

Monthly Financial Package

Tamarac Fairways Association, Inc.

07/31/2025

Prepared by:



Serving South Florida Since 1953

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Tamarac Fairways Association, Inc.

Balance Sheet For 7/31/2025

Current Assets

00110 - ALLIANCE OPERATING 5043	\$348,558.84
00118 - POPULAR DEBIT SERVICE	\$29,195.10
00119 - POPULAR LOAN PROCEEDS	\$84,447.71

Total Current Assets

\$462,201.65

Reserve Cash

00400 - ALLIANCE RESERVES 0567	\$537,887.51
00431 - POPULAR RESERVES	\$71,853.97

Total Reserve Cash

\$609,741.48

Other Assets

01102 - A/R MAINTENANCE	\$22,568.47
01120 - ALLOWANCE FOR BAD DEBTS	(\$1,164.53)
01200 - PREPAID INSURANCE AUGUST	\$39,063.12
01201 - Prepaid Flood Insurance	\$5,549.17
01205 - PREPAID EXPENSE	\$5,544.07

Total Other Assets

\$71,560.30

Total Assets

\$1,143,503.43

Current Liabilities

03000 - PREPAID MAINTENANCE	\$36,886.00
03006 - DEFERRED INCOME (CABLE)	\$69,600.00
03015 - ACCRUED EXPENSE	\$11,098.31
03018 - ESCROW DEPOSITS	\$2,500.00
03021 - POPULAR LOAN	\$1,242,827.38
03030 - ROOF LOAN EXPENSES	(\$1,165,552.29)
03100 - OWNER REFUNDS PAYABLE	(\$460.00)

Total Current Liabilities

\$196,899.40

Reserve Funds

03742 - RESERVES- PAINTING	\$179,950.45
03743 - RESERVES- ROOFING	\$66,484.07
03745 - RESERVES- GUTTERS	(\$287.11)
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	\$50,781.65
03770 - RESERVES- MANSARDS	\$100,986.18
03771 - RESERVES- 50 YR (1) INSPECTION (2027)	\$9,166.04
03772 - RESERVE-50 YR (2) INSPECTION (2031)	(\$5,037.96)
03773 - RESERVES-POOLED	\$54,833.38
03777 - RESERVES- REC	\$1,191.76
03999 - RESERVE INTEREST	\$5,504.76

Total Reserve Funds

\$609,741.48

Equity

04500 - PRIOR YEAR SURPLUS (DEFICIT)	(\$17,283.03)
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Tamarac Fairways Association, Inc.

Balance Sheet For 7/31/2025

04501 - PRIOR YEAR SUPERPLUS (DEFICIT) CONDO 1	\$328,342.84	
04502 - PRIOR YEAR SURPLUS (DEFICIT) CONDO 2	(\$5,852.60)	
04550 - CURRENT YEAR NET INCOME/(LOSS)	<u>\$31,655.34</u>	
Total Equity		<u>\$336,862.55</u>
	Total Liabilities / Equity	<u>\$1,143,503.43</u>

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Consolidated Income							
Income							
05000 - MAINTENANCE ASSESSMENTS	100,398.00	100,384.17	13.83	702,786.00	702,689.19	96.81	1,204,610.00
05028 - PRIOR YEAR SURPLUS	700.00	700.00	-	4,900.00	4,900.00	-	8,400.00
05450 - MISC INCOME	98.30	-	98.30	983.30	-	983.30	-
05525 - LATE FEES	325.00	-	325.00	1,300.00	-	1,300.00	-
05530 - INTEREST INCOME	29.28	-	29.28	1,707.49	-	1,707.49	-
05560 - RENTAL INCOME	3,048.00	2,333.34	714.66	18,592.67	16,333.38	2,259.29	28,000.00
Total Income	104,598.58	103,417.51	1,181.07	730,269.46	723,922.57	6,346.89	1,241,010.00
Total Income	104,598.58	103,417.51	1,181.07	730,269.46	723,922.57	6,346.89	1,241,010.00

Consolidated Expense

Administrative							
09010 - ACCOUNTING FEES	458.33	458.33	-	3,208.31	3,208.31	-	5,500.00
09012 - LEGAL FEES	200.00	583.33	383.33	927.50	4,083.31	3,155.81	7,000.00
09014 - BAD DEBTS	166.66	166.66	-	1,249.95	1,166.62	(83.33)	2,000.00
09015 - MANAGEMENT FEES	5,544.09	5,544.09	-	38,808.57	38,808.63	.06	66,529.00
09030 - OFFICE SUPPLIES	(31.62)	141.67	173.29	831.36	991.69	160.33	1,700.00
09072 - INSURANCE	21,727.52	25,000.00	3,272.48	149,074.64	175,000.00	25,925.36	300,000.00
09073 - INSURANCE-FLOOD	493.33	1,250.00	756.67	3,453.31	8,750.00	5,296.69	15,000.00
09075 - LICENSES AND FEES	573.41	500.00	(73.41)	11,559.28	3,500.00	(8,059.28)	6,000.00
09098 - BANK LOAN	7,276.32	11,083.33	3,807.01	45,553.26	77,583.31	32,030.05	133,000.00
Total Administrative	36,408.04	44,727.41	8,319.37	254,666.18	313,091.87	58,425.69	536,729.00
Utilities							
07110 - ELECTRICITY	731.60	916.66	185.06	7,611.11	6,416.62	(1,194.49)	11,000.00
07112 - WATER/SEWER	7,517.68	8,416.67	898.99	60,688.70	58,916.69	(1,772.01)	101,000.00
07116 - TRASH REMOVAL	2,344.24	2,333.34	(10.90)	17,067.28	16,333.38	(733.90)	28,000.00
07120 - CABLE SERVICE	13,659.77	13,666.67	6.90	96,244.00	95,666.69	(577.31)	164,000.00
07122 - INTERNET	140.68	-	(140.68)	238.14	-	(238.14)	-
Total Utilities	24,393.97	25,333.34	939.37	181,849.23	177,333.38	(4,515.85)	304,000.00
Maintenance and Repairs							
07212 - PEST CONTROL	-	333.33	333.33	1,655.00	2,333.31	678.31	4,000.00
07214 - LANDSCAPE MAINTENANCE	4,187.61	4,416.67	229.06	33,208.22	30,916.69	(2,291.53)	53,000.00
07215 - TREE TRIMMING	9,760.00	791.67	(8,968.33)	19,520.00	5,541.69	(13,978.31)	9,500.00
07216 - IRRIGATION REPAIRS & MAINT	1,273.04	416.67	(856.37)	2,546.09	2,916.69	370.60	5,000.00
07217 - LANDSCAPE EXTRAS	1,500.00	1,041.67	(458.33)	3,905.00	7,291.69	3,386.69	12,500.00
07410 - REPAIRS & MAINTENANCE	3,160.27	6,431.75	3,271.48	63,276.21	45,022.25	(18,253.96)	77,181.00
07414 - RENTAL EXPENSE	-	800.00	800.00	-	5,600.00	5,600.00	9,600.00
07525 - ELEVATOR CONTRACT	694.58	625.00	(69.58)	5,772.74	4,375.00	(1,397.74)	7,500.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	-	541.67	541.67	9,018.42	3,791.69	(5,226.73)	6,500.00
07527 - ELEVATOR PHONE	216.10	216.67	.57	1,080.50	1,516.69	436.19	2,600.00

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Consolidated Expense							
07530 - JANITORIAL SERVICE	3,520.00	3,666.67	146.67	24,640.00	25,666.69	1,026.69	44,000.00
Total Maintenance and Repairs	24,311.60	19,281.77	(5,029.83)	164,622.18	134,972.39	(29,649.79)	231,381.00
Recreation Expenses							
08030 - OFFICE SUPPLIES	16.96	-	(16.96)	16.96	-	(16.96)	-
08075 - LICENSES & FEES	192.19	41.67	(150.52)	2,850.80	291.69	(2,559.11)	500.00
08110 - ELECTRICITY	1,250.00	1,250.00	-	8,750.00	8,750.00	-	15,000.00
08112 - WATER/SEWER	208.33	208.33	-	1,458.31	1,458.31	-	2,500.00
08410 - REPAIRS & MAINTENANCE	87.94	625.00	537.06	372.08	4,375.00	4,002.92	7,500.00
08432 - POOL MAINTENANCE	825.00	825.00	-	6,215.00	5,775.00	(440.00)	9,900.00
08605 - POOL REPAIRS	-	41.67	41.67	230.00	291.69	61.69	500.00
Total Recreation Expenses	2,580.42	2,991.67	411.25	19,893.15	20,941.69	1,048.54	35,900.00
Reserves							
09770 - REC RESERVES	3,250.00	3,250.00	-	22,750.00	22,750.00	-	39,000.00
09773 - RESERVES-POOLED	7,833.34	7,833.34	-	54,833.38	54,833.38	-	94,000.00
Total Reserves	11,083.34	11,083.34	-	77,583.38	77,583.38	-	133,000.00
Total Expense	98,777.37	103,417.53	4,640.16	698,614.12	723,922.71	25,308.59	1,241,010.00
Consolidated Net Total	5,821.21	(.02)	5,821.23	31,655.34	(.14)	31,655.48	-
Net Total	5,821.21	(.02)	5,821.23	31,655.34	(.14)	31,655.48	-

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
001 Income							
Income							
05000 - MAINTENANCE ASSESSMENTS	51,930.00	51,940.50	(10.50)	363,510.00	363,583.50	(73.50)	623,286.00
05028 - PRIOR YEAR SURPLUS	700.00	700.00	-	4,900.00	4,900.00	-	8,400.00
05450 - MISC INCOME	51.11	-	51.11	546.91	-	546.91	-
05525 - LATE FEES	175.00	-	175.00	1,075.00	-	1,075.00	-
05530 - INTEREST INCOME	15.22	-	15.22	105.73	-	105.73	-
05560 - RENTAL INCOME	1,825.00	1,166.67	658.33	11,734.00	8,166.69	3,567.31	14,000.00
Total 001 Income	54,696.33	53,807.17	889.16	381,871.64	376,650.19	5,221.45	645,686.00
001 Expense							
Administrative							
09010 - ACCOUNTING FEES	238.33	238.33	-	1,668.31	1,668.31	-	2,860.00
09012 - LEGAL FEES	104.00	303.33	199.33	482.30	2,123.31	1,641.01	3,640.00
09014 - BAD DEBTS	83.33	83.33	-	583.31	583.31	-	1,000.00
09015 - MANAGEMENT FEES	2,882.92	2,882.92	-	20,180.44	20,180.44	-	34,595.00
09030 - OFFICE SUPPLIES	(6.62)	73.67	80.29	452.73	515.69	62.96	884.00
09072 - INSURANCE	11,298.31	13,000.00	1,701.69	77,518.81	91,000.00	13,481.19	156,000.00
09075 - LICENSES AND FEES	205.92	260.00	54.08	5,638.04	1,820.00	(3,818.04)	3,120.00
09098 - BANK LOAN	3,683.33	5,763.33	2,080.00	23,587.29	40,343.31	16,756.02	69,160.00
Total Administrative	18,489.52	22,604.91	4,115.39	130,111.23	158,234.37	28,123.14	271,259.00
Utilities							
07110 - ELECTRICITY	380.43	458.33	77.90	3,957.76	3,208.31	(749.45)	5,500.00
07112 - WATER/SEWER	3,909.19	4,250.00	340.81	31,558.09	29,750.00	(1,808.09)	51,000.00
07116 - TRASH REMOVAL	1,219.00	1,166.67	(52.33)	8,874.93	8,166.69	(708.24)	14,000.00
07120 - CABLE SERVICE	7,103.08	7,106.67	3.59	50,046.80	49,746.69	(300.11)	85,280.00
07122 - INTERNET	73.15	-	(73.15)	123.78	-	(123.78)	-
Total Utilities	12,684.85	12,981.67	296.82	94,561.36	90,871.69	(3,689.67)	155,780.00
Maintenance and Repairs							
07212 - PEST CONTROL	-	173.33	173.33	860.60	1,213.31	352.71	2,080.00
07214 - LANDSCAPE MAINTENANCE	2,177.55	2,296.67	119.12	17,268.27	16,076.69	(1,191.58)	27,560.00
07215 - TREE TRIMMING	5,075.20	411.67	(4,663.53)	10,150.40	2,881.69	(7,268.71)	4,940.00
07216 - IRRIGATION REPAIRS & MAINT	661.98	216.67	(445.31)	1,323.97	1,516.69	192.72	2,600.00
07217 - LANDSCAPE EXTRAS	-	541.67	541.67	1,250.60	3,791.69	2,541.09	6,500.00
07410 - REPAIRS & MAINTENANCE	397.67	3,892.25	3,494.58	25,631.27	27,245.75	1,614.48	46,707.00
07414 - RENTAL EXPENSE	-	400.00	400.00	-	2,800.00	2,800.00	4,800.00
07525 - ELEVATOR CONTRACT	361.18	325.00	(36.18)	3,001.81	2,275.00	(726.81)	3,900.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	-	281.67	281.67	4,689.57	1,971.69	(2,717.88)	3,380.00
07527 - ELEVATOR PHONE	112.37	112.67	.30	561.85	788.69	226.84	1,352.00
07530 - JANITORIAL SERVICE	1,830.40	1,906.67	76.27	12,812.80	13,346.69	533.89	22,880.00
Total Maintenance and Repairs	10,616.35	10,558.27	(58.08)	77,551.14	73,907.89	(3,643.25)	126,699.00

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
001 Expense							
Recreation Expenses							
08075 - LICENSES & FEES	192.19	21.67	(170.52)	1,845.20	151.69	(1,693.51)	260.00
08110 - ELECTRICITY	650.00	650.00	-	4,550.00	4,550.00	-	7,800.00
08112 - WATER/SEWER	108.33	108.33	-	758.31	758.31	-	1,300.00
08410 - REPAIRS & MAINTENANCE	45.73	325.00	279.27	209.87	2,275.00	2,065.13	3,900.00
08432 - POOL MAINTENANCE	429.00	429.00	-	3,231.80	3,003.00	(228.80)	5,148.00
08605 - POOL REPAIRS	-	21.67	21.67	119.60	151.69	32.09	260.00
Total Recreation Expenses	1,425.25	1,555.67	130.42	10,714.78	10,889.69	174.91	18,668.00
Reserves							
09770 - REC RESERVES	1,690.00	1,690.00	-	11,830.00	11,830.00	-	20,280.00
09773 - RESERVES-POOLED	4,416.67	4,416.67	-	30,916.69	30,916.69	-	53,000.00
Total Reserves	6,106.67	6,106.67	-	42,746.69	42,746.69	-	73,280.00
Total 001 Expense	49,322.64	53,807.19	4,484.55	355,685.20	376,650.33	20,965.13	645,686.00
Net 001 Income (Loss)	5,373.69	(.02)	5,373.71	26,186.44	(.14)	26,186.58	-

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
002 Income							
Income							
05000 - MAINTENANCE ASSESSMENTS	48,468.00	48,443.67	24.33	339,276.00	339,105.69	170.31	581,324.00
05450 - MISC INCOME	47.19	-	47.19	436.39	-	436.39	-
05525 - LATE FEES	150.00	-	150.00	225.00	-	225.00	-
05530 - INTEREST INCOME	14.06	-	14.06	1,601.76	-	1,601.76	-
05560 - RENTAL INCOME	1,223.00	1,166.67	56.33	6,858.67	8,166.69	(1,308.02)	14,000.00
Total 002 Income	49,902.25	49,610.34	291.91	348,397.82	347,272.38	1,125.44	595,324.00
002 Expense							
Administrative							
09010 - ACCOUNTING FEES	220.00	220.00	-	1,540.00	1,540.00	-	2,640.00
09012 - LEGAL FEES	96.00	280.00	184.00	445.20	1,960.00	1,514.80	3,360.00
09014 - BAD DEBTS	83.33	83.33	-	666.64	583.31	(83.33)	1,000.00
09015 - MANAGEMENT FEES	2,661.17	2,661.17	-	18,628.13	18,628.19	.06	31,934.00
09030 - OFFICE SUPPLIES	(25.00)	68.00	93.00	378.63	476.00	97.37	816.00
09072 - INSURANCE	10,429.21	12,000.00	1,570.79	71,555.83	84,000.00	12,444.17	144,000.00
09073 - INSURANCE-FLOOD	493.33	1,250.00	756.67	3,453.31	8,750.00	5,296.69	15,000.00
09075 - LICENSES AND FEES	367.49	240.00	(127.49)	5,921.24	1,680.00	(4,241.24)	2,880.00
09098 - BANK LOAN	3,592.99	5,320.00	1,727.01	21,965.97	37,240.00	15,274.03	63,840.00
Total Administrative	17,918.52	22,122.50	4,203.98	124,554.95	154,857.50	30,302.55	265,470.00
Utilities							
07110 - ELECTRICITY	351.17	458.33	107.16	3,653.35	3,208.31	(445.04)	5,500.00
07112 - WATER/SEWER	3,608.49	4,166.67	558.18	29,130.61	29,166.69	36.08	50,000.00
07116 - TRASH REMOVAL	1,125.24	1,166.67	41.43	8,192.35	8,166.69	(25.66)	14,000.00
07120 - CABLE SERVICE	6,556.69	6,560.00	3.31	46,197.20	45,920.00	(277.20)	78,720.00
07122 - INTERNET	67.53	-	(67.53)	114.36	-	(114.36)	-
Total Utilities	11,709.12	12,351.67	642.55	87,287.87	86,461.69	(826.18)	148,220.00
Maintenance and Repairs							
07212 - PEST CONTROL	-	160.00	160.00	794.40	1,120.00	325.60	1,920.00
07214 - LANDSCAPE MAINTENANCE	2,010.06	2,120.00	109.94	15,939.95	14,840.00	(1,099.95)	25,440.00
07215 - TREE TRIMMING	4,684.80	380.00	(4,304.80)	9,369.60	2,660.00	(6,709.60)	4,560.00
07216 - IRRIGATION REPAIRS & MAINT	611.06	200.00	(411.06)	1,222.12	1,400.00	177.88	2,400.00
07217 - LANDSCAPE EXTRAS	1,500.00	500.00	(1,000.00)	2,654.40	3,500.00	845.60	6,000.00
07410 - REPAIRS & MAINTENANCE	2,762.60	2,539.50	(223.10)	37,644.94	17,776.50	(19,868.44)	30,474.00
07414 - RENTAL EXPENSE	-	400.00	400.00	-	2,800.00	2,800.00	4,800.00
07525 - ELEVATOR CONTRACT	333.40	300.00	(33.40)	2,770.93	2,100.00	(670.93)	3,600.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	-	260.00	260.00	4,328.85	1,820.00	(2,508.85)	3,120.00
07527 - ELEVATOR PHONE	103.73	104.00	.27	518.65	728.00	209.35	1,248.00
07530 - JANITORIAL SERVICE	1,689.60	1,760.00	70.40	11,827.20	12,320.00	492.80	21,120.00
Total Maintenance and Repairs	13,695.25	8,723.50	(4,971.75)	87,071.04	61,064.50	(26,006.54)	104,682.00

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
002 Expense							
Recreation Expenses							
08030 - OFFICE SUPPLIES	16.96	-	(16.96)	16.96	-	(16.96)	-
08075 - LICENSES & FEES	-	20.00	20.00	1,005.60	140.00	(865.60)	240.00
08110 - ELECTRICITY	600.00	600.00	-	4,200.00	4,200.00	-	7,200.00
08112 - WATER/SEWER	100.00	100.00	-	700.00	700.00	-	1,200.00
08410 - REPAIRS & MAINTENANCE	42.21	300.00	257.79	162.21	2,100.00	1,937.79	3,600.00
08432 - POOL MAINTENANCE	396.00	396.00	-	2,983.20	2,772.00	(211.20)	4,752.00
08605 - POOL REPAIRS	-	20.00	20.00	110.40	140.00	29.60	240.00
Total Recreation Expenses	1,155.17	1,436.00	280.83	9,178.37	10,052.00	873.63	17,232.00
Reserves							
09770 - REC RESERVES	1,560.00	1,560.00	-	10,920.00	10,920.00	-	18,720.00
09773 - RESERVES-POOLED	3,416.67	3,416.67	-	23,916.69	23,916.69	-	41,000.00
Total Reserves	4,976.67	4,976.67	-	34,836.69	34,836.69	-	59,720.00
Total 002 Expense	49,454.73	49,610.34	155.61	342,928.92	347,272.38	4,343.46	595,324.00
Net 002 Income (Loss)	447.52	-	447.52	5,468.90	-	5,468.90	-
Net Total	5,821.21	(.02)	5,821.23	31,655.34	(.14)	31,655.48	-