

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
9/30/2021

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$100,829.46
1032-000 - IBERIABANK	\$100,121.29
1110-000 - A/R-Maintenance Fees	\$389.00
1112-000 - A/R-Late Fees	\$25.00
1117-000 - A/R-Fines/Property Clean Up	\$50.00
1190-000 - Allowance for Bad Debts	(\$235.50)
1410-000 - Prepaid Insurance-General	\$5,881.82
1420-000 - Prepaid Expenses	\$324.43
1430-000 - Prepaid Taxes-Federal	\$3,920.00
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$215,718.49

Reserve

1050-000 - Suncoast Credit Union CD 7/27/21 0911	\$242,508.68
1050-001 - Suncoast Credit Union-Checking	\$100.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1065-001 - CD - BankUnited 12/15/21 (5575)	\$254,991.52
1077-000 - CD - Pilot Bank 6/17/22 (0235)	\$240,181.52
1082-000 - First Citizens CD (1821)	\$255,790.28
1085-000 - Stearns Bank CD (170451) .55% 5/24/22	\$215,954.16
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$212,795.32
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1092-000 - IBERIABANK	\$100,121.29

Reserve Total

\$1,522,503.12

Other

1800-000 - Property & Equipment	\$807,805.71
1811-000 - Investment In Master Assoc	\$689.47
1811-001 - Equity - Common	\$2,196.79
1890-000 - Accumulated Depreciation	(\$614,867.70)

Other Total

\$195,824.27

Assets Total

\$1,934,045.88

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$86.62
-----------------------------	---------

Operating Total

\$86.62

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$20,161.90
2460-000 - Unearned Revenue-Cable Rebate	\$28,260.22
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$50,422.12

Reserve

2900-000 - Reserve Accounts Payable	\$527.52
3020-000 - Reserve-House Paint	\$90,685.90
3022-000 - Reserve-Streets	\$250,872.65
3022-001 - Reserve-Walks/Gutters	\$94,295.99

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**Balance Sheet****9/30/2021**

3023-000 - Reserve-Roof Repair/Replace	\$509,142.37	
3025-001 - Reserve-Pool Remarcite	\$9,842.84	
3027-000 - Reserve-Sea Walls	\$44,537.51	
3028-000 - Reserve-Def Maintenance	\$197,606.86	
3031-000 - Reserve-House Repair/Wood	(\$4,120.00)	
3039-000 - Reserve-Recreation Area	\$125,484.79	
3040-000 - Reserve-Sewer	\$106,539.91	
3041-000 - Reserve-Water	\$13,213.22	
3046-000 - Reserve-Sprinklers Irrigation	(\$20,462.32)	
3052-000 - Reserve-Storm Drains	\$101,009.46	
3080-000 - Reserve-Interest	\$3,326.42	
<u>Reserve Total</u>	<u>\$1,522,503.12</u>	
<u>Retained Earnings</u>	\$403,680.96	
<u>Net Income</u>	(\$42,646.94)	
<i>Liabilities & Equity Total</i>		\$1,934,045.88

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$122,146.00	\$1,100,314.00
6070-000 - Interest Income-Operating	\$6.94	\$117.64
6071-000 - Interest Income-Reserve	\$149.38	\$5,227.00
6076-000 - Interest Income-Owner	\$0.00	\$2.00
6082-000 - Late Fee Income	\$50.00	\$325.00
6083-000 - Other Income-General	\$200.00	\$5,050.00
<u>Total Revenues</u>	<u>\$122,552.32</u>	<u>\$1,111,035.64</u>
<i>Total Income</i>	\$122,552.32	\$1,111,035.64
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,426.66	\$12,839.94
7210-000 - Legal & Professional	\$157.50	\$1,434.36
7212-001 - Professional-Audit Fees	\$0.00	\$7,479.90
7310-012 - Permit License Fee	\$104.17	\$998.78
7510-000 - Admin Expenses-Office	\$1,220.35	\$4,486.13
7810-000 - Uncollectible Assessments	\$235.50	(\$110.50)
<u>Total Administrative</u>	<u>\$3,144.18</u>	<u>\$27,128.61</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,243.52	\$65,191.68
8021-000 - Salaries/Payroll Expense	\$1,118.47	\$14,390.50
8110-038 - R&M-Rec Area	\$1,821.63	\$22,747.88
8210-007 - Grounds-Landscape	\$9,879.33	\$94,949.40
8710-001 - Utilities-Electric	\$1,886.82	\$15,750.33
8710-004 - Utilities-Electric-Pool Heating	\$27.80	\$1,963.38
8710-005 - Utilities-Telephone	\$60.63	\$546.66
8710-010 - Utilities-Reclaimed Water	\$1,172.13	\$12,176.73
8710-012 - Utilities-Cable TV	\$15,116.77	\$135,144.68
8710-022 - Pinellas Park City Service	\$22,983.09	\$207,365.76
<u>Total Services & Utilities</u>	<u>\$61,310.19</u>	<u>\$570,227.00</u>
<i>Total Expense</i>	\$64,454.37	\$597,355.61
Operating Net Income	<u>\$58,097.95</u>	<u>\$513,680.03</u>
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$8,208.33	\$73,874.97
9622-000 - Reserve-Streets	\$1,533.33	\$13,799.97
9622-001 - Reserve-Walks/Gutters	\$1,708.33	\$15,374.97

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021	Year To Date
9623-000 - Reserve-Roof Repair/Replace	\$41,250.00	\$371,250.00
9625-001 - Reserve-Pool Remarcite	\$375.00	\$3,375.00
9627-000 - Reserve-Sea Walls	\$333.33	\$2,999.97
9631-000 - Reserve-House Repair/Wood	\$1,966.67	\$17,700.03
9639-000 - Reserve-Recreation Area	\$2,025.00	\$18,225.00
9640-000 - Reserve-Sewer	\$791.67	\$7,125.03
9641-000 - Reserve-Water	\$791.67	\$7,125.03
9646-000 - Reserve-Sprinklers irrigation	\$1,958.33	\$17,624.97
9652-000 - Reserve-Storm Drains	\$291.67	\$2,625.03
9900-000 - Reserve-Interest	\$149.38	\$5,227.00
<u>Total Reserve Expense</u>	<u>\$61,382.71</u>	<u>\$556,326.97</u>
<i>Total Reserve Expense</i>	\$61,382.71	\$556,326.97
Reserve Net Income	<u>(\$61,382.71)</u>	<u>(\$556,326.97)</u>
Net Income	<u>(\$3,284.76)</u>	<u>(\$42,646.94)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$122,146.00	\$122,146.00	\$0.00	\$1,100,314.00	\$1,099,314.00	\$1,000.00	\$1,465,752.00
6070-000 - Interest Income-Operating	\$6.94	\$0.00	\$6.94	\$117.64	\$0.00	\$117.64	\$0.00
6071-000 - Interest Income-Reserve	\$149.38	\$0.00	\$149.38	\$5,227.00	\$0.00	\$5,227.00	\$0.00
6076-000 - Interest Income-Owner	\$0.00	\$0.00	\$0.00	\$2.00	\$0.00	\$2.00	\$0.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	\$325.00	\$0.00	\$325.00	\$0.00
6083-000 - Other Income-General	\$200.00	\$0.00	\$200.00	\$5,050.00	\$0.00	\$5,050.00	\$0.00
<u>Total Revenues</u>	\$122,552.32	\$122,146.00	\$406.32	\$1,111,035.64	\$1,099,314.00	\$11,721.64	\$1,465,752.00
Total Income	\$122,552.32	\$122,146.00	\$406.32	\$1,111,035.64	\$1,099,314.00	\$11,721.64	\$1,465,752.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,426.66	\$1,375.32	(\$51.34)	\$12,839.94	\$12,377.88	(\$462.06)	\$16,503.84
7210-000 - Legal & Professional	\$157.50	\$416.67	\$259.17	\$1,434.36	\$3,750.03	\$2,315.67	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$666.98	\$666.98	\$7,479.90	\$6,002.82	(\$1,477.08)	\$8,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$250.00	\$250.00	\$0.00	\$2,250.00	\$2,250.00	\$3,000.00
7310-012 - Permit License Fee	\$104.17	\$216.35	\$112.18	\$998.78	\$1,947.15	\$948.37	\$2,600.00
7510-000 - Admin Expenses-Office	\$1,220.35	\$541.67	(\$678.68)	\$4,486.13	\$4,875.03	\$388.90	\$6,500.00
7810-000 - Uncollectible Assessments	\$235.50	\$235.50	\$0.00	(\$110.50)	\$2,119.50	\$2,230.00	\$2,826.00
<u>Total Administrative</u>	\$3,144.18	\$3,702.49	\$558.31	\$27,128.61	\$33,322.41	\$6,193.80	\$44,429.84
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$7,243.52	\$7,243.52	\$0.00	\$65,191.68	\$65,191.68	\$0.00	\$86,922.24
8021-000 - Salaries/Payroll Expense	\$1,118.47	\$1,549.99	\$431.52	\$14,390.50	\$13,949.91	(\$440.59)	\$18,599.92
8110-038 - R&M-Rec Area	\$1,821.63	\$2,083.33	\$261.70	\$22,747.88	\$18,749.97	(\$3,997.91)	\$25,000.00
8210-007 - Grounds-Landscape	\$9,879.33	\$10,416.67	\$537.34	\$94,949.40	\$93,750.03	(\$1,199.37)	\$125,000.00
8710-001 - Utilities-Electric	\$1,886.82	\$1,916.67	\$29.85	\$15,750.33	\$17,250.03	\$1,499.70	\$23,000.00
8710-004 - Utilities-Electric-Pool Heating	\$27.80	\$725.00	\$697.20	\$1,963.38	\$6,525.00	\$4,561.62	\$8,700.00
8710-005 - Utilities-Telephone	\$60.63	\$66.67	\$6.04	\$546.66	\$600.03	\$53.37	\$800.00
8710-010 - Utilities-Reclaimed Water	\$1,172.13	\$1,125.00	(\$47.13)	\$12,176.73	\$10,125.00	(\$2,051.73)	\$13,500.00
8710-012 - Utilities-Cable TV	\$15,116.77	\$12,083.33	(\$3,033.44)	\$135,144.68	\$108,749.97	(\$26,394.71)	\$145,000.00
8710-022 - Pinellas Park City Service	\$22,983.09	\$20,000.00	(\$2,983.09)	\$207,365.76	\$180,000.00	(\$27,365.76)	\$240,000.00
<u>Total Services & Utilities</u>	\$61,310.19	\$57,210.18	(\$4,100.01)	\$570,227.00	\$514,891.62	(\$55,335.38)	\$686,522.16
Total Expense	\$64,454.37	\$60,912.67	(\$3,541.70)	\$597,355.61	\$548,214.03	(\$49,141.58)	\$730,952.00
Operating Net Income	\$58,097.95	\$61,233.33	(\$3,135.38)	\$513,680.03	\$551,099.97	(\$37,419.94)	\$734,800.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$8,208.33	\$8,208.33	\$0.00	\$73,874.97	\$73,874.97	\$0.00	\$98,500.00
9622-000 - Reserve-Streets	\$1,533.33	\$1,533.33	\$0.00	\$13,799.97	\$13,799.97	\$0.00	\$18,400.00
9622-001 - Reserve-Walks/Gutters	\$1,708.33	\$1,708.33	\$0.00	\$15,374.97	\$15,374.97	\$0.00	\$20,500.00
9623-000 - Reserve-Roof Repair/Replace	\$41,250.00	\$41,250.00	\$0.00	\$371,250.00	\$371,250.00	\$0.00	\$495,000.00
9625-001 - Reserve-Pool Remarcite	\$375.00	\$375.00	\$0.00	\$3,375.00	\$3,375.00	\$0.00	\$4,500.00
9627-000 - Reserve-Sea Walls	\$333.33	\$333.33	\$0.00	\$2,999.97	\$2,999.97	\$0.00	\$4,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
9/1/2021 - 9/30/2021

	9/1/2021 - 9/30/2021			1/1/2021 - 9/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9631-000 - Reserve-House Repair/Wood	\$1,966.67	\$1,966.67	\$0.00	\$17,700.03	\$17,700.03	\$0.00	\$23,600.00
9639-000 - Reserve-Recreation Area	\$2,025.00	\$2,025.00	\$0.00	\$18,225.00	\$18,225.00	\$0.00	\$24,300.00
9640-000 - Reserve-Sewer	\$791.67	\$791.67	\$0.00	\$7,125.03	\$7,125.03	\$0.00	\$9,500.00
9641-000 - Reserve-Water	\$791.67	\$791.67	\$0.00	\$7,125.03	\$7,125.03	\$0.00	\$9,500.00
9646-000 - Reserve-Sprinklers irrigation	\$1,958.33	\$1,958.33	\$0.00	\$17,624.97	\$17,624.97	\$0.00	\$23,500.00
9652-000 - Reserve-Storm Drains	\$291.67	\$291.67	\$0.00	\$2,625.03	\$2,625.03	\$0.00	\$3,500.00
9900-000 - Reserve-Interest	\$149.38	\$0.00	(\$149.38)	\$5,227.00	\$0.00	(\$5,227.00)	\$0.00
<u>Total Reserve Expense</u>	\$61,382.71	\$61,233.33	(\$149.38)	\$556,326.97	\$551,099.97	(\$5,227.00)	\$734,800.00
Total Reserve Expense	\$61,382.71	\$61,233.33	(\$149.38)	\$556,326.97	\$551,099.97	(\$5,227.00)	\$734,800.00
Reserve Net Income	(\$61,382.71)	(\$61,233.33)	(\$149.38)	(\$556,326.97)	(\$551,099.97)	(\$5,227.00)	(\$734,800.00)
Net Income	(\$3,284.76)	\$0.00	(\$3,284.76)	(\$42,646.94)	\$0.00	(\$42,646.94)	\$0.00