

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
2/28/2019

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$238,875.03
1110-000 - A/R-Maintenance Fees	\$2,738.00
1112-000 - A/R-Late Fees	\$200.00
1114-000 - A/R-Administrative Fees	\$35.00
1115-000 - A/R-Legal Costs	\$658.50
1190-000 - Allowance for Bad Debts	(\$2,787.00)
1410-000 - Prepaid Insurance-General	\$12,217.92
1420-000 - Prepaid Expenses	\$1,046.68
1500-000 - Utility Deposits-General	\$4,412.99
<u>Operating Total</u>	<u>\$257,397.12</u>

Reserve

1050-000 - Suncoast Credit Union CD 7/25/20 0911	\$230,695.75
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)	\$21.31
1081-000 - Synovus Bank CD (6324)	\$251,024.00
1083-002 - Cash-MMA-Republic Bank (7395)	\$261.27
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$377,669.27
1090-001 - Alliance Association Bank - ICS Account (2992)	\$106.77
1090-002 - Alliance Association Bank-CD (1792)	\$251,988.96
<u>Reserve Total</u>	<u>\$1,578,235.87</u>

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)
<u>Other Total</u>	<u>\$236,781.45</u>

Assets Total

\$2,072,414.44

Liabilities and EquityOther

2020-000 - Income Taxes Payable	\$509.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,329.00
2460-000 - Unearned Revenue-Cable Rebate	\$59,660.02
2510-000 - Rent Deposit/Security	\$2,000.00
<u>Other Total</u>	<u>\$81,498.02</u>

Reserve

3020-000 - Reserve-House Paint	\$63,847.24
3022-000 - Reserve-Streets	\$218,845.16
3022-001 - Reserve-Walks/Gutters	\$69,119.85

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**Balance Sheet****2/28/2019**

3023-000 - Reserve-Roof Repair/Replace	\$684,650.98	
3025-001 - Reserve-Pool Remarcite	\$35,666.58	
3027-000 - Reserve-Sea Walls	\$33,361.38	
3028-000 - Reserve-Def Maintenance	\$146,401.44	
3031-000 - Reserve-House Repair/Wood	\$7,488.18	
3039-000 - Reserve-Recreation Area	\$72,353.47	
3040-000 - Reserve-Sewer	\$92,736.91	
3041-000 - Reserve-Water	\$21,465.12	
3046-000 - Reserve-Sprinklers Irrigation	\$3,675.72	
3052-000 - Reserve-Storm Drains	\$110,022.45	
3080-000 - Reserve-Interest	\$18,601.39	
<u>Reserve Total</u>	\$1,578,235.87	
<u>Retained Earnings</u>	\$400,220.99	
<u>Net Income</u>	\$12,459.56	
<i>Liabilities & Equity Total</i>		\$2,072,414.44

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$106,760.00	\$213,520.00
6070-000 - Interest Income-Operating	\$22.57	\$46.32
6071-000 - Interest Income-Reserve	\$1,084.64	\$3,331.43
6082-000 - Late Fee Income	\$75.00	\$175.00
6083-000 - Other Income-General	\$200.00	\$400.00
6083-098 - Other Income-Legal	\$426.80	\$658.50
<u>Total Revenues</u>	<u>\$108,569.01</u>	<u>\$218,131.25</u>
<i>Total Income</i>	\$108,569.01	\$218,131.25
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,300.54	\$2,601.08
7210-000 - Legal & Professional	(\$630.00)	(\$322.50)
7310-012 - Permit License Fee	\$104.66	\$279.32
7510-000 - Admin Expenses-Office	\$115.00	\$471.21
7810-000 - Uncollectible Assessments	\$235.50	\$471.00
<u>Total Administrative</u>	<u>\$1,125.70</u>	<u>\$3,500.11</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$6,886.64	\$13,773.28
8021-000 - Salaries/Payroll Expense	\$1,828.44	\$3,013.39
8110-038 - R&M-Rec Area	\$2,757.41	\$4,192.88
8210-007 - Grounds-Landscape	\$9,385.00	\$18,770.00
8710-001 - Utilities-Electric	\$1,692.76	\$3,263.95
8710-004 - Utilities-Electric-Pool Heating	\$1,067.08	\$2,397.00
8710-005 - Utilities-Telephone	\$58.88	\$117.77
8710-010 - Utilities-Reclaimed Water	\$736.60	\$1,422.22
8710-012 - Utilities-Cable TV	\$12,732.63	\$26,312.11
8710-022 - Pinellas Park City Service	\$20,862.59	\$41,675.21
<u>Total Services & Utilities</u>	<u>\$58,008.03</u>	<u>\$114,937.81</u>
<i>Total Expense</i>	\$59,133.73	\$118,437.92
Operating Net Income	<u>\$49,435.28</u>	<u>\$99,693.33</u>
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	\$15,831.88
9622-000 - Reserve-Streets	\$2,333.02	\$4,666.04
9622-001 - Reserve-Walks/Gutters	\$1,250.00	\$2,500.00
9623-000 - Reserve-Roof Repair/Replace	\$25,751.14	\$51,502.28

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Income Statement
2/1/2019 - 2/28/2019

	2/1/2019 - 2/28/2019	Year To Date
9625-001 - Reserve-Pool Remarcite	\$333.33	\$666.66
9627-000 - Reserve-Sea Walls	\$417.62	\$835.24
9631-000 - Reserve-House Repair/Wood	\$615.44	\$1,230.88
9639-000 - Reserve-Recreation Area	\$1,670.48	\$3,340.96
9640-000 - Reserve-Sewer	\$332.84	\$665.68
9641-000 - Reserve-Water	\$332.84	\$665.68
9646-000 - Reserve-Sprinklers irrigation	\$832.10	\$1,664.20
9652-000 - Reserve-Storm Drains	\$166.42	\$332.84
9900-000 - Reserve-Interest	\$1,084.64	\$3,331.43
<u>Total Reserve Expense</u>	<u>\$43,035.81</u>	<u>\$87,233.77</u>
<i>Total Reserve Expense</i>	\$43,035.81	\$87,233.77
Reserve Net Income	<u>(\$43,035.81)</u>	<u>(\$87,233.77)</u>
Net Income	<u>\$6,399.47</u>	<u>\$12,459.56</u>