

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
12/31/2020

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$152,547.38
1032-000 - iBERIABANK	\$100,042.88
1110-000 - A/R-Maintenance Fees	\$342.00
1112-000 - A/R-Late Fees	\$25.00
1190-000 - Allowance for Bad Debts	(\$367.00)
1410-000 - Prepaid Insurance-General	\$14,537.26
1420-000 - Prepaid Expenses	\$2,517.96
1430-000 - Prepaid Taxes-Federal	\$2,550.00
1500-000 - Utility Deposits-General	\$4,412.99
<u>Operating Total</u>	<u>\$276,608.47</u>

Reserve

1050-000 - Suncoast Credit Union CD 7/27/21 0911	\$241,647.16
1050-001 - Suncoast Credit Union-Checking	\$50.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1065-001 - CD - BankUnited 10/07/19 (5575)	\$252,223.26
1082-000 - First Citizens CD (1821)	\$254,053.24
1084-000 - Stearns Bank CD (0451)	\$215,089.07
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$79,256.21
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1090-002 - Alliance Association Bank-CD (1792)	\$261,293.43
1092-000 - iBERIABANK	\$100,042.88
<u>Reserve Total</u>	<u>\$1,403,715.60</u>

Other

1800-000 - Property & Equipment	\$807,805.71
1811-000 - Investment In Master Assoc	\$1,052.25
1811-001 - Equity - Common	\$2,196.79
1890-000 - Accumulated Depreciation	(\$596,056.70)
<u>Other Total</u>	<u>\$214,998.05</u>

Assets Total

\$1,895,322.12

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$531.54
<u>Operating Total</u>	<u>\$531.54</u>

Other

2020-000 - Income Taxes Payable	\$3,457.00
2450-000 - Unearned Revenue-Prepaid Maint Fees	\$26,525.00
2460-000 - Unearned Revenue-Cable Rebate	\$37,680.16
2510-000 - Rent Deposit/Security	\$2,000.00
<u>Other Total</u>	<u>\$69,662.16</u>

Reserve

2900-000 - Reserve Accounts Payable	\$22.69
3020-000 - Reserve-House Paint	\$34,890.93
3022-000 - Reserve-Streets	\$237,163.87
3022-001 - Reserve-Walks/Gutters	\$94,414.43

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3023-000 - Reserve-Roof Repair/Replace	\$458,517.20	
3025-001 - Reserve-Pool Remarcite	\$42,999.84	
3027-000 - Reserve-Sea Walls	\$41,537.54	
3028-000 - Reserve-Def Maintenance	\$192,804.57	
3031-000 - Reserve-House Repair/Wood	(\$3,375.32)	
3039-000 - Reserve-Recreation Area	\$107,459.79	
3040-000 - Reserve-Sewer	\$99,605.79	
3041-000 - Reserve-Water	\$15,082.07	
3046-000 - Reserve-Sprinklers Irrigation	(\$16,660.75)	
3052-000 - Reserve-Storm Drains	\$98,384.43	
3080-000 - Reserve-Interest	\$868.52	
<u>Reserve Total</u>	\$1,403,715.60	
<u>Retained Earnings</u>	\$424,544.60	
<u>Net Income</u>	(\$3,131.78)	
<i>Liabilities & Equity Total</i>		\$1,895,322.12

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
12/1/2020 - 12/31/2020

	12/1/2020 - 12/31/2020	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$107,388.00	\$1,288,656.00
6070-000 - Interest Income-Operating	\$25.50	\$221.56
6071-000 - Interest Income-Reserve	\$868.52	\$23,184.29
6082-000 - Late Fee Income	\$25.00	\$375.00
6083-000 - Other Income-General	\$450.00	\$5,590.00
<u>Total Revenues</u>	<u>\$108,757.02</u>	<u>\$1,318,026.85</u>
<i>Total Income</i>	<i>\$108,757.02</i>	<i>\$1,318,026.85</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,426.66	\$17,119.92
7210-000 - Legal & Professional	\$52.50	\$2,302.25
7212-001 - Professional-Audit Fees	\$0.00	\$7,362.00
7310-008 - Taxes-Federal Income	\$0.00	\$6,007.00
7310-012 - Permit License Fee	\$104.17	\$1,311.29
7510-000 - Admin Expenses-Office	\$745.32	\$6,062.19
7810-000 - Uncollectible Assessments	(\$317.00)	(\$2,912.00)
<u>Total Administrative</u>	<u>\$2,011.65</u>	<u>\$37,252.65</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$6,994.36	\$83,932.32
8021-000 - Salaries/Payroll Expense	\$2,176.59	\$20,419.73
8110-038 - R&M-Rec Area	\$6,219.96	\$40,281.95
8110-040 - Gate Project	\$0.00	\$139.68
8210-007 - Grounds-Landscape	\$19,029.75	\$132,897.00
8710-001 - Utilities-Electric	\$2,081.69	\$21,178.42
8710-004 - Utilities-Electric-Pool Heating	\$949.44	\$5,309.24
8710-005 - Utilities-Telephone	\$60.11	\$713.97
8710-010 - Utilities-Reclaimed Water	\$1,108.45	\$14,264.75
8710-012 - Utilities-Cable TV	\$14,493.47	\$171,480.33
8710-022 - Pinellas Park City Service	\$21,950.72	\$259,134.46
<u>Total Services & Utilities</u>	<u>\$75,064.54</u>	<u>\$749,751.85</u>
<i>Total Expense</i>	<i>\$77,076.19</i>	<i>\$787,004.50</i>
Operating Net Income	<u>\$31,680.83</u>	<u>\$531,022.35</u>
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,916.63	\$95,000.00
9622-000 - Reserve-Streets	\$1,916.63	\$23,000.00

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	12/1/2020 - 12/31/2020	Year To Date
9622-001 - Reserve-Walks/Gutters	\$1,458.37	\$17,500.00
9623-000 - Reserve-Roof Repair/Replace	\$25,758.37	\$309,100.00
9625-001 - Reserve-Pool Remarcite	\$333.37	\$4,000.00
9627-000 - Reserve-Sea Walls	\$333.37	\$4,000.00
9631-000 - Reserve-House Repair/Wood	\$1,355.87	\$16,270.00
9639-000 - Reserve-Recreation Area	\$1,675.00	\$20,100.00
9640-000 - Reserve-Sewer	\$333.37	\$4,000.00
9641-000 - Reserve-Water	\$333.37	\$4,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,000.00	\$12,000.00
9652-000 - Reserve-Storm Drains	\$166.47	\$1,999.84
9900-000 - Reserve-Interest	\$868.52	\$23,184.29
<u>Total Reserve Expense</u>	<u>\$43,449.34</u>	<u>\$534,154.13</u>
<i>Total Reserve Expense</i>	\$43,449.34	\$534,154.13
Reserve Net Income	<u>(\$43,449.34)</u>	<u>(\$534,154.13)</u>
Net Income	<u>(\$11,768.51)</u>	<u>(\$3,131.78)</u>