

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
12/31/2019

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$261,512.82
1110-000 - A/R-Maintenance Fees	\$3,938.00
1112-000 - A/R-Late Fees	\$275.00
1114-000 - A/R-Administrative Fees	\$30.00
1190-000 - Allowance for Bad Debts	(\$4,243.00)
1410-000 - Prepaid Insurance-General	\$14,932.48
1420-000 - Prepaid Expenses	\$0.08
1430-000 - Prepaid Taxes-Federal	\$400.00
1500-000 - Utility Deposits-General	\$4,412.99
<u>Operating Total</u>	<u>\$281,258.37</u>

Reserve

1050-000 - Suncoast Credit Union CD 7/25/20 0911	\$236,868.90
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
1079-001 - 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)	\$14,002.89
1081-000 - Synovus Bank CD (6324)	\$251,024.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$293,028.30
1090-002 - Alliance Association Bank-CD (1792)	\$256,841.77
<u>Reserve Total</u>	<u>\$1,501,820.84</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

\$2,019,860.66

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$109.04
<u>Operating Total</u>	<u>\$109.04</u>

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,687.00
2460-000 - Unearned Revenue-Cable Rebate	\$50,240.08
2510-000 - Rent Deposit/Security	\$2,000.00
<u>Other Total</u>	<u>\$71,927.08</u>

Reserve

3020-000 - Reserve-House Paint	\$40,266.68
3022-000 - Reserve-Streets	\$225,597.88
3022-001 - Reserve-Walks/Gutters	\$79,122.28
3023-000 - Reserve-Roof Repair/Replace	\$605,328.21

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3025-001 - Reserve-Pool Remarcite	\$38,999.88	
3027-000 - Reserve-Sea Walls	\$37,537.58	
3028-000 - Reserve-Def Maintenance	\$169,390.82	
3031-000 - Reserve-House Repair/Wood	(\$2,097.25)	
3039-000 - Reserve-Recreation Area	\$87,359.79	
3040-000 - Reserve-Sewer	\$96,065.31	
3041-000 - Reserve-Water	\$19,962.43	
3046-000 - Reserve-Sprinklers Irrigation	(\$4,380.02)	
3052-000 - Reserve-Storm Drains	\$108,667.25	
<u>Reserve Total</u>	\$1,501,820.84	
<u>Retained Earnings</u>	\$399,174.33	
<u>Net Income</u>	\$46,829.37	
<i>Liabilities & Equity Total</i>		\$2,019,860.66

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$106,760.00	\$1,283,236.00
6070-000 - Interest Income-Operating	\$24.85	\$289.77
6071-000 - Interest Income-Reserve	\$5,945.06	\$23,143.68
6082-000 - Late Fee Income	\$75.00	\$1,000.00
6083-000 - Other Income-General	\$200.00	\$7,490.00
6083-098 - Other Income-Legal	\$0.00	\$658.50
<u>Total Revenues</u>	<u>\$113,004.91</u>	<u>\$1,315,817.95</u>
<i>Total Income</i>	\$113,004.91	\$1,315,817.95
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,300.54	\$15,606.48
7210-000 - Legal & Professional	\$210.00	\$2,787.65
7212-001 - Professional-Audit Fees	\$0.00	\$6,790.00
7310-008 - Taxes-Federal Income	\$0.00	\$1,200.00
7310-012 - Permit License Fee	\$1,360.66	\$2,881.92
7510-000 - Admin Expenses-Office	\$319.34	\$5,890.75
7810-000 - Uncollectible Assessments	(\$663.50)	\$1,927.00
<u>Total Administrative</u>	<u>\$2,527.04</u>	<u>\$37,083.80</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$6,886.64	\$82,639.68
8021-000 - Salaries/Payroll Expense	\$1,563.55	\$15,926.67
8110-038 - R&M-Rec Area	\$3,231.94	\$26,320.96
8110-040 - Gate Project	\$0.00	\$0.00
8210-007 - Grounds-Landscape	\$13,266.00	\$123,867.00
8710-001 - Utilities-Electric	\$1,710.06	\$21,922.51
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$5,010.56
8710-005 - Utilities-Telephone	\$59.53	\$648.92
8710-010 - Utilities-Reclaimed Water	\$1,207.09	\$11,172.28
8710-012 - Utilities-Cable TV	\$13,558.96	\$161,880.58
8710-022 - Pinellas Park City Service	\$21,846.07	\$255,957.90
<u>Total Services & Utilities</u>	<u>\$63,329.84</u>	<u>\$705,347.06</u>
<i>Total Expense</i>	\$65,856.88	\$742,430.86
Operating Net Income	<u>\$47,148.03</u>	<u>\$573,387.09</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	\$94,991.28

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12/1/2019 - 12/31/2019

	12/1/2019 - 12/31/2019	Year To Date
9622-000 - Reserve-Streets	\$2,333.02	\$27,996.24
9622-001 - Reserve-Walks/Gutters	\$1,250.00	\$15,000.00
9623-000 - Reserve-Roof Repair/Replace	\$25,751.14	\$309,013.68
9625-001 - Reserve-Pool Remarcite	\$333.33	\$3,999.96
9627-000 - Reserve-Sea Walls	\$417.62	\$5,011.44
9631-000 - Reserve-House Repair/Wood	\$615.44	\$7,385.28
9639-000 - Reserve-Recreation Area	\$1,670.48	\$20,045.76
9640-000 - Reserve-Sewer	\$332.84	\$3,994.08
9641-000 - Reserve-Water	\$332.84	\$3,994.08
9646-000 - Reserve-Sprinklers irrigation	\$832.10	\$9,985.20
9652-000 - Reserve-Storm Drains	\$166.42	\$1,997.04
9900-000 - Reserve-Interest	\$5,945.06	\$23,143.68
<u>Total Reserve Expense</u>	\$47,896.23	\$526,557.72
<i>Total Reserve Expense</i>	\$47,896.23	\$526,557.72
Reserve Net Income	(\$47,896.23)	(\$526,557.72)
Net Income	(\$748.20)	\$46,829.37