239.70
03760 - RESERVES- POOL FURNITURE	\$3,110.39
03763 - RESERVES- ELEVATOR B	\$15,256.24
03764 - RESERVES- ELEVATOR CONDO 2	\$63,620.41
03766 - RESERVES- A/C & COOLING TOWER	\$10,000.67
03767 - RESERVES- ELEVATOR A	\$22,006.85
03768 - RESERVES- TENNIS COURT	\$47,281.65
03770 - RESERVES- MANSARDS	\$100,986.18
03771 - RESERVES- 50 YR (1) INSPECTION (2027)	\$9,166.04
03773 - RESERVES-POOLED	\$130,027.81
03777 - RESERVES- REC	\$10,267.26
03999 - RESERVE INTEREST	\$8,505.09

### Total Reserve Funds

**\$663,451.81**

### Equity

04500 - PRIOR YEAR SURPLUS (DEFICIT)	(\$19,383.03)
04501 - PRIOR YEAR SUPERPLUS (DEFICIT) CONDO 1	\$328,342.84
04502 - PRIOR YEAR SURPLUS (DEFICIT) CONDO 2	(\$5,852.60)
04503 - Fund Balance Due to Loan	(\$1,220,946.43)

# Tamarac Fairways Association, Inc.

## Balance Sheet For 10/31/2025

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04550 - CURRENT YEAR NET INCOME/(LOSS)	<u>\$37,152.32</u>	
<b>Total Equity</b>		<u><b>(\$880,686.90)</b></u>
	<b>Total Liabilities / Equity</b>	<u><b>\$1,123,138.23</b></u>

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# Tamarac Fairways Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>001 Income</b>							
<b>Income</b>							
05000 - MAINTENANCE ASSESSMENTS	51,930.00	51,940.50	(10.50)	519,300.00	519,405.00	(105.00)	623,286.00
05028 - PRIOR YEAR SURPLUS	700.00	700.00	-	7,000.00	7,000.00	-	8,400.00
05450 - MISC INCOME	-	-	-	1,357.05	-	1,357.05	-
05525 - LATE FEES	150.00	-	150.00	1,575.00	-	1,575.00	-
05530 - INTEREST INCOME	19.71	-	19.71	159.33	-	159.33	-
05560 - RENTAL INCOME	1,248.00	1,166.67	81.33	15,428.00	11,666.70	3,761.30	14,000.00
<b>Total 001 Income</b>	<b>54,047.71</b>	<b>53,807.17</b>	<b>240.54</b>	<b>544,819.38</b>	<b>538,071.70</b>	<b>6,747.68</b>	<b>645,686.00</b>
<b>001 Expense</b>							
<b>Administrative</b>							
09010 - ACCOUNTING FEES	238.33	238.33	-	2,383.30	2,383.30	-	2,860.00
09012 - LEGAL FEES	-	303.33	303.33	482.30	3,033.30	2,551.00	3,640.00
09014 - BAD DEBTS	83.33	83.33	-	833.30	833.30	-	1,000.00
09015 - MANAGEMENT FEES	2,882.92	2,882.92	-	28,829.20	28,829.20	-	34,595.00
09030 - OFFICE SUPPLIES	84.20	73.67	(10.53)	556.09	736.70	180.61	884.00
09072 - INSURANCE	10,455.21	13,000.00	2,544.79	114,090.77	130,000.00	15,909.23	156,000.00
09075 - LICENSES AND FEES	-	260.00	260.00	5,638.04	2,600.00	(3,038.04)	3,120.00
09098 - BANK LOAN	7,513.44	5,763.33	(1,750.11)	42,297.50	57,633.30	15,335.80	69,160.00
<b>Total Administrative</b>	<b>21,257.43</b>	<b>22,604.91</b>	<b>1,347.48</b>	<b>195,110.50</b>	<b>226,049.10</b>	<b>30,938.60</b>	<b>271,259.00</b>
<b>Utilities</b>							
07110 - ELECTRICITY	484.21	458.33	(25.88)	5,171.50	4,583.30	(588.20)	5,500.00
07112 - WATER/SEWER	4,034.32	4,250.00	215.68	44,455.59	42,500.00	(1,955.59)	51,000.00
07116 - TRASH REMOVAL	1,244.17	1,166.67	(77.50)	12,801.93	11,666.70	(1,135.23)	14,000.00
07120 - CABLE SERVICE	7,141.76	7,106.67	(35.09)	71,582.88	71,066.70	(516.18)	85,280.00
<b>Total Utilities</b>	<b>12,904.46</b>	<b>12,981.67</b>	<b>77.21</b>	<b>134,011.90</b>	<b>129,816.70</b>	<b>(4,195.20)</b>	<b>155,780.00</b>
<b>Maintenance and Repairs</b>							
07212 - PEST CONTROL	-	173.33	173.33	860.60	1,733.30	872.70	2,080.00
07214 - LANDSCAPE MAINTENANCE	2,220.87	2,296.67	75.80	23,844.25	22,966.70	(877.55)	27,560.00
07215 - TREE TRIMMING	-	411.67	411.67	10,150.40	4,116.70	(6,033.70)	4,940.00
07216 - IRRIGATION REPAIRS & MAINT	-	216.67	216.67	1,323.97	2,166.70	842.73	2,600.00
07217 - LANDSCAPE EXTRAS	-	541.67	541.67	1,250.60	5,416.70	4,166.10	6,500.00
07410 - REPAIRS & MAINTENANCE	2,425.27	3,892.25	1,466.98	43,896.35	38,922.50	(4,973.85)	46,707.00
07414 - RENTAL EXPENSE	-	400.00	400.00	-	4,000.00	4,000.00	4,800.00
07525 - ELEVATOR CONTRACT	361.18	325.00	(36.18)	4,085.35	3,250.00	(835.35)	3,900.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	239.46	281.67	42.21	4,929.03	2,816.70	(2,112.33)	3,380.00
07527 - ELEVATOR PHONE	162.81	112.67	(50.14)	949.40	1,126.70	177.30	1,352.00
07530 - JANITORIAL SERVICE	3,660.80	1,906.67	(1,754.13)	20,134.40	19,066.70	(1,067.70)	22,880.00
<b>Total Maintenance and Repairs</b>	<b>9,070.39</b>	<b>10,558.27</b>	<b>1,487.88</b>	<b>111,424.35</b>	<b>105,582.70</b>	<b>(5,841.65)</b>	<b>126,699.00</b>

# Tamarac Fairways Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>001 Expense</b>							
<b>Recreation Expenses</b>							
08030 - OFFICE SUPPLIES	132.23	-	(132.23)	132.23	-	(132.23)	-
08075 - LICENSES & FEES	-	21.67	21.67	1,845.20	216.70	(1,628.50)	260.00
08110 - ELECTRICITY	650.00	650.00	-	6,500.00	6,500.00	-	7,800.00
08112 - WATER/SEWER	971.85	108.33	(863.52)	1,946.82	1,083.30	(863.52)	1,300.00
08410 - REPAIRS & MAINTENANCE	-	325.00	325.00	209.87	3,250.00	3,040.13	3,900.00
08432 - POOL MAINTENANCE	429.00	429.00	-	4,518.80	4,290.00	(228.80)	5,148.00
08605 - POOL REPAIRS	-	21.67	21.67	119.60	216.70	97.10	260.00
<b>Total Recreation Expenses</b>	<b>2,183.08</b>	<b>1,555.67</b>	<b>(627.41)</b>	<b>15,272.52</b>	<b>15,556.70</b>	<b>284.18</b>	<b>18,668.00</b>
<b>Reserves</b>							
09770 - REC RESERVES	1,690.00	1,690.00	-	16,900.00	16,900.00	-	20,280.00
09773 - RESERVES-POOLED	4,416.67	4,416.67	-	44,166.70	44,166.70	-	53,000.00
<b>Total Reserves</b>	<b>6,106.67</b>	<b>6,106.67</b>	<b>-</b>	<b>61,066.70</b>	<b>61,066.70</b>	<b>-</b>	<b>73,280.00</b>
<b>Total 001 Expense</b>	<b>51,522.03</b>	<b>53,807.19</b>	<b>2,285.16</b>	<b>516,885.97</b>	<b>538,071.90</b>	<b>21,185.93</b>	<b>645,686.00</b>
<b>Net 001 Income (Loss)</b>	<b>2,525.68</b>	<b>(.02)</b>	<b>2,525.70</b>	<b>27,933.41</b>	<b>(.20)</b>	<b>27,933.61</b>	<b>-</b>

# Tamarac Fairways Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>002 Income</b>							
<b>Income</b>							
05000 - MAINTENANCE ASSESSMENTS	48,468.00	48,443.67	24.33	484,680.00	484,436.70	243.30	581,324.00
05450 - MISC INCOME	(60.00)	-	(60.00)	1,338.50	-	1,338.50	-
05525 - LATE FEES	175.00	-	175.00	775.00	-	775.00	-
05530 - INTEREST INCOME	18.21	-	18.21	1,651.89	-	1,651.89	-
05560 - RENTAL INCOME	1,223.00	1,166.67	56.33	10,577.67	11,666.70	(1,089.03)	14,000.00
<b>Total 002 Income</b>	<b>49,824.21</b>	<b>49,610.34</b>	<b>213.87</b>	<b>499,023.06</b>	<b>496,103.40</b>	<b>2,919.66</b>	<b>595,324.00</b>
<b>002 Expense</b>							
<b>Administrative</b>							
09010 - ACCOUNTING FEES	220.00	220.00	-	2,200.00	2,200.00	-	2,640.00
09012 - LEGAL FEES	-	280.00	280.00	445.20	2,800.00	2,354.80	3,360.00
09014 - BAD DEBTS	83.33	83.33	-	916.63	833.30	(83.33)	1,000.00
09015 - MANAGEMENT FEES	2,661.16	2,661.17	.01	26,611.60	26,611.70	.10	31,934.00
09030 - OFFICE SUPPLIES	62.40	68.00	5.60	441.04	680.00	238.96	816.00
09072 - INSURANCE	9,650.97	12,000.00	2,349.03	105,314.57	120,000.00	14,685.43	144,000.00
09073 - INSURANCE-FLOOD	493.33	1,250.00	756.67	4,933.30	12,500.00	7,566.70	15,000.00
09075 - LICENSES AND FEES	-	240.00	240.00	5,921.24	2,400.00	(3,521.24)	2,880.00
09098 - BANK LOAN	6,935.50	5,320.00	(1,615.50)	39,236.97	53,200.00	13,963.03	63,840.00
<b>Total Administrative</b>	<b>20,106.69</b>	<b>22,122.50</b>	<b>2,015.81</b>	<b>186,020.55</b>	<b>221,225.00</b>	<b>35,204.45</b>	<b>265,470.00</b>
<b>Utilities</b>							
07110 - ELECTRICITY	446.98	458.33	11.35	4,773.76	4,583.30	(190.46)	5,500.00
07112 - WATER/SEWER	3,958.62	4,166.67	208.05	41,270.64	41,666.70	396.06	50,000.00
07116 - TRASH REMOVAL	1,148.47	1,166.67	18.20	11,836.52	11,666.70	(169.82)	14,000.00
07120 - CABLE SERVICE	6,592.40	6,560.00	(32.40)	66,076.78	65,600.00	(476.78)	78,720.00
<b>Total Utilities</b>	<b>12,146.47</b>	<b>12,351.67</b>	<b>205.20</b>	<b>123,957.70</b>	<b>123,516.70</b>	<b>(441.00)</b>	<b>148,220.00</b>
<b>Maintenance and Repairs</b>							
07212 - PEST CONTROL	-	160.00	160.00	794.40	1,600.00	805.60	1,920.00
07214 - LANDSCAPE MAINTENANCE	2,050.04	2,120.00	69.96	22,010.10	21,200.00	(810.10)	25,440.00
07215 - TREE TRIMMING	-	380.00	380.00	9,369.60	3,800.00	(5,569.60)	4,560.00
07216 - IRRIGATION REPAIRS & MAINT	-	200.00	200.00	1,222.12	2,000.00	777.88	2,400.00
07217 - LANDSCAPE EXTRAS	-	500.00	500.00	2,654.40	5,000.00	2,345.60	6,000.00
07410 - REPAIRS & MAINTENANCE	5,744.31	2,539.50	(3,204.81)	53,621.82	25,395.00	(28,226.82)	30,474.00
07414 - RENTAL EXPENSE	-	400.00	400.00	-	4,000.00	4,000.00	4,800.00
07525 - ELEVATOR CONTRACT	333.40	300.00	(33.40)	3,771.13	3,000.00	(771.13)	3,600.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	221.04	260.00	38.96	4,549.89	2,600.00	(1,949.89)	3,120.00
07527 - ELEVATOR PHONE	150.29	104.00	(46.29)	876.40	1,040.00	163.60	1,248.00
07530 - JANITORIAL SERVICE	3,379.20	1,760.00	(1,619.20)	18,585.60	17,600.00	(985.60)	21,120.00
<b>Total Maintenance and Repairs</b>	<b>11,878.28</b>	<b>8,723.50</b>	<b>(3,154.78)</b>	<b>117,455.46</b>	<b>87,235.00</b>	<b>(30,220.46)</b>	<b>104,682.00</b>

# Tamarac Fairways Association, Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>002 Expense</b>							
<b>Recreation Expenses</b>							
08030 - OFFICE SUPPLIES	137.37	-	(137.37)	154.33	-	(154.33)	-
08075 - LICENSES & FEES	-	20.00	20.00	1,005.60	200.00	(805.60)	240.00
08110 - ELECTRICITY	600.00	600.00	-	6,000.00	6,000.00	-	7,200.00
08112 - WATER/SEWER	100.00	100.00	-	1,000.00	1,000.00	-	1,200.00
08410 - REPAIRS & MAINTENANCE	-	300.00	300.00	162.21	3,000.00	2,837.79	3,600.00
08432 - POOL MAINTENANCE	396.00	396.00	-	4,171.20	3,960.00	(211.20)	4,752.00
08605 - POOL REPAIRS	-	20.00	20.00	110.40	200.00	89.60	240.00
<b>Total Recreation Expenses</b>	<b>1,233.37</b>	<b>1,436.00</b>	<b>202.63</b>	<b>12,603.74</b>	<b>14,360.00</b>	<b>1,756.26</b>	<b>17,232.00</b>
<b>Reserves</b>							
09770 - REC RESERVES	1,560.00	1,560.00	-	15,600.00	15,600.00	-	18,720.00
09773 - RESERVES-POOLED	3,416.67	3,416.67	-	34,166.70	34,166.70	-	41,000.00
<b>Total Reserves</b>	<b>4,976.67</b>	<b>4,976.67</b>	<b>-</b>	<b>49,766.70</b>	<b>49,766.70</b>	<b>-</b>	<b>59,720.00</b>
<b>Total 002 Expense</b>	<b>50,341.48</b>	<b>49,610.34</b>	<b>(731.14)</b>	<b>489,804.15</b>	<b>496,103.40</b>	<b>6,299.25</b>	<b>595,324.00</b>
<b>Net 002 Income (Loss)</b>	<b>(517.27)</b>	<b>-</b>	<b>(517.27)</b>	<b>9,218.91</b>	<b>-</b>	<b>9,218.91</b>	<b>-</b>
<b>Net Total</b>	<b>2,008.41</b>	<b>(.02)</b>	<b>2,008.43</b>	<b>37,152.32</b>	<b>(.20)</b>	<b>37,152.52</b>	<b>-</b>