

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
1/31/2019

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$234,396.32
1110-000 - A/R-Maintenance Fees	\$2,103.00
1112-000 - A/R-Late Fees	\$175.00
1114-000 - A/R-Administrative Fees	\$40.00
1115-000 - A/R-Legal Costs	\$231.70
1117-000 - A/R-Fines/Property Clean Up	\$300.00
1190-000 - Allowance for Bad Debts	(\$2,551.50)
1410-000 - Prepaid Insurance-General	\$13,518.46
1420-000 - Prepaid Expenses	\$1,151.34
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$253,777.31

Reserve

1050-000 - Suncoast Credit Union CD 7/25/20 0911	\$230,138.98
1050-001 - Suncoast Credit Union-Checking	\$50.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1065-001 - CD - BankUnited 10/07/19 (5575)	\$257,162.91
1079-000 - Cash-MMA-Fifth Third Bank (4279)	\$50.00
1079-001 - CD-Fifth Third 05/17/20 (5287)	\$99,999.99
1079-002 - CD-Fifth Third 05/17/20 (5295)	\$99,999.99
1079-003 - CD-Fifth Third 05/17/20 (5308)	\$9,200.65
1080-001 - Cash-MMA- Wells Fargo (6756)	\$251,034.99
1083-002 - Cash-MMA-Republic Bank (7395)	\$261.27
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$345,955.91
1090-001 - Alliance Association Bank - ICS Account (2992)	\$106.77
1090-002 - Alliance Association Bank-CD (1792)	\$251,497.68

Reserve Total

\$1,545,464.14

Other

1122-000 - A/R-Due From Master	\$2,119.73
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)

Other Total

\$236,781.45

Assets Total

\$2,036,022.90

Liabilities and EquityOther

2020-000 - Income Taxes Payable	\$509.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$21,062.00
2460-000 - Unearned Revenue-Cable Rebate	\$60,706.68
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$84,277.68

Reserve

2900-000 - Reserve Accounts Payable	\$388.44
3020-000 - Reserve-House Paint	\$55,931.30
3022-000 - Reserve-Streets	\$216,512.14

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**Balance Sheet****1/31/2019**

3022-001 - Reserve-Walks/Gutters	\$67,889.43	
3023-000 - Reserve-Roof Repair/Replace	\$664,499.17	
3025-001 - Reserve-Pool Remarcite	\$35,333.25	
3027-000 - Reserve-Sea Walls	\$32,943.76	
3028-000 - Reserve-Def Maintenance	\$146,401.44	
3031-000 - Reserve-House Repair/Wood	\$10,071.34	
3039-000 - Reserve-Recreation Area	\$70,682.99	
3040-000 - Reserve-Sewer	\$92,404.07	
3041-000 - Reserve-Water	\$21,196.09	
3046-000 - Reserve-Sprinklers Irrigation	\$3,837.94	
3052-000 - Reserve-Storm Drains	\$109,856.03	
3080-000 - Reserve-Interest	\$17,516.75	
<u>Reserve Total</u>	\$1,545,464.14	
<u>Retained Earnings</u>	\$400,220.99	
<u>Net Income</u>	\$6,060.09	
<i>Liabilities & Equity Total</i>		\$2,036,022.90

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
1/1/2019 - 1/31/2019

	1/1/2019 - 1/31/2019	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$106,760.00	\$106,760.00
6070-000 - Interest Income-Operating	\$23.75	\$23.75
6071-000 - Interest Income-Reserve	\$2,246.79	\$2,246.79
6082-000 - Late Fee Income	\$100.00	\$100.00
6083-000 - Other Income-General	\$200.00	\$200.00
6083-098 - Other Income-Legal	\$231.70	\$231.70
<u>Total Revenues</u>	\$109,562.24	\$109,562.24
<i>Total Income</i>	\$109,562.24	\$109,562.24
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,300.54	\$1,300.54
7210-000 - Legal & Professional	\$307.50	\$307.50
7310-012 - Permit License Fee	\$174.66	\$174.66
7510-000 - Admin Expenses-Office	\$356.21	\$356.21
7810-000 - Uncollectible Assessments	\$235.50	\$235.50
<u>Total Administrative</u>	\$2,374.41	\$2,374.41
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$6,886.64	\$6,886.64
8021-000 - Salaries/Payroll Expense	\$1,184.95	\$1,184.95
8110-038 - R&M-Rec Area	\$1,435.47	\$1,435.47
8210-007 - Grounds-Landscape	\$9,385.00	\$9,385.00
8710-001 - Utilities-Electric	\$1,571.19	\$1,571.19
8710-004 - Utilities-Electric-Pool Heating	\$1,329.92	\$1,329.92
8710-005 - Utilities-Telephone	\$58.89	\$58.89
8710-010 - Utilities-Reclaimed Water	\$685.62	\$685.62
8710-012 - Utilities-Cable TV	\$13,579.48	\$13,579.48
8710-022 - Pinellas Park City Service	\$20,812.62	\$20,812.62
<u>Total Services & Utilities</u>	\$56,929.78	\$56,929.78
<i>Total Expense</i>	\$59,304.19	\$59,304.19
Operating Net Income	\$50,258.05	\$50,258.05
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,915.94	\$7,915.94
9622-000 - Reserve-Streets	\$2,333.02	\$2,333.02
9622-001 - Reserve-Walks/Gutters	\$1,250.00	\$1,250.00
9623-000 - Reserve-Roof Repair/Replace	\$25,751.14	\$25,751.14

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1/1/2019 - 1/31/2019

	1/1/2019 - 1/31/2019	Year To Date
9625-001 - Reserve-Pool Remarcite	\$333.33	\$333.33
9627-000 - Reserve-Sea Walls	\$417.62	\$417.62
9631-000 - Reserve-House Repair/Wood	\$615.44	\$615.44
9639-000 - Reserve-Recreation Area	\$1,670.48	\$1,670.48
9640-000 - Reserve-Sewer	\$332.84	\$332.84
9641-000 - Reserve-Water	\$332.84	\$332.84
9646-000 - Reserve-Sprinklers irrigation	\$832.10	\$832.10
9652-000 - Reserve-Storm Drains	\$166.42	\$166.42
9900-000 - Reserve-Interest	\$2,246.79	\$2,246.79
<u>Total Reserve Expense</u>	<u>\$44,197.96</u>	<u>\$44,197.96</u>
<i>Total Reserve Expense</i>	\$44,197.96	\$44,197.96
Reserve Net Income	<u>(\$44,197.96)</u>	<u>(\$44,197.96)</u>
Net Income	<u>\$6,060.09</u>	<u>\$6,060.09</u>