

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
1/31/2022

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$80,812.88
1031-000 - Alliance Assoc Bank-Misc (4841)	\$3,763.54
1032-000 - iBERIABANK	\$100,129.77
1110-000 - A/R-Maintenance Fees	\$364.00
1112-000 - A/R-Late Fees	\$82.00
1190-000 - Allowance for Bad Debts	(\$446.00)
1410-000 - Prepaid Insurance-General	\$13,795.09
1420-000 - Prepaid Expenses	\$1,051.57
1430-000 - Prepaid Taxes-Federal	\$5,220.00
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$209,185.84

Reserve

1050-000 - Suncoast Credit Union CD 7/27/21 0911	\$242,835.79
1050-001 - Suncoast Credit Union-Checking	\$100.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1077-000 - CD - Pilot Bank 6/17/22 (0235)	\$240,422.45
1082-000 - First Citizens CD (1821)	\$256,218.12
1085-000 - Stearns Bank CD (170451) .55% 5/24/22	\$215,954.16
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$428,702.66
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1092-000 - iBERIABANK	\$100,129.77

Reserve Total

\$1,484,423.30

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

\$1,889,433.41

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$25,220.00
2460-000 - Unearned Revenue-Cable Rebate	\$24,073.58
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$51,293.58

Reserve

2900-000 - Reserve Accounts Payable	\$369.06
3020-000 - Reserve-House Paint	\$40,693.82
3022-000 - Reserve-Streets	\$255,776.84
3022-001 - Reserve-Walks/Gutters	\$99,491.60
3023-000 - Reserve-Roof Repair/Replace	\$497,186.68
3025-001 - Reserve-Pool Remarcite	\$11,092.84
3027-000 - Reserve-Sea Walls	\$45,662.50
3028-000 - Reserve-Def Maintenance	\$201,873.90
3031-000 - Reserve-House Repair/Wood	\$415.36

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**Balance Sheet****1/31/2022**

3039-000 - Reserve-Recreation Area	\$129,698.05	
3040-000 - Reserve-Sewer	\$109,039.92	
3041-000 - Reserve-Water	\$14,647.73	
3046-000 - Reserve-Sprinklers Irrigation	(\$23,814.54)	
3052-000 - Reserve-Storm Drains	\$102,134.47	
3080-000 - Reserve-Interest	\$155.07	
<u>Reserve Total</u>	<u>\$1,484,423.30</u>	
<u>Retained Earnings</u>	\$358,246.41	
<u>Net Income</u>	(\$4,529.88)	
<i>Liabilities & Equity Total</i>		\$1,889,433.41

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$128,778.00	\$128,778.00
6070-000 - Interest Income-Operating	\$4.42	\$4.42
6071-000 - Interest Income-Reserve	\$155.07	\$155.07
6082-000 - Late Fee Income	\$75.00	\$75.00
6083-000 - Other Income-General	\$190.00	\$190.00
6084-000 - Other Income-Misc	\$150.00	\$150.00
<u>Total Revenues</u>	\$129,352.49	\$129,352.49
<i>Total Income</i>	\$129,352.49	\$129,352.49
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,512.50	\$1,512.50
7210-000 - Legal & Professional	\$52.50	\$52.50
7310-012 - Permit License Fee	\$277.60	\$277.60
7510-000 - Admin Expenses-Office	\$190.51	\$190.51
7810-000 - Uncollectible Assessments	(\$25.00)	(\$25.00)
7820-000 - General Expenses	\$1,115.83	\$1,115.83
<u>Total Administrative</u>	\$3,123.94	\$3,123.94
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,488.51	\$7,488.51
8021-000 - Salaries/Payroll Expense	\$2,040.71	\$2,040.71
8110-038 - R&M-Rec Area	\$2,457.87	\$2,457.87
8110-040 - Gate Project	\$38.00	\$38.00
8210-007 - Grounds-Landscape	\$9,929.33	\$9,929.33
8710-001 - Utilities-Electric	\$3,945.05	\$3,945.05
8710-004 - Utilities-Electric-Pool Heating	\$1,029.69	\$1,029.69
8710-005 - Utilities-Telephone	\$59.71	\$59.71
8710-010 - Utilities-Reclaimed Water	\$1,424.86	\$1,424.86
8710-012 - Utilities-Cable TV	\$15,601.48	\$15,601.48
8710-022 - Pinellas Park City Service	\$22,893.70	\$22,893.70
<u>Total Services & Utilities</u>	\$66,908.91	\$66,908.91
<i>Total Expense</i>	\$70,032.85	\$70,032.85
Operating Net Income	\$59,319.64	\$59,319.64
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,958.33	\$7,958.33
9622-000 - Reserve-Streets	\$333.33	\$333.33

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022	Year To Date
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$49,027.79
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$1,833.33
9639-000 - Reserve-Recreation Area	\$1,250.00	\$1,250.00
9640-000 - Reserve-Sewer	\$125.00	\$125.00
9641-000 - Reserve-Water	\$750.00	\$750.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$1,750.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00
9900-000 - Reserve-Interest	\$155.07	\$155.07
<u>Total Reserve Expense</u>	<u>\$63,849.52</u>	<u>\$63,849.52</u>
<i>Total Reserve Expense</i>	\$63,849.52	\$63,849.52
Reserve Net Income	<u>(\$63,849.52)</u>	<u>(\$63,849.52)</u>
Net Income	<u>(\$4,529.88)</u>	<u>(\$4,529.88)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$128,778.00	\$128,750.15	\$27.85	\$128,778.00	\$128,750.15	\$27.85	\$1,545,001.81
6070-000 - Interest Income-Operating	\$4.42	\$0.00	\$4.42	\$4.42	\$0.00	\$4.42	\$0.00
6071-000 - Interest Income-Reserve	\$155.07	\$0.00	\$155.07	\$155.07	\$0.00	\$155.07	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$0.00
6083-000 - Other Income-General	\$190.00	\$0.00	\$190.00	\$190.00	\$0.00	\$190.00	\$0.00
6084-000 - Other Income-Misc	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00
<u>Total Revenues</u>	\$129,352.49	\$128,750.15	\$602.34	\$129,352.49	\$128,750.15	\$602.34	\$1,545,001.81
Total Income	\$129,352.49	\$128,750.15	\$602.34	\$129,352.49	\$128,750.15	\$602.34	\$1,545,001.81
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,512.50	\$1,512.50	\$0.00	\$1,512.50	\$1,512.50	\$0.00	\$18,150.00
7210-000 - Legal & Professional	\$52.50	\$416.67	\$364.17	\$52.50	\$416.67	\$364.17	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$666.98	\$666.98	\$0.00	\$666.98	\$666.98	\$8,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7310-012 - Permit License Fee	\$277.60	\$216.35	(\$61.25)	\$277.60	\$216.35	(\$61.25)	\$2,600.00
7510-000 - Admin Expenses-Office	\$190.51	\$541.67	\$351.16	\$190.51	\$541.67	\$351.16	\$6,500.00
7810-000 - Uncollectible Assessments	(\$25.00)	\$235.50	\$260.50	(\$25.00)	\$235.50	\$260.50	\$2,826.00
7820-000 - General Expenses	\$1,115.83	\$0.00	(\$1,115.83)	\$1,115.83	\$0.00	(\$1,115.83)	\$0.00
<u>Total Administrative</u>	\$3,123.94	\$3,839.67	\$715.73	\$3,123.94	\$3,839.67	\$715.73	\$46,076.00
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$7,488.51	\$7,488.51	\$0.00	\$7,488.51	\$7,488.51	\$0.00	\$89,862.09
8021-000 - Salaries/Payroll Expense	\$2,040.71	\$1,494.19	(\$546.52)	\$2,040.71	\$1,494.19	(\$546.52)	\$17,930.24
8110-038 - R&M-Rec Area	\$2,457.87	\$2,083.33	(\$374.54)	\$2,457.87	\$2,083.33	(\$374.54)	\$25,000.00
8110-040 - Gate Project	\$38.00	\$0.00	(\$38.00)	\$38.00	\$0.00	(\$38.00)	\$0.00
8210-007 - Grounds-Landscape	\$9,929.33	\$10,416.67	\$487.34	\$9,929.33	\$10,416.67	\$487.34	\$125,000.00
8710-001 - Utilities-Electric	\$3,945.05	\$1,666.67	(\$2,278.38)	\$3,945.05	\$1,666.67	(\$2,278.38)	\$20,000.00
8710-004 - Utilities-Electric-Pool Heating	\$1,029.69	\$583.33	(\$446.36)	\$1,029.69	\$583.33	(\$446.36)	\$7,000.00
8710-005 - Utilities-Telephone	\$59.71	\$66.66	\$6.95	\$59.71	\$66.66	\$6.95	\$800.00
8710-010 - Utilities-Reclaimed Water	\$1,424.86	\$1,166.67	(\$258.19)	\$1,424.86	\$1,166.67	(\$258.19)	\$14,000.00
8710-012 - Utilities-Cable TV	\$15,601.48	\$14,166.67	(\$1,434.81)	\$15,601.48	\$14,166.67	(\$1,434.81)	\$170,000.00
8710-022 - Pinellas Park City Service	\$22,893.70	\$22,083.33	(\$810.37)	\$22,893.70	\$22,083.33	(\$810.37)	\$265,000.00
<u>Total Services & Utilities</u>	\$66,908.91	\$61,216.03	(\$5,692.88)	\$66,908.91	\$61,216.03	(\$5,692.88)	\$734,592.33
Total Expense	\$70,032.85	\$65,055.70	(\$4,977.15)	\$70,032.85	\$65,055.70	(\$4,977.15)	\$780,668.33
Operating Net Income	\$59,319.64	\$63,694.45	(\$4,374.81)	\$59,319.64	\$63,694.45	(\$4,374.81)	\$764,333.48
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$7,958.33	\$7,958.33	\$0.00	\$7,958.33	\$7,958.33	\$0.00	\$95,500.00
9622-000 - Reserve-Streets	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$0.00	\$4,000.00
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$0.00	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$49,027.79	\$0.00	\$49,027.79	\$49,027.79	\$0.00	\$588,333.48
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
1/1/2022 - 1/31/2022

	1/1/2022 - 1/31/2022			1/1/2022 - 1/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$1,833.33	\$0.00	\$1,833.33	\$1,833.33	\$0.00	\$22,000.00
9639-000 - Reserve-Recreation Area	\$1,250.00	\$1,250.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$15,000.00
9640-000 - Reserve-Sewer	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00
9641-000 - Reserve-Water	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$0.00	\$9,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$1,750.00	\$0.00	\$1,750.00	\$1,750.00	\$0.00	\$21,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00
9900-000 - Reserve-Interest	\$155.07	\$0.00	(\$155.07)	\$155.07	\$0.00	(\$155.07)	\$0.00
<u>Total Reserve Expense</u>	\$63,849.52	\$63,694.45	(\$155.07)	\$63,849.52	\$63,694.45	(\$155.07)	\$764,333.48
Total Reserve Expense	\$63,849.52	\$63,694.45	(\$155.07)	\$63,849.52	\$63,694.45	(\$155.07)	\$764,333.48
Reserve Net Income	(\$63,849.52)	(\$63,694.45)	(\$155.07)	(\$63,849.52)	(\$63,694.45)	(\$155.07)	(\$764,333.48)
Net Income	(\$4,529.88)	\$0.00	(\$4,529.88)	(\$4,529.88)	\$0.00	(\$4,529.88)	\$0.00