

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
12/31/2018

AssetsOperating

| | |
|--|---------------------|
| 1030-000 - Alliance Assoc Bank- Operating (2935) | \$218,546.16 |
| 1110-000 - A/R-Maintenance Fees | \$1,751.00 |
| 1112-000 - A/R-Late Fees | \$225.00 |
| 1114-000 - A/R-Administrative Fees | \$40.00 |
| 1117-000 - A/R-Fines/Property Clean Up | \$300.00 |
| 1190-000 - Allowance for Bad Debts | (\$2,316.00) |
| 1410-000 - Prepaid Insurance-General | \$13,419.00 |
| 1420-000 - Prepaid Expenses | \$1,256.00 |
| 1500-000 - Utility Deposits-General | \$4,412.99 |
| <u>Operating Total</u> | <u>\$237,634.15</u> |

Reserve

| | |
|---|-----------------------|
| 1065-001 - CD - BankUnited 10/07/19 (5575) | \$255,617.16 |
| 1080-001 - Cash-MMA- Wells Fargo (6756) | \$251,013.68 |
| 1083-002 - Cash-MMA-Republic Bank (7395) | \$209,122.60 |
| 1090-000 - Alliance Assoc Bank- Reserve (2992) | \$557,745.00 |
| 1090-001 - Alliance Association Bank - ICS Account (2992) | \$251,497.68 |
| <u>Reserve Total</u> | <u>\$1,524,996.12</u> |

Other

| | |
|---------------------------------------|---------------------|
| 1122-000 - A/R-Due From Master | \$11,524.46 |
| 1800-000 - Property & Equipment | \$807,805.71 |
| 1811-000 - Investment In Master Assoc | \$1,509.92 |
| 1811-001 - Equity - Common | \$2,196.79 |
| 1890-000 - Accumulated Depreciation | (\$576,850.70) |
| <u>Other Total</u> | <u>\$246,186.18</u> |

Assets Total

\$2,008,816.45

Liabilities and EquityOther

| | |
|--|--------------------|
| 2020-000 - Income Taxes Payable | \$509.00 |
| 2450-000 - Unearned Revenue-Prepaid Maint Fees | \$19,337.00 |
| 2510-000 - Rent Deposit/Security | \$2,000.00 |
| <u>Other Total</u> | <u>\$21,846.00</u> |

Reserve

| | |
|--|--------------|
| 2900-000 - Reserve Accounts Payable | \$89.22 |
| 3020-000 - Reserve-House Paint | \$48,015.36 |
| 3022-000 - Reserve-Streets | \$214,179.12 |
| 3022-001 - Reserve-Walks/Gutters | \$66,639.43 |
| 3023-000 - Reserve-Roof Repair/Replace | \$659,911.68 |
| 3025-001 - Reserve-Pool Remarcite | \$34,999.92 |
| 3027-000 - Reserve-Sea Walls | \$32,526.14 |
| 3028-000 - Reserve-Def Maintenance | \$146,401.44 |
| 3031-000 - Reserve-House Repair/Wood | \$10,643.13 |
| 3039-000 - Reserve-Recreation Area | \$69,012.51 |
| 3040-000 - Reserve-Sewer | \$92,174.96 |
| 3041-000 - Reserve-Water | \$22,222.75 |
| 3046-000 - Reserve-Sprinklers Irrigation | \$3,220.89 |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
12/31/2018

| | | |
|---------------------------------------|-----------------------|----------------|
| 3052-000 - Reserve-Storm Drains | \$109,689.61 | |
| 3080-000 - Reserve-Interest | \$15,269.96 | |
| <u>Reserve Total</u> | <u>\$1,524,996.12</u> | |
| <u>Retained Earnings</u> | \$365,552.67 | |
| <u>Net Income</u> | \$96,421.66 | |
| <i>Liabilities & Equity Total</i> | | \$2,008,816.45 |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
12/1/2018 - 12/31/2018

| | 12/1/2018 - 12/31/2018 | Year To Date |
|--|------------------------|---------------------|
| Income | | |
| <u>Revenues</u> | | |
| 6010-000 - Maintenance Fees | \$62,196.83 | \$746,361.96 |
| 6020-000 - 2910 - Maint Fee-Resv-House Paint | \$5,416.67 | \$65,000.04 |
| 6022-000 - 2930 - Maint Fee-Resv-Streets | \$2,500.00 | \$30,000.00 |
| 6022-001 - 2940 - Maint Fee-Resv-Walks/Gutters | \$1,666.67 | \$20,000.04 |
| 6023-000 - 2970 - Maint Fee-Resv-Roof Repair/Replace | \$25,749.83 | \$308,997.96 |
| 6025-001 - 2740 - Maint Fee-Resv-Pool Remarcite | \$250.00 | \$3,000.00 |
| 6027-000 - 2980 - Maint Fee-Resv-Sea Walls | \$416.67 | \$5,000.04 |
| 6031-000 - 2920 - Maint Fee-Resv-House Repair/Wood | \$616.67 | \$7,400.04 |
| 6039-000 - 2800 - Maint Fee-Resv-Recreation Area | \$2,512.00 | \$30,144.00 |
| 6040-000 - 2750 - Maint Fee-Resv-Sewer | \$333.33 | \$3,999.96 |
| 6041-000 - 2760 - Maint Fee-Resv-Water | \$333.33 | \$3,999.96 |
| 6046-000 - 2870 - Maint Fee-Resv-Sprinklers Irrigation | \$833.33 | \$9,999.96 |
| 6052-000 - 2770 - Maint Fee-Resv-Storm Drains | \$166.67 | \$2,000.04 |
| 6070-000 - Interest Income-Operating | \$21.19 | \$181.86 |
| 6071-000 - Interest Income-Reserve | \$2,282.29 | \$7,759.35 |
| 6082-000 - Late Fee Income | \$150.00 | \$1,125.00 |
| 6083-000 - Other Income-General | \$400.00 | \$4,960.00 |
| 6083-001 - Spectrum Refund | \$0.00 | \$62,800.00 |
| 6083-098 - Other Income-Legal | \$0.00 | \$231.59 |
| 6900-000 - Income Transfer to Resv Funds | (\$40,795.17) | (\$489,542.04) |
| 6901-000 - 7999-Interest Transfer to Reserves | (\$2,282.29) | (\$7,759.35) |
| <u>Total Revenues</u> | <u>\$62,768.02</u> | <u>\$815,660.41</u> |
| <i>Total Income</i> | <i>\$62,768.02</i> | <i>\$815,660.41</i> |
| Expense | | |
| <u>Administrative</u> | | |
| 7050-000 - Depreciation Expense | \$21,800.00 | \$21,800.00 |
| 7110-000 - Insurance-General | \$2,110.67 | \$17,357.35 |
| 7210-000 - Legal & Professional | \$446.25 | \$1,714.20 |
| 7212-001 - Professional-Audit Fees | \$0.00 | \$6,790.00 |
| 7310-008 - Taxes-Federal Income | \$344.00 | \$1,509.00 |
| 7310-012 - Permit License Fee | \$104.67 | \$1,556.00 |
| 7510-000 - Admin Expenses-Office | \$198.69 | \$4,680.27 |
| 7810-000 - Uncollectible Assessments | (\$901.26) | (\$5,907.64) |
| <u>Total Administrative</u> | <u>\$24,103.02</u> | <u>\$49,499.18</u> |
| <u>Services & Utilities</u> | | |
| 8010-000 - Master Association Fees | \$5,560.31 | \$79,831.21 |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
12/1/2018 - 12/31/2018

| | 12/1/2018 - 12/31/2018 | Year To Date |
|--|------------------------|----------------|
| 8021-000 - Salaries/Payroll Expense | \$828.68 | \$14,990.15 |
| 8110-037 - 5430 - R&M-Hse Unit 4 | \$300.00 | \$450.00 |
| 8110-038 - R&M-Rec Area | \$1,629.31 | \$26,983.53 |
| 8110-040 - Gate Project | \$0.00 | \$740.68 |
| 8210-007 - Grounds-Landscape | \$9,085.00 | \$118,065.07 |
| 8710-001 - Utilities-Electric | \$1,497.48 | \$18,755.71 |
| 8710-004 - Utilities-Electric-Pool Heating | \$572.06 | \$4,334.75 |
| 8710-005 - Utilities-Telephone | \$58.89 | \$704.68 |
| 8710-010 - Utilities-Reclaimed Water | \$987.83 | \$9,624.97 |
| 8710-012 - Utilities-Cable TV | \$14,651.29 | \$161,770.42 |
| 8710-022 - Pinellas Park City Service | \$20,847.05 | \$233,488.40 |
| <u>Total Services & Utilities</u> | \$56,017.90 | \$669,739.57 |
| <i>Total Expense</i> | \$80,120.92 | \$719,238.75 |
| | | |
| Operating Net Income | (\$17,352.90) | \$96,421.66 |
| | | |
| Reserve Income | | |
| <i>Total Reserve Income</i> | \$0.00 | \$0.00 |
| | | |
| Reserve Expense | | |
| <u>Reserve Expense</u> | | |
| 9620-000 - Reserve-House Painting | \$0.00 | \$96,335.00 |
| 9622-000 - Reserve-Streets | \$207.68 | \$697.51 |
| 9622-001 - Reserve-Walks/Gutters | \$0.00 | \$319.43 |
| 9623-000 - Reserve-Roof Repair/Replace | \$13,830.26 | \$176,404.25 |
| 9631-000 - Reserve-House Repair/Wood | \$128.78 | \$5,716.44 |
| 9639-000 - Reserve-Recreation Area | \$0.00 | \$7,501.00 |
| 9640-000 - Reserve-Sewer | \$0.00 | \$4,500.00 |
| 9641-000 - Reserve-Water | \$1,407.04 | \$3,539.13 |
| 9646-000 - Reserve-Sprinklers irrigation | \$859.89 | \$14,457.81 |
| 9652-000 - Reserve-Storm Drains | \$0.00 | \$1,645.01 |
| 9900-000 - Reserve-Interest | (\$16,433.65) | (\$311,115.58) |
| <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 | (\$17,352.90) | \$96,421.66 |