

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**2/28/2022**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$77,761.62
1031-000 - Alliance Assoc Bank-Misc (4841)	\$3,872.62
1032-000 - iBERIABANK	\$100,131.30
1110-000 - A/R-Maintenance Fees	\$820.00
1112-000 - A/R-Late Fees	\$157.00
1190-000 - Allowance for Bad Debts	(\$680.50)
1410-000 - Prepaid Insurance-General	\$13,694.59
1420-000 - Prepaid Expenses	\$835.22
1430-000 - Prepaid Taxes-Federal	\$5,220.00
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total


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\$206,224.84

Reserve

1050-000 - Suncoast Credit Union CD 7/27/21 0911	\$242,910.32
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)	\$240,483.71
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)	\$476,655.93
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1092-000 - iBERIABANK	\$100,131.30

Reserve Total


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\$1,532,513.89

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


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\$195,824.27

**Assets Total**

\$1,934,563.00

**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$12.54
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Operating Total


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\$12.54

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$24,980.50
2460-000 - Unearned Revenue-Cable Rebate	\$23,026.92
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total


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\$50,007.42

Reserve

2900-000 - Reserve Accounts Payable	\$220.67
3020-000 - Reserve-House Paint	\$48,652.15
3022-000 - Reserve-Streets	\$256,110.17
3022-001 - Reserve-Walks/Gutters	\$99,526.56
3023-000 - Reserve-Roof Repair/Replace	\$531,962.49

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**

**Balance Sheet**

**2/28/2022**

3025-001 - Reserve-Pool Remarcite	\$11,217.84	
3027-000 - Reserve-Sea Walls	\$45,787.50	
3028-000 - Reserve-Def Maintenance	\$201,873.90	
3031-000 - Reserve-House Repair/Wood	\$1,137.52	
3039-000 - Reserve-Recreation Area	\$131,869.04	
3040-000 - Reserve-Sewer	\$109,131.11	
3041-000 - Reserve-Water	\$15,237.63	
3046-000 - Reserve-Sprinklers Irrigation	(\$22,898.60)	
3052-000 - Reserve-Storm Drains	\$102,384.47	
3080-000 - Reserve-Interest	\$301.44	
<u>Reserve Total</u>	<u>\$1,532,513.89</u>	
<u>Retained Earnings</u>	\$358,246.41	
<u>Net Income</u>	(\$6,217.26)	
<i>Liabilities &amp; Equity Total</i>		\$1,934,563.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$128,740.00	\$257,518.00
6070-000 - Interest Income-Operating	\$3.60	\$8.02
6071-000 - Interest Income-Reserve	\$146.37	\$301.44
6082-000 - Late Fee Income	\$100.00	\$175.00
6083-000 - Other Income-General	\$1,330.00	\$1,520.00
6084-000 - Other Income-Misc	\$100.00	\$250.00
<u>Total Revenues</u>	<u>\$130,419.97</u>	<u>\$259,772.46</u>
<i>Total Income</i>	\$130,419.97	\$259,772.46
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,512.50	\$3,025.00
7210-000 - Legal & Professional	\$210.00	\$262.50
7310-012 - Permit License Fee	\$216.35	\$493.95
7510-000 - Admin Expenses-Office	\$19.20	\$209.71
7810-000 - Uncollectible Assessments	\$235.50	\$210.50
7820-000 - General Expenses	\$320.99	\$1,436.82
<u>Total Administrative</u>	<u>\$2,514.54</u>	<u>\$5,638.48</u>
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$7,488.51	\$14,977.02
8021-000 - Salaries/Payroll Expense	\$1,041.85	\$3,082.56
8110-038 - R&M-Rec Area	\$2,418.75	\$4,876.62
8110-040 - Gate Project	\$0.00	\$38.00
8210-007 - Grounds-Landscape	\$9,929.33	\$19,858.66
8710-001 - Utilities-Electric	\$1,140.88	\$5,085.93
8710-004 - Utilities-Electric-Pool Heating	\$1,364.60	\$2,394.29
8710-005 - Utilities-Telephone	\$59.71	\$119.42
8710-010 - Utilities-Reclaimed Water	\$1,432.41	\$2,857.27
8710-012 - Utilities-Cable TV	\$15,601.48	\$31,202.96
8710-022 - Pinellas Park City Service	\$25,274.47	\$48,168.17
<u>Total Services &amp; Utilities</u>	<u>\$65,751.99</u>	<u>\$132,660.90</u>
<i>Total Expense</i>	\$68,266.53	\$138,299.38
Operating Net Income	\$62,153.44	\$121,473.08
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	\$0.00	\$0.00
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,958.33	\$15,916.66
9622-000 - Reserve-Streets	\$333.33	\$666.66

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022	Year To Date
9622-001 - Reserve-Walks/Gutters	\$166.67	\$333.34
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$98,055.58
9625-001 - Reserve-Pool Remarcite	\$125.00	\$250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$250.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$3,666.66
9639-000 - Reserve-Recreation Area	\$1,250.00	\$2,500.00
9640-000 - Reserve-Sewer	\$125.00	\$250.00
9641-000 - Reserve-Water	\$750.00	\$1,500.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$3,500.00
9652-000 - Reserve-Storm Drains	\$250.00	\$500.00
9900-000 - Reserve-Interest	\$146.37	\$301.44
<u>Total Reserve Expense</u>	<u>\$63,840.82</u>	<u>\$127,690.34</u>
<i>Total Reserve Expense</i>	\$63,840.82	\$127,690.34
Reserve Net Income	<u>(\$63,840.82)</u>	<u>(\$127,690.34)</u>
Net Income	<u>(\$1,687.38)</u>	<u>(\$6,217.26)</u>

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$128,740.00	\$128,750.15	(\$10.15)	\$257,518.00	\$257,500.30	\$17.70	\$1,545,001.81
6070-000 - Interest Income-Operating	\$3.60	\$0.00	\$3.60	\$8.02	\$0.00	\$8.02	\$0.00
6071-000 - Interest Income-Reserve	\$146.37	\$0.00	\$146.37	\$301.44	\$0.00	\$301.44	\$0.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	\$175.00	\$0.00	\$175.00	\$0.00
6083-000 - Other Income-General	\$1,330.00	\$0.00	\$1,330.00	\$1,520.00	\$0.00	\$1,520.00	\$0.00
6084-000 - Other Income-Misc	\$100.00	\$0.00	\$100.00	\$250.00	\$0.00	\$250.00	\$0.00
<u>Total Revenues</u>	\$130,419.97	\$128,750.15	\$1,669.82	\$259,772.46	\$257,500.30	\$2,272.16	\$1,545,001.81
<b>Total Income</b>	\$130,419.97	\$128,750.15	\$1,669.82	\$259,772.46	\$257,500.30	\$2,272.16	\$1,545,001.81
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,512.50	\$1,512.50	\$0.00	\$3,025.00	\$3,025.00	\$0.00	\$18,150.00
7210-000 - Legal & Professional	\$210.00	\$416.67	\$206.67	\$262.50	\$833.34	\$570.84	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$666.98	\$666.98	\$0.00	\$1,333.96	\$1,333.96	\$8,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
7310-012 - Permit License Fee	\$216.35	\$216.35	\$0.00	\$493.95	\$432.70	(\$61.25)	\$2,600.00
7510-000 - Admin Expenses-Office	\$19.20	\$541.67	\$522.47	\$209.71	\$1,083.34	\$873.63	\$6,500.00
7810-000 - Uncollectible Assessments	\$235.50	\$235.50	\$0.00	\$210.50	\$471.00	\$260.50	\$2,826.00
7820-000 - General Expenses	\$320.99	\$0.00	(\$320.99)	\$1,436.82	\$0.00	(\$1,436.82)	\$0.00
<u>Total Administrative</u>	\$2,514.54	\$3,839.67	\$1,325.13	\$5,638.48	\$7,679.34	\$2,040.86	\$46,076.00
<u>Services &amp; Utilities</u>							
8010-000 - Master Association Fees	\$7,488.51	\$7,488.51	\$0.00	\$14,977.02	\$14,977.02	\$0.00	\$89,862.09
8021-000 - Salaries/Payroll Expense	\$1,041.85	\$1,494.19	\$452.34	\$3,082.56	\$2,988.38	(\$94.18)	\$17,930.24
8110-038 - R&M-Rec Area	\$2,418.75	\$2,083.33	(\$335.42)	\$4,876.62	\$4,166.66	(\$709.96)	\$25,000.00
8110-040 - Gate Project	\$0.00	\$0.00	\$0.00	\$38.00	\$0.00	(\$38.00)	\$0.00
8210-007 - Grounds-Landscape	\$9,929.33	\$10,416.67	\$487.34	\$19,858.66	\$20,833.34	\$974.68	\$125,000.00
8710-001 - Utilities-Electric	\$1,140.88	\$1,666.67	\$525.79	\$5,085.93	\$3,333.34	(\$1,752.59)	\$20,000.00
8710-004 - Utilities-Electric-Pool Heating	\$1,364.60	\$583.33	(\$781.27)	\$2,394.29	\$1,166.66	(\$1,227.63)	\$7,000.00
8710-005 - Utilities-Telephone	\$59.71	\$66.66	\$6.95	\$119.42	\$133.32	\$13.90	\$800.00
8710-010 - Utilities-Reclaimed Water	\$1,432.41	\$1,166.67	(\$265.74)	\$2,857.27	\$2,333.34	(\$523.93)	\$14,000.00
8710-012 - Utilities-Cable TV	\$15,601.48	\$14,166.67	(\$1,434.81)	\$31,202.96	\$28,333.34	(\$2,869.62)	\$170,000.00
8710-022 - Pinellas Park City Service	\$25,274.47	\$22,083.33	(\$3,191.14)	\$48,168.17	\$44,166.66	(\$4,001.51)	\$265,000.00
<u>Total Services &amp; Utilities</u>	\$65,751.99	\$61,216.03	(\$4,535.96)	\$132,660.90	\$122,432.06	(\$10,228.84)	\$734,592.33
<b>Total Expense</b>	\$68,266.53	\$65,055.70	(\$3,210.83)	\$138,299.38	\$130,111.40	(\$8,187.98)	\$780,668.33
Operating Net Income	\$62,153.44	\$63,694.45	(\$1,541.01)	\$121,473.08	\$127,388.90	(\$5,915.82)	\$764,333.48
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$7,958.33	\$7,958.33	\$0.00	\$15,916.66	\$15,916.66	\$0.00	\$95,500.00
9622-000 - Reserve-Streets	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$0.00	\$4,000.00
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$0.00	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$49,027.79	\$0.00	\$98,055.58	\$98,055.58	\$0.00	\$588,333.48

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**2/1/2022 - 2/28/2022**

	2/1/2022 - 2/28/2022			1/1/2022 - 2/28/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$1,833.33	\$0.00	\$3,666.66	\$3,666.66	\$0.00	\$22,000.00
9639-000 - Reserve-Recreation Area	\$1,250.00	\$1,250.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$15,000.00
9640-000 - Reserve-Sewer	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00
9641-000 - Reserve-Water	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$9,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$1,750.00	\$0.00	\$3,500.00	\$3,500.00	\$0.00	\$21,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$0.00	\$3,000.00
9900-000 - Reserve-Interest	\$146.37	\$0.00	(\$146.37)	\$301.44	\$0.00	(\$301.44)	\$0.00
<u>Total Reserve Expense</u>	\$63,840.82	\$63,694.45	(\$146.37)	\$127,690.34	\$127,388.90	(\$301.44)	\$764,333.48
<b>Total Reserve Expense</b>	\$63,840.82	\$63,694.45	(\$146.37)	\$127,690.34	\$127,388.90	(\$301.44)	\$764,333.48
Reserve Net Income	(\$63,840.82)	(\$63,694.45)	(\$146.37)	(\$127,690.34)	(\$127,388.90)	(\$301.44)	(\$764,333.48)
Net Income	(\$1,687.38)	\$0.00	(\$1,687.38)	(\$6,217.26)	\$0.00	(\$6,217.26)	\$0.00