

Monthly Financial Package

Tamarac Fairways Association, Inc.

09/30/2025

Prepared by:



Serving South Florida Since 1953

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Tamarac Fairways Association, Inc.

Balance Sheet For 9/30/2025

Current Assets

00110 - ALLIANCE OPERATING 5043	\$273,823.83
00118 - POPULAR DEBIT SERVICE	\$29,238.55
00119 - POPULAR LOAN PROCEEDS	\$106,493.96

Total Current Assets

\$409,556.34

Reserve Cash

00400 - ALLIANCE RESERVES 0567	\$598,049.67
00431 - POPULAR RESERVES	\$71,960.93

Total Reserve Cash

\$670,010.60

Other Assets

01102 - A/R MAINTENANCE	\$29,625.78
01120 - ALLOWANCE FOR BAD DEBTS	(\$1,497.85)
01121 - UNAMORTIZED LOAN	\$1,228,247.14
01200 - PREPAID INSURANCE AUGUST	\$17,345.27
01201 - Prepaid Flood Insurance	\$5,055.84

Total Other Assets

\$1,278,776.18

Total Assets

\$2,358,343.12

Current Liabilities

03000 - PREPAID MAINTENANCE	\$37,479.29
03006 - DEFERRED INCOME (CABLE)	\$69,600.00
03015 - ACCRUED EXPENSE	\$12,014.97
03018 - ESCROW DEPOSITS	\$2,500.00
03021 - POPULAR LOAN	\$1,228,247.14
03100 - OWNER REFUNDS PAYABLE	(\$460.00)

Total Current Liabilities

\$1,349,381.40

Reserve Funds

03742 - RESERVES- PAINTING	\$171,950.45
03743 - RESERVES- ROOFING	\$57,791.57
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	\$122,194.47
03777 - RESERVES- REC	\$7,017.26
03999 - RESERVE INTEREST	\$7,454.72

Total Reserve Funds

\$670,010.60

Equity

04500 - PRIOR YEAR SURPLUS (DEFICIT)	(\$18,683.03)
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)	\$35,143.91

Tamarac Fairways Association, Inc.

Balance Sheet For 9/30/2025

Total Equity		\$338,951.12
	Total Liabilities / Equity	<u>\$2,358,343.12</u>

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	903,582.00	903,457.53	124.47	1,204,610.00
05028 - PRIOR YEAR SURPLUS	700.00	700.00	-	6,300.00	6,300.00	-	8,400.00
05450 - MISC INCOME	1,361.50	-	1,361.50	2,755.55	-	2,755.55	-
05525 - LATE FEES	375.00	-	375.00	2,025.00	-	2,025.00	-
05530 - INTEREST INCOME	56.57	-	56.57	1,773.30	-	1,773.30	-
05560 - RENTAL INCOME	2,471.00	2,333.34	137.66	23,534.67	21,000.06	2,534.61	28,000.00
Total Income	105,362.07	103,417.51	1,944.56	939,970.52	930,757.59	9,212.93	1,241,010.00
Total Income	105,362.07	103,417.51	1,944.56	939,970.52	930,757.59	9,212.93	1,241,010.00

Consolidated Expense

Administrative							
09010 - ACCOUNTING FEES	458.33	458.33	-	4,124.97	4,124.97	-	5,500.00
09012 - LEGAL FEES	-	583.33	583.33	927.50	5,249.97	4,322.47	7,000.00
09014 - BAD DEBTS	166.66	166.66	-	1,583.27	1,499.94	(83.33)	2,000.00
09015 - MANAGEMENT FEES	5,544.08	5,544.09	.01	49,896.72	49,896.81	.09	66,529.00
09030 - OFFICE SUPPLIES	(49.26)	141.67	190.93	850.53	1,275.03	424.50	1,700.00
09072 - INSURANCE	21,224.52	25,000.00	3,775.48	199,299.16	225,000.00	25,700.84	300,000.00
09073 - INSURANCE-FLOOD	493.33	1,250.00	756.67	4,439.97	11,250.00	6,810.03	15,000.00
09075 - LICENSES AND FEES	-	500.00	500.00	11,559.28	4,500.00	(7,059.28)	6,000.00
09098 - BANK LOAN	14,448.94	11,083.33	(3,365.61)	67,085.53	99,749.97	32,664.44	133,000.00
Total Administrative	42,286.60	44,727.41	2,440.81	339,766.93	402,546.69	62,779.76	536,729.00

Utilities							
07110 - ELECTRICITY	725.50	916.66	191.16	9,014.07	8,249.94	(764.13)	11,000.00
07112 - WATER/SEWER	8,156.60	8,416.67	260.07	77,733.29	75,750.03	(1,983.26)	101,000.00
07116 - TRASH REMOVAL	2,834.29	2,333.34	(500.95)	22,245.81	21,000.06	(1,245.75)	28,000.00
07120 - CABLE SERVICE	13,783.59	13,666.67	(116.92)	123,925.50	123,000.03	(925.47)	164,000.00
Total Utilities	25,499.98	25,333.34	(166.64)	232,918.67	228,000.06	(4,918.61)	304,000.00

Maintenance and Repairs							
07212 - PEST CONTROL	-	333.33	333.33	1,655.00	2,999.97	1,344.97	4,000.00
07214 - LANDSCAPE MAINTENANCE	4,187.61	4,416.67	229.06	41,583.44	39,750.03	(1,833.41)	53,000.00
07215 - TREE TRIMMING	-	791.67	791.67	19,520.00	7,125.03	(12,394.97)	9,500.00
07216 - IRRIGATION REPAIRS & MAINT	-	416.67	416.67	2,546.09	3,750.03	1,203.94	5,000.00
07217 - LANDSCAPE EXTRAS	-	1,041.67	1,041.67	3,905.00	9,375.03	5,470.03	12,500.00
07410 - REPAIRS & MAINTENANCE	7,954.43	6,431.75	(1,522.68)	89,348.59	57,885.75	(31,462.84)	77,181.00
07414 - RENTAL EXPENSE	-	800.00	800.00	-	7,200.00	7,200.00	9,600.00
07525 - ELEVATOR CONTRACT	694.58	625.00	(69.58)	7,161.90	5,625.00	(1,536.90)	7,500.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	-	541.67	541.67	9,018.42	4,875.03	(4,143.39)	6,500.00
07527 - ELEVATOR PHONE	216.10	216.67	.57	1,512.70	1,950.03	437.33	2,600.00
07530 - JANITORIAL SERVICE	3,520.00	3,666.67	146.67	31,680.00	33,000.03	1,320.03	44,000.00

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Consolidated Expense							
Total Maintenance and Repairs	16,572.72	19,281.77	2,709.05	207,931.14	173,535.93	(34,395.21)	231,381.00
Recreation Expenses							
08030 - OFFICE SUPPLIES	-	-	-	16.96	-	(16.96)	-
08075 - LICENSES & FEES	-	41.67	41.67	2,850.80	375.03	(2,475.77)	500.00
08110 - ELECTRICITY	1,250.00	1,250.00	-	11,250.00	11,250.00	-	15,000.00
08112 - WATER/SEWER	208.33	208.33	-	1,874.97	1,874.97	-	2,500.00
08410 - REPAIRS & MAINTENANCE	-	625.00	625.00	372.08	5,625.00	5,252.92	7,500.00
08432 - POOL MAINTENANCE	825.00	825.00	-	7,865.00	7,425.00	(440.00)	9,900.00
08605 - POOL REPAIRS	-	41.67	41.67	230.00	375.03	145.03	500.00
Total Recreation Expenses	2,283.33	2,991.67	708.34	24,459.81	26,925.03	2,465.22	35,900.00
Reserves							
09770 - REC RESERVES	3,250.00	3,250.00	-	29,250.00	29,250.00	-	39,000.00
09773 - RESERVES-POOLED	7,833.34	7,833.34	-	70,500.06	70,500.06	-	94,000.00
Total Reserves	11,083.34	11,083.34	-	99,750.06	99,750.06	-	133,000.00
Total Expense	97,725.97	103,417.53	5,691.56	904,826.61	930,757.77	25,931.16	1,241,010.00
Consolidated Net Total	7,636.10	(.02)	7,636.12	35,143.91	(.18)	35,144.09	-
Net Total	7,636.10	(.02)	7,636.12	35,143.91	(.18)	35,144.09	-

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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)	467,370.00	467,464.50	(94.50)	623,286.00
05028 - PRIOR YEAR SURPLUS	700.00	700.00	-	6,300.00	6,300.00	-	8,400.00
05450 - MISC INCOME	586.15	-	586.15	1,357.05	-	1,357.05	-
05525 - LATE FEES	175.00	-	175.00	1,425.00	-	1,425.00	-
05530 - INTEREST INCOME	28.89	-	28.89	139.62	-	139.62	-
05560 - RENTAL INCOME	1,223.00	1,166.67	56.33	14,180.00	10,500.03	3,679.97	14,000.00
Total 001 Income	54,643.04	53,807.17	835.87	490,771.67	484,264.53	6,507.14	645,686.00
001 Expense							
Administrative							
09010 - ACCOUNTING FEES	238.33	238.33	-	2,144.97	2,144.97	-	2,860.00
09012 - LEGAL FEES	-	303.33	303.33	482.30	2,729.97	2,247.67	3,640.00
09014 - BAD DEBTS	83.33	83.33	-	749.97	749.97	-	1,000.00
09015 - MANAGEMENT FEES	2,882.92	2,882.92	-	25,946.28	25,946.28	-	34,595.00
09030 - OFFICE SUPPLIES	(18.02)	73.67	91.69	471.89	663.03	191.14	884.00
09072 - INSURANCE	11,036.75	13,000.00	1,963.25	103,635.56	117,000.00	13,364.44	156,000.00
09075 - LICENSES AND FEES	-	260.00	260.00	5,638.04	2,340.00	(3,298.04)	3,120.00
09098 - BANK LOAN	7,513.44	5,763.33	(1,750.11)	34,784.06	51,869.97	17,085.91	69,160.00
Total Administrative	21,736.75	22,604.91	868.16	173,853.07	203,444.19	29,591.12	271,259.00
Utilities							
07110 - ELECTRICITY	377.26	458.33	81.07	4,687.29	4,124.97	(562.32)	5,500.00
07112 - WATER/SEWER	4,241.43	4,250.00	8.57	40,421.27	38,250.00	(2,171.27)	51,000.00
07116 - TRASH REMOVAL	1,463.83	1,166.67	(297.16)	11,557.76	10,500.03	(1,057.73)	14,000.00
07120 - CABLE SERVICE	7,167.46	7,106.67	(60.79)	64,441.12	63,960.03	(481.09)	85,280.00
Total Utilities	13,249.98	12,981.67	(268.31)	121,107.44	116,835.03	(4,272.41)	155,780.00
Maintenance and Repairs							
07212 - PEST CONTROL	-	173.33	173.33	860.60	1,559.97	699.37	2,080.00
07214 - LANDSCAPE MAINTENANCE	2,177.56	2,296.67	119.11	21,623.38	20,670.03	(953.35)	27,560.00
07215 - TREE TRIMMING	-	411.67	411.67	10,150.40	3,705.03	(6,445.37)	4,940.00
07216 - IRRIGATION REPAIRS & MAINT	-	216.67	216.67	1,323.97	1,950.03	626.06	2,600.00
07217 - LANDSCAPE EXTRAS	-	541.67	541.67	1,250.60	4,875.03	3,624.43	6,500.00
07410 - REPAIRS & MAINTENANCE	5,166.29	3,892.25	(1,274.04)	41,471.08	35,030.25	(6,440.83)	46,707.00
07414 - RENTAL EXPENSE	-	400.00	400.00	-	3,600.00	3,600.00	4,800.00
07525 - ELEVATOR CONTRACT	361.18	325.00	(36.18)	3,724.17	2,925.00	(799.17)	3,900.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	-	281.67	281.67	4,689.57	2,535.03	(2,154.54)	3,380.00
07527 - ELEVATOR PHONE	112.37	112.67	.30	786.59	1,014.03	227.44	1,352.00
07530 - JANITORIAL SERVICE	1,830.40	1,906.67	76.27	16,473.60	17,160.03	686.43	22,880.00
Total Maintenance and Repairs	9,647.80	10,558.27	910.47	102,353.96	95,024.43	(7,329.53)	126,699.00

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
001 Expense							
Recreation Expenses							
08075 - LICENSES & FEES	-	21.67	21.67	1,845.20	195.03	(1,650.17)	260.00
08110 - ELECTRICITY	650.00	650.00	-	5,850.00	5,850.00	-	7,800.00
08112 - WATER/SEWER	108.33	108.33	-	974.97	974.97	-	1,300.00
08410 - REPAIRS & MAINTENANCE	-	325.00	325.00	209.87	2,925.00	2,715.13	3,900.00
08432 - POOL MAINTENANCE	429.00	429.00	-	4,089.80	3,861.00	(228.80)	5,148.00
08605 - POOL REPAIRS	-	21.67	21.67	119.60	195.03	75.43	260.00
Total Recreation Expenses	1,187.33	1,555.67	368.34	13,089.44	14,001.03	911.59	18,668.00
Reserves							
09770 - REC RESERVES	1,690.00	1,690.00	-	15,210.00	15,210.00	-	20,280.00
09773 - RESERVES-POOLED	4,416.67	4,416.67	-	39,750.03	39,750.03	-	53,000.00
Total Reserves	6,106.67	6,106.67	-	54,960.03	54,960.03	-	73,280.00
Total 001 Expense	51,928.53	53,807.19	1,878.66	465,363.94	484,264.71	18,900.77	645,686.00
Net 001 Income (Loss)	2,714.51	(.02)	2,714.53	25,407.73	(.18)	25,407.91	-

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	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	436,212.00	435,993.03	218.97	581,324.00
05450 - MISC INCOME	775.35	-	775.35	1,398.50	-	1,398.50	-
05525 - LATE FEES	200.00	-	200.00	600.00	-	600.00	-
05530 - INTEREST INCOME	27.68	-	27.68	1,633.68	-	1,633.68	-
05560 - RENTAL INCOME	1,248.00	1,166.67	81.33	9,354.67	10,500.03	(1,145.36)	14,000.00
Total 002 Income	50,719.03	49,610.34	1,108.69	449,198.85	446,493.06	2,705.79	595,324.00
002 Expense							
Administrative							
09010 - ACCOUNTING FEES	220.00	220.00	-	1,980.00	1,980.00	-	2,640.00
09012 - LEGAL FEES	-	280.00	280.00	445.20	2,520.00	2,074.80	3,360.00
09014 - BAD DEBTS	83.33	83.33	-	833.30	749.97	(83.33)	1,000.00
09015 - MANAGEMENT FEES	2,661.16	2,661.17	.01	23,950.44	23,950.53	.09	31,934.00
09030 - OFFICE SUPPLIES	(31.24)	68.00	99.24	378.64	612.00	233.36	816.00
09072 - INSURANCE	10,187.77	12,000.00	1,812.23	95,663.60	108,000.00	12,336.40	144,000.00
09073 - INSURANCE-FLOOD	493.33	1,250.00	756.67	4,439.97	11,250.00	6,810.03	15,000.00
09075 - LICENSES AND FEES	-	240.00	240.00	5,921.24	2,160.00	(3,761.24)	2,880.00
09098 - BANK LOAN	6,935.50	5,320.00	(1,615.50)	32,301.47	47,880.00	15,578.53	63,840.00
Total Administrative	20,549.85	22,122.50	1,572.65	165,913.86	199,102.50	33,188.64	265,470.00
Utilities							
07110 - ELECTRICITY	348.24	458.33	110.09	4,326.78	4,124.97	(201.81)	5,500.00
07112 - WATER/SEWER	3,915.17	4,166.67	251.50	37,312.02	37,500.03	188.01	50,000.00
07116 - TRASH REMOVAL	1,370.46	1,166.67	(203.79)	10,688.05	10,500.03	(188.02)	14,000.00
07120 - CABLE SERVICE	6,616.13	6,560.00	(56.13)	59,484.38	59,040.00	(444.38)	78,720.00
Total Utilities	12,250.00	12,351.67	101.67	111,811.23	111,165.03	(646.20)	148,220.00
Maintenance and Repairs							
07212 - PEST CONTROL	-	160.00	160.00	794.40	1,440.00	645.60	1,920.00
07214 - LANDSCAPE MAINTENANCE	2,010.05	2,120.00	109.95	19,960.06	19,080.00	(880.06)	25,440.00
07215 - TREE TRIMMING	-	380.00	380.00	9,369.60	3,420.00	(5,949.60)	4,560.00
07216 - IRRIGATION REPAIRS & MAINT	-	200.00	200.00	1,222.12	1,800.00	577.88	2,400.00
07217 - LANDSCAPE EXTRAS	-	500.00	500.00	2,654.40	4,500.00	1,845.60	6,000.00
07410 - REPAIRS & MAINTENANCE	2,788.14	2,539.50	(248.64)	47,877.51	22,855.50	(25,022.01)	30,474.00
07414 - RENTAL EXPENSE	-	400.00	400.00	-	3,600.00	3,600.00	4,800.00
07525 - ELEVATOR CONTRACT	333.40	300.00	(33.40)	3,437.73	2,700.00	(737.73)	3,600.00
07526 - ELEVATOR MAINTENANCE & REPAIRS	-	260.00	260.00	4,328.85	2,340.00	(1,988.85)	3,120.00
07527 - ELEVATOR PHONE	103.73	104.00	.27	726.11	936.00	209.89	1,248.00
07530 - JANITORIAL SERVICE	1,689.60	1,760.00	70.40	15,206.40	15,840.00	633.60	21,120.00
Total Maintenance and Repairs	6,924.92	8,723.50	1,798.58	105,577.18	78,511.50	(27,065.68)	104,682.00

Tamarac Fairways Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
002 Expense							
Recreation Expenses							
08030 - OFFICE SUPPLIES	-	-	-	16.96	-	(16.96)	-
08075 - LICENSES & FEES	-	20.00	20.00	1,005.60	180.00	(825.60)	240.00
08110 - ELECTRICITY	600.00	600.00	-	5,400.00	5,400.00	-	7,200.00
08112 - WATER/SEWER	100.00	100.00	-	900.00	900.00	-	1,200.00
08410 - REPAIRS & MAINTENANCE	-	300.00	300.00	162.21	2,700.00	2,537.79	3,600.00
08432 - POOL MAINTENANCE	396.00	396.00	-	3,775.20	3,564.00	(211.20)	4,752.00
08605 - POOL REPAIRS	-	20.00	20.00	110.40	180.00	69.60	240.00
Total Recreation Expenses	1,096.00	1,436.00	340.00	11,370.37	12,924.00	1,553.63	17,232.00
Reserves							
09770 - REC RESERVES	1,560.00	1,560.00	-	14,040.00	14,040.00	-	18,720.00
09773 - RESERVES-POOLED	3,416.67	3,416.67	-	30,750.03	30,750.03	-	41,000.00
Total Reserves	4,976.67	4,976.67	-	44,790.03	44,790.03	-	59,720.00
Total 002 Expense	45,797.44	49,610.34	3,812.90	439,462.67	446,493.06	7,030.39	595,324.00
Net 002 Income (Loss)	4,921.59	-	4,921.59	9,736.18	-	9,736.18	-
Net Total	7,636.10	(.02)	7,636.12	35,143.91	(.18)	35,144.09	-