

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**10/31/2019**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$270,264.43
1110-000 - A/R-Maintenance Fees	\$5,038.00
1112-000 - A/R-Late Fees	\$475.00
1114-000 - A/R-Administrative Fees	\$70.00
1115-000 - A/R-Legal Costs	\$120.00
1190-000 - Allowance for Bad Debts	(\$2,648.00)
1410-000 - Prepaid Insurance-General	\$4,028.60
1420-000 - Prepaid Expenses	\$209.40
1430-000 - Prepaid Taxes-Federal	\$1,200.00
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$283,170.42

Reserve

1050-000 - Suncoast Credit Union CD 7/25/20 0911	\$235,625.26
1050-001 - Suncoast Credit Union-Checking	\$50.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1065-001 - CD - BankUnited 10/07/19 (5575)	\$250,000.00
1079-000 - Cash-MMA-Fifth Third Bank (4279)	\$26.00
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
1081-000 - Synovus Bank CD (6324)	\$251,024.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$331,037.45
1090-002 - Alliance Association Bank-CD (1792)	\$255,857.35

Reserve Total

\$1,532,825.69

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**

\$2,052,777.56

**Liabilities and Equity**Other

2020-000 - Income Taxes Payable	\$509.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$13,943.00
2460-000 - Unearned Revenue-Cable Rebate	\$52,333.40
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$68,785.40

Reserve

2900-000 - Reserve Accounts Payable	\$378.33
3020-000 - Reserve-House Paint	\$50,369.80
3022-000 - Reserve-Streets	\$237,093.96
3022-001 - Reserve-Walks/Gutters	\$78,400.38
3023-000 - Reserve-Roof Repair/Replace	\$613,581.86

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3025-001 - Reserve-Pool Remarcite	\$38,333.22	
3027-000 - Reserve-Sea Walls	\$36,702.34	
3028-000 - Reserve-Def Maintenance	\$165,791.03	
3031-000 - Reserve-House Repair/Wood	\$3,243.65	
3039-000 - Reserve-Recreation Area	\$84,018.83	
3040-000 - Reserve-Sewer	\$95,399.63	
3041-000 - Reserve-Water	\$20,185.44	
3046-000 - Reserve-Sprinklers Irrigation	(\$1,298.28)	
3052-000 - Reserve-Storm Drains	\$110,625.50	
<u>Reserve Total</u>	\$1,532,825.69	
<u>Retained Earnings</u>	\$400,220.99	
<u>Net Income</u>	\$50,945.48	
<i>Liabilities &amp; Equity Total</i>		\$2,052,777.56

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**10/1/2019 - 10/31/2019**

	10/1/2019 - 10/31/2019	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$106,522.00	\$1,069,716.00
6070-000 - Interest Income-Operating	\$25.60	\$240.33
6071-000 - Interest Income-Reserve	\$5,208.65	\$16,061.16
6082-000 - Late Fee Income	\$125.00	\$875.00
6083-000 - Other Income-General	\$200.00	\$4,890.00
6083-098 - Other Income-Legal	\$0.00	\$658.50
<u>Total Revenues</u>	\$112,081.25	\$1,092,440.99
<i>Total Income</i>	\$112,081.25	\$1,092,440.99
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,300.54	\$13,005.40
7210-000 - Legal & Professional	\$131.25	\$454.15
7212-001 - Professional-Audit Fees	\$0.00	\$6,790.00
7310-008 - Taxes-Federal Income	\$0.00	\$509.00
7310-012 - Permit License Fee	\$104.66	\$1,416.60
7510-000 - Admin Expenses-Office	\$1,140.89	\$5,423.30
7810-000 - Uncollectible Assessments	\$235.50	\$332.00
<u>Total Administrative</u>	\$2,912.84	\$27,930.45
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$6,886.64	\$68,866.40
8021-000 - Salaries/Payroll Expense	\$862.89	\$12,591.86
8110-038 - R&M-Rec Area	\$2,886.87	\$21,620.06
8110-040 - Gate Project	\$280.91	\$280.91
8210-007 - Grounds-Landscape	\$9,591.00	\$94,880.00
8710-001 - Utilities-Electric	\$2,967.04	\$18,280.14
8710-004 - Utilities-Electric-Pool Heating	\$16.43	\$5,010.56
8710-005 - Utilities-Telephone	\$0.00	\$529.86
8710-010 - Utilities-Reclaimed Water	\$1,016.22	\$8,525.03
8710-012 - Utilities-Cable TV	\$13,558.96	\$135,809.32
8710-022 - Pinellas Park City Service	\$20,824.67	\$211,598.06
<u>Total Services &amp; Utilities</u>	\$58,891.63	\$577,992.20
<i>Total Expense</i>	\$61,804.47	\$605,922.65
Operating Net Income	\$50,276.78	\$486,518.34
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	\$0.00	\$0.00
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,915.94	\$79,159.40

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**Income Statement**  
**10/1/2019 - 10/31/2019**

	10/1/2019 - 10/31/2019	Year To Date
9622-000 - Reserve-Streets	\$2,333.02	\$23,330.20
9622-001 - Reserve-Walks/Gutters	\$1,250.00	\$12,500.00
9623-000 - Reserve-Roof Repair/Replace	\$25,751.14	\$257,511.40
9625-001 - Reserve-Pool Remarcite	\$333.33	\$3,333.30
9627-000 - Reserve-Sea Walls	\$417.62	\$4,176.20
9631-000 - Reserve-House Repair/Wood	\$615.44	\$6,154.40
9639-000 - Reserve-Recreation Area	\$1,670.48	\$16,704.80
9640-000 - Reserve-Sewer	\$332.84	\$3,328.40
9641-000 - Reserve-Water	\$332.84	\$3,328.40
9646-000 - Reserve-Sprinklers irrigation	\$832.10	\$8,321.00
9652-000 - Reserve-Storm Drains	\$166.42	\$1,664.20
9900-000 - Reserve-Interest	\$5,208.65	\$16,061.16
<u>Total Reserve Expense</u>	\$47,159.82	\$435,572.86
<i>Total Reserve Expense</i>	\$47,159.82	\$435,572.86
Reserve Net Income	(\$47,159.82)	(\$435,572.86)
Net Income	\$3,116.96	\$50,945.48