

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
11/30/2021

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$75,212.69
1031-000 - Alliance Assoc Bank-Misc (4841)	\$3,580.47
1032-000 - iBERIABANK	\$100,126.37
1110-000 - A/R-Maintenance Fees	\$392.00
1190-000 - Allowance for Bad Debts	(\$235.50)
1410-000 - Prepaid Insurance-General	\$16,073.25
1420-000 - Prepaid Expenses	\$1,372.09
1430-000 - Prepaid Taxes-Federal	\$3,920.00
1500-000 - Utility Deposits-General	\$4,412.99
<u>Operating Total</u>	<u>\$204,854.36</u>

Reserve

1050-000 - Suncoast Credit Union CD 7/27/21 0911	\$242,670.85
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)	\$240,301.96
1082-000 - First Citizens CD (1821)	\$256,112.84
1085-000 - Stearns Bank CD (170451) .55% 5/24/22	\$215,954.16
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$203,888.12
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1092-000 - iBERIABANK	\$100,126.37
<u>Reserve Total</u>	<u>\$1,514,206.17</u>

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)
<u>Other Total</u>	<u>\$195,824.27</u>

Assets Total

\$1,914,884.80

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,034.00
2460-000 - Unearned Revenue-Cable Rebate	\$26,166.90
2510-000 - Rent Deposit/Security	\$2,000.00
<u>Other Total</u>	<u>\$44,200.90</u>

Reserve

2900-000 - Reserve Accounts Payable	\$177.62
3020-000 - Reserve-House Paint	\$44,476.16
3022-000 - Reserve-Streets	\$253,939.31
3022-001 - Reserve-Walks/Gutters	\$97,616.60
3023-000 - Reserve-Roof Repair/Replace	\$532,467.02
3025-001 - Reserve-Pool Remarcite	\$10,592.84
3027-000 - Reserve-Sea Walls	\$45,204.17
3028-000 - Reserve-Def Maintenance	\$197,606.86
3031-000 - Reserve-House Repair/Wood	(\$1,277.46)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**Balance Sheet****11/30/2021**

3039-000 - Reserve-Recreation Area	\$127,512.41	
3040-000 - Reserve-Sewer	\$108,123.25	
3041-000 - Reserve-Water	\$14,004.43	
3046-000 - Reserve-Sprinklers Irrigation	(\$21,776.41)	
3052-000 - Reserve-Storm Drains	\$101,592.80	
3080-000 - Reserve-Interest	\$3,946.57	
<u>Reserve Total</u>	\$1,514,206.17	
<u>Retained Earnings</u>	\$403,680.96	
<u>Net Income</u>	(\$47,203.23)	
<i>Liabilities & Equity Total</i>		\$1,914,884.80

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$122,146.00	\$1,344,606.00
6070-000 - Interest Income-Operating	\$4.21	\$128.39
6071-000 - Interest Income-Reserve	\$256.17	\$5,847.15
6076-000 - Interest Income-Owner	\$0.00	\$2.00
6082-000 - Late Fee Income	\$50.00	\$450.00
6083-000 - Other Income-General	\$765.00	\$6,415.00
6084-000 - Other Income-Misc	\$1,550.00	\$3,550.00
<u>Total Revenues</u>	\$124,771.38	\$1,360,998.54
<i>Total Income</i>	\$124,771.38	\$1,360,998.54
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,426.66	\$15,693.26
7210-000 - Legal & Professional	\$288.75	\$1,723.11
7212-001 - Professional-Audit Fees	\$0.00	\$10,479.90
7310-012 - Permit License Fee	\$104.17	\$1,207.12
7510-000 - Admin Expenses-Office	\$354.81	\$4,860.85
7810-000 - Uncollectible Assessments	\$235.50	(\$110.50)
7820-000 - General Expenses	\$134.59	\$134.59
<u>Total Administrative</u>	\$2,544.48	\$33,988.33
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,243.52	\$79,678.72
8021-000 - Salaries/Payroll Expense	\$1,204.86	\$17,330.33
8110-038 - R&M-Rec Area	\$1,759.08	\$26,234.67
8210-007 - Grounds-Landscape	\$9,929.33	\$114,858.06
8710-001 - Utilities-Electric	\$3,794.93	\$20,535.68
8710-004 - Utilities-Electric-Pool Heating	\$937.60	\$2,900.98
8710-005 - Utilities-Telephone	\$60.30	\$667.26
8710-010 - Utilities-Reclaimed Water	\$1,597.16	\$14,341.30
8710-012 - Utilities-Cable TV	\$15,116.77	\$165,378.22
8710-022 - Pinellas Park City Service	\$22,785.89	\$252,874.44
<u>Total Services & Utilities</u>	\$64,429.44	\$694,799.66
<i>Total Expense</i>	\$66,973.92	\$728,787.99
Operating Net Income	\$57,797.46	\$632,210.55
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	\$90,291.63

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021	Year To Date
9622-000 - Reserve-Streets	\$1,533.33	\$16,866.63
9622-001 - Reserve-Walks/Gutters	\$1,708.33	\$18,791.63
9623-000 - Reserve-Roof Repair/Replace	\$41,250.00	\$453,750.00
9625-001 - Reserve-Pool Remarcite	\$375.00	\$4,125.00
9627-000 - Reserve-Sea Walls	\$333.33	\$3,666.63
9631-000 - Reserve-House Repair/Wood	\$1,966.67	\$21,633.37
9639-000 - Reserve-Recreation Area	\$2,025.00	\$22,275.00
9640-000 - Reserve-Sewer	\$791.67	\$8,708.37
9641-000 - Reserve-Water	\$791.67	\$8,708.37
9646-000 - Reserve-Sprinklers irrigation	\$1,958.33	\$21,541.63
9652-000 - Reserve-Storm Drains	\$291.67	\$3,208.37
9900-000 - Reserve-Interest	\$256.17	\$5,847.15
<u>Total Reserve Expense</u>	\$61,489.50	\$679,413.78
<i>Total Reserve Expense</i>	\$61,489.50	\$679,413.78
Reserve Net Income	(\$61,489.50)	(\$679,413.78)
Net Income	(\$3,692.04)	(\$47,203.23)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$122,146.00	\$122,146.00	\$0.00	\$1,344,606.00	\$1,343,606.00	\$1,000.00	\$1,465,752.00
6070-000 - Interest Income-Operating	\$4.21	\$0.00	\$4.21	\$128.39	\$0.00	\$128.39	\$0.00
6071-000 - Interest Income-Reserve	\$256.17	\$0.00	\$256.17	\$5,847.15	\$0.00	\$5,847.15	\$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	\$450.00	\$0.00	\$450.00	\$0.00
6083-000 - Other Income-General	\$765.00	\$0.00	\$765.00	\$6,415.00	\$0.00	\$6,415.00	\$0.00
6084-000 - Other Income-Misc	\$1,550.00	\$0.00	\$1,550.00	\$3,550.00	\$0.00	\$3,550.00	\$0.00
<u>Total Revenues</u>	\$124,771.38	\$122,146.00	\$2,625.38	\$1,360,998.54	\$1,343,606.00	\$17,392.54	\$1,465,752.00
Total Income	\$124,771.38	\$122,146.00	\$2,625.38	\$1,360,998.54	\$1,343,606.00	\$17,392.54	\$1,465,752.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,426.66	\$1,375.32	(\$51.34)	\$15,693.26	\$15,128.52	(\$564.74)	\$16,503.84
7210-000 - Legal & Professional	\$288.75	\$416.67	\$127.92	\$1,723.11	\$4,583.37	\$2,860.26	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$666.98	\$666.98	\$10,479.90	\$7,336.78	(\$3,143.12)	\$8,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$250.00	\$250.00	\$0.00	\$2,750.00	\$2,750.00	\$3,000.00
7310-012 - Permit License Fee	\$104.17	\$216.35	\$112.18	\$1,207.12	\$2,379.85	\$1,172.73	\$2,600.00
7510-000 - Admin Expenses-Office	\$354.81	\$541.67	\$186.86	\$4,860.85	\$5,958.37	\$1,097.52	\$6,500.00
7810-000 - Uncollectible Assessments	\$235.50	\$235.50	\$0.00	(\$110.50)	\$2,590.50	\$2,701.00	\$2,826.00
7820-000 - General Expenses	\$134.59	\$0.00	(\$134.59)	\$134.59	\$0.00	(\$134.59)	\$0.00
<u>Total Administrative</u>	\$2,544.48	\$3,702.49	\$1,158.01	\$33,988.33	\$40,727.39	\$6,739.06	\$44,429.84
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$7,243.52	\$7,243.52	\$0.00	\$79,678.72	\$79,678.72	\$0.00	\$86,922.24
8021-000 - Salaries/Payroll Expense	\$1,204.86	\$1,549.99	\$345.13	\$17,330.33	\$17,049.89	(\$280.44)	\$18,599.92
8110-038 - R&M-Rec Area	\$1,759.08	\$2,083.33	\$324.25	\$26,234.67	\$22,916.63	(\$3,318.04)	\$25,000.00
8210-007 - Grounds-Landscape	\$9,929.33	\$10,416.67	\$487.34	\$114,858.06	\$114,583.37	(\$274.69)	\$125,000.00
8710-001 - Utilities-Electric	\$3,794.93	\$1,916.67	(\$1,878.26)	\$20,535.68	\$21,083.37	\$547.69	\$23,000.00
8710-004 - Utilities-Electric-Pool Heating	\$937.60	\$725.00	(\$212.60)	\$2,900.98	\$7,975.00	\$5,074.02	\$8,700.00
8710-005 - Utilities-Telephone	\$60.30	\$66.67	\$6.37	\$667.26	\$733.37	\$66.11	\$800.00
8710-010 - Utilities-Reclaimed Water	\$1,597.16	\$1,125.00	(\$472.16)	\$14,341.30	\$12,375.00	(\$1,966.30)	\$13,500.00
8710-012 - Utilities-Cable TV	\$15,116.77	\$12,083.33	(\$3,033.44)	\$165,378.22	\$132,916.63	(\$32,461.59)	\$145,000.00
8710-022 - Pinellas Park City Service	\$22,785.89	\$20,000.00	(\$2,785.89)	\$252,874.44	\$220,000.00	(\$32,874.44)	\$240,000.00
<u>Total Services & Utilities</u>	\$64,429.44	\$57,210.18	(\$7,219.26)	\$694,799.66	\$629,311.98	(\$65,487.68)	\$686,522.16
Total Expense	\$66,973.92	\$60,912.67	(\$6,061.25)	\$728,787.99	\$670,039.37	(\$58,748.62)	\$730,952.00
Operating Net Income	\$57,797.46	\$61,233.33	(\$3,435.87)	\$632,210.55	\$673,566.63	(\$41,356.08)	\$734,800.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$8,208.33	\$8,208.33	\$0.00	\$90,291.63	\$90,291.63	\$0.00	\$98,500.00
9622-000 - Reserve-Streets	\$1,533.33	\$1,533.33	\$0.00	\$16,866.63	\$16,866.63	\$0.00	\$18,400.00
9622-001 - Reserve-Walks/Gutters	\$1,708.33	\$1,708.33	\$0.00	\$18,791.63	\$18,791.63	\$0.00	\$20,500.00
9623-000 - Reserve-Roof Repair/Replace	\$41,250.00	\$41,250.00	\$0.00	\$453,750.00	\$453,750.00	\$0.00	\$495,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
11/1/2021 - 11/30/2021

	11/1/2021 - 11/30/2021			1/1/2021 - 11/30/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9625-001 - Reserve-Pool Remarcite	\$375.00	\$375.00	\$0.00	\$4,125.00	\$4,125.00	\$0.00	\$4,500.00
9627-000 - Reserve-Sea Walls	\$333.33	\$333.33	\$0.00	\$3,666.63	\$3,666.63	\$0.00	\$4,000.00
9631-000 - Reserve-House Repair/Wood	\$1,966.67	\$1,966.67	\$0.00	\$21,633.37	\$21,633.37	\$0.00	\$23,600.00
9639-000 - Reserve-Recreation Area	\$2,025.00	\$2,025.00	\$0.00	\$22,275.00	\$22,275.00	\$0.00	\$24,300.00
9640-000 - Reserve-Sewer	\$791.67	\$791.67	\$0.00	\$8,708.37	\$8,708.37	\$0.00	\$9,500.00
9641-000 - Reserve-Water	\$791.67	\$791.67	\$0.00	\$8,708.37	\$8,708.37	\$0.00	\$9,500.00
9646-000 - Reserve-Sprinklers irrigation	\$1,958.33	\$1,958.33	\$0.00	\$21,541.63	\$21,541.63	\$0.00	\$23,500.00
9652-000 - Reserve-Storm Drains	\$291.67	\$291.67	\$0.00	\$3,208.37	\$3,208.37	\$0.00	\$3,500.00
9900-000 - Reserve-Interest	\$256.17	\$0.00	(\$256.17)	\$5,847.15	\$0.00	(\$5,847.15)	\$0.00
<u>Total Reserve Expense</u>	\$61,489.50	\$61,233.33	(\$256.17)	\$679,413.78	\$673,566.63	(\$5,847.15)	\$734,800.00
Total Reserve Expense	\$61,489.50	\$61,233.33	(\$256.17)	\$679,413.78	\$673,566.63	(\$5,847.15)	\$734,800.00
Reserve Net Income	(\$61,489.50)	(\$61,233.33)	(\$256.17)	(\$679,413.78)	(\$673,566.63)	(\$5,847.15)	(\$734,800.00)
Net Income	(\$3,692.04)	\$0.00	(\$3,692.04)	(\$47,203.23)	\$0.00	(\$47,203.23)	\$0.00