

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
7/31/2018

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$146,358.95
1110-000 - A/R-Maintenance Fees	\$2,517.00
1112-000 - A/R-Late Fees	\$300.00
1114-000 - A/R-Administrative Fees	\$30.00
1190-000 - Allowance for Bad Debts	(\$10,055.33)
1410-000 - Prepaid Insurance-General	\$8,932.82
1420-000 - Prepaid Expenses	\$523.35
1500-000 - Utility Deposits-General	\$4,209.44

Operating Total

\$152,816.23

Reserve

1065-001 - CD - BankUnited 10/07/19 (5575)	\$253,677.86
1080-001 - Cash-MMA- Wells Fargo (6756)	\$250,908.49
1083-001 - 1281-Cash-MMA-Republic Bank (Cornerstone) (5204)	\$339.34
1083-002 - Cash-MMA-Republic Bank (7395)	\$208,013.71
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$494,590.68
1090-001 - Alliance Association Bank - ICS Account (2992)	\$250,565.87

Reserve Total

\$1,458,095.95

Other

1122-000 - A/R-Due From Master	\$9,404.73
1800-000 - Property & Equipment	\$807,805.71
1811-000 - Investment In Master Assoc	\$2,438.06
1811-001 - Equity - Common	\$2,196.79
1890-000 - Accumulated Depreciation	(\$555,050.70)

Other Total

\$266,794.59

Assets Total

\$1,877,706.77

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$116.65
2200-005 - Due to Unit 5	\$1,372.12

Operating Total

\$1,488.77

Other

2020-000 - Income Taxes Payable	\$415.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,785.00
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$19,200.00

Reserve

2900-000 - Reserve Accounts Payable	(\$1,200.82)
3020-000 - Reserve-House Paint	\$97,947.01
3022-000 - Reserve-Streets	\$202,094.48
3022-001 - Reserve-Walks/Gutters	\$58,306.08
3023-000 - Reserve-Roof Repair/Replace	\$582,441.15
3025-001 - Reserve-Pool Remarcite	\$33,749.92
3027-000 - Reserve-Sea Walls	\$30,442.79

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**Balance Sheet****7/31/2018**

3028-000 - Reserve-Def Maintenance	\$146,401.44	
3031-000 - Reserve-House Repair/Wood	\$9,223.92	
3039-000 - Reserve-Recreation Area	\$56,452.51	
3040-000 - Reserve-Sewer	\$95,008.31	
3041-000 - Reserve-Water	\$22,308.84	
3046-000 - Reserve-Sprinklers Irrigation	\$3,381.20	
3052-000 - Reserve-Storm Drains	\$110,242.97	
3080-000 - Reserve-Interest	\$11,296.15	
<u>Reserve Total</u>	\$1,458,095.95	
<u>Retained Earnings</u>	\$365,552.67	
<u>Net Income</u>	\$33,369.38	
<i>Liabilities & Equity Total</i>		\$1,877,706.77

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$62,196.83	\$435,377.81
6020-000 - 2910 - Maint Fee-Resv-House Paint	\$5,416.67	\$37,916.69
6022-000 - 2930 - Maint Fee-Resv-Streets	\$2,500.00	\$17,500.00
6022-001 - 2940 - Maint Fee-Resv-Walks/Gutters	\$1,666.67	\$11,666.69
6023-000 - 2970 - Maint Fee-Resv-Roof Repair/Replace	\$25,749.83	\$180,248.81
6025-001 - 2740 - Maint Fee-Resv-Pool Remarcite	\$250.00	\$1,750.00
6027-000 - 2980 - Maint Fee-Resv-Sea Walls	\$416.67	\$2,916.69
6031-000 - 2920 - Maint Fee-Resv-House Repair/Wood	\$616.67	\$4,316.69
6039-000 - 2800 - Maint Fee-Resv-Recreation Area	\$2,512.00	\$17,584.00
6040-000 - 2750 - Maint Fee-Resv-Sewer	\$333.33	\$2,333.31
6041-000 - 2760 - Maint Fee-Resv-Water	\$333.33	\$2,333.31
6046-000 - 2870 - Maint Fee-Resv-Sprinklers Irrigation	\$833.33	\$5,833.31
6052-000 - 2770 - Maint Fee-Resv-Storm Drains	\$166.67	\$1,166.69
6070-000 - Interest Income-Operating	\$15.50	\$98.47
6071-000 - Interest Income-Reserve	\$2,123.03	\$3,758.64
6082-000 - Late Fee Income	\$75.00	\$650.00
6083-000 - Other Income-General	\$600.00	\$3,010.00
6900-000 - Income Transfer to Resv Funds	(\$40,795.17)	(\$285,566.19)
6901-000 - 7999-Interest Transfer to Reserves	(\$2,123.03)	(\$3,758.64)
<u>Total Revenues</u>	\$62,887.33	\$439,136.28
<i>Total Income</i>	\$62,887.33	\$439,136.28
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,388.34	\$9,693.32
7210-000 - Legal & Professional	\$0.00	\$586.25
7212-001 - Professional-Audit Fees	\$0.00	\$6,790.00
7310-008 - Taxes-Federal Income	\$0.00	\$915.00
7310-012 - Permit License Fee	\$104.67	\$1,032.65
7510-000 - Admin Expenses-Office	\$1,232.67	\$2,636.48
7810-000 - Uncollectible Assessments	\$261.67	\$1,831.69
<u>Total Administrative</u>	\$2,987.35	\$23,485.39
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$6,751.90	\$47,263.30
8021-000 - Salaries/Payroll Expense	\$1,877.91	\$9,670.03
8110-038 - R&M-Rec Area	\$4,245.10	\$17,758.63
8110-040 - Gate Project	\$0.00	\$661.69

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
7/1/2018 - 7/31/2018

	7/1/2018 - 7/31/2018	Year To Date
8210-007 - Grounds-Landscape	\$10,554.11	\$67,425.45
8710-001 - Utilities-Electric	\$1,606.73	\$10,565.99
8710-004 - Utilities-Electric-Pool Heating	\$16.57	\$3,326.37
8710-005 - Utilities-Telephone	\$58.67	\$411.01
8710-010 - Utilities-Reclaimed Water	\$861.59	\$5,922.56
8710-012 - Utilities-Cable TV	\$13,086.76	\$91,607.32
8710-022 - Pinellas Park City Service	\$20,679.90	\$127,669.16
<u>Total Services & Utilities</u>	\$59,739.24	\$382,281.51
<i>Total Expense</i>	\$62,726.59	\$405,766.90
Operating Net Income	\$160.74	\$33,369.38
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$0.00	\$19,320.00
9622-000 - Reserve-Streets	\$207.68	\$282.15
9622-001 - Reserve-Walks/Gutters	\$0.00	\$319.43
9623-000 - Reserve-Roof Repair/Replace	\$20,743.73	\$125,125.63
9631-000 - Reserve-House Repair/Wood	\$1,088.08	\$4,052.30
9639-000 - Reserve-Recreation Area	\$0.00	\$7,501.00
9641-000 - Reserve-Water	\$442.59	\$1,786.39
9646-000 - Reserve-Sprinklers irrigation	\$1,898.00	\$10,130.85
9652-000 - Reserve-Storm Drains	\$169.71	\$258.30
9900-000 - Reserve-Interest	(\$24,549.79)	(\$168,776.05)
<u>Total Reserve Expense</u>	\$0.00	\$0.00
<i>Total Reserve Expense</i>	\$0.00	\$0.00
Reserve Net Income	\$0.00	\$0.00
Net Income	\$160.74	\$33,369.38