

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**6/30/2022**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (2935)	\$65,667.19
1031-000 - Alliance Assoc Bank-Misc (4841)	\$3,543.11
1032-000 - First Horizon	\$100,137.98
1110-000 - A/R-Maintenance Fees	\$422.00
1112-000 - A/R-Late Fees	\$150.00
1190-000 - Allowance for Bad Debts	(\$572.00)
1410-000 - Prepaid Insurance-General	\$10,702.59
1420-000 - Prepaid Expenses	\$639.96
1430-000 - Prepaid Taxes-Federal	\$10,375.00
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$195,478.82

Reserve

1050-000 - Suncoast Credit Union CD 7/27/21 0911	\$243,235.30
1050-001 - Suncoast Credit Union-Checking	\$100.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$240,098.32
1076-000 - CD - Bank OZK (4953) 6/25/23	\$240,202.00
1077-000 - CD - Pilot Bank 6/17/22 (0235)	\$240,720.99
1085-000 - Stearns Bank CD (170451) .55% 5/24/23	\$217,141.91
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$292,788.15
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1092-000 - First Horizon	\$100,137.98
1099-000 - Due from Op	\$291.85

Reserve Total

\$1,574,776.85

Other

1123-000 - Due from Bank	\$500.00
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

\$196,324.27

**Assets Total**

\$1,966,579.94

**Liabilities and Equity**Operating

2120-000 - Due to Reserves	\$291.85
----------------------------	----------

Operating Total

\$291.85

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,451.40
2460-000 - Unearned Revenue-Cable Rebate	\$18,840.28
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$44,291.68

Reserve

3020-000 - Reserve-House Paint	\$58,435.47
3022-000 - Reserve-Streets	\$256,743.08

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc****Balance Sheet****6/30/2022**

3022-001 - Reserve-Walks/Gutters	\$100,193.24	
3023-000 - Reserve-Roof Repair/Replace	\$559,209.43	
3025-001 - Reserve-Pool Remarcite	\$11,717.84	
3027-000 - Reserve-Sea Walls	\$46,177.19	
3028-000 - Reserve-Def Maintenance	\$204,701.58	
3031-000 - Reserve-House Repair/Wood	\$894.83	
3039-000 - Reserve-Recreation Area	\$136,869.04	
3040-000 - Reserve-Sewer	\$109,631.11	
3041-000 - Reserve-Water	\$16,231.67	
3046-000 - Reserve-Sprinklers Irrigation	(\$27,214.02)	
3052-000 - Reserve-Storm Drains	\$101,186.39	
<u>Reserve Total</u>	<u>\$1,574,776.85</u>	
<u>Retained Earnings</u>	\$358,246.41	
<u>Net Income</u>	(\$11,026.85)	
<i>Liabilities &amp; Equity Total</i>		\$1,966,579.94

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**6/1/2022 - 6/30/2022**

	6/1/2022 - 6/30/2022	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$128,740.00	\$772,440.00
6070-000 - Interest Income-Operating	\$3.78	\$23.27
6071-000 - Interest Income-Reserve	\$450.93	\$2,827.68
6082-000 - Late Fee Income	\$75.00	\$500.00
6083-000 - Other Income-General	\$145.00	\$3,065.00
6084-000 - Other Income-Misc	\$0.00	\$610.00
<u>Total Revenues</u>	\$129,414.71	\$779,465.95
<i>Total Income</i>	\$129,414.71	\$779,465.95
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,512.50	\$9,075.00
7210-000 - Legal & Professional	\$393.75	\$918.75
7310-012 - Permit License Fee	(\$453.79)	\$689.21
7510-000 - Admin Expenses-Office	\$197.71	\$1,158.38
7810-000 - Uncollectible Assessments	(\$148.50)	\$102.00
7820-000 - General Expenses	\$0.00	\$2,471.61
<u>Total Administrative</u>	\$1,501.67	\$14,414.95
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$7,488.51	\$44,931.06
8021-000 - Salaries/Payroll Expense	\$1,527.54	\$8,939.19
8110-038 - R&M-Rec Area	\$1,958.33	\$14,532.31
8110-040 - Gate Project	\$0.00	\$76.00
8210-007 - Grounds-Landscape	\$10,435.00	\$53,672.99
8710-001 - Utilities-Electric	\$2,536.60	\$13,672.74
8710-004 - Utilities-Electric-Pool Heating	\$69.25	\$5,327.47
8710-005 - Utilities-Telephone	\$59.40	\$357.33
8710-010 - Utilities-Reclaimed Water	\$1,778.15	\$8,552.64
8710-012 - Utilities-Cable TV	\$15,789.94	\$94,013.09
8710-022 - Pinellas Park City Service	\$23,714.30	\$147,008.65
<u>Total Services &amp; Utilities</u>	\$65,357.02	\$391,083.47
<i>Total Expense</i>	\$66,858.69	\$405,498.42
Operating Net Income	\$62,556.02	\$373,967.53
<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	\$47,749.98
9622-000 - Reserve-Streets	\$333.33	\$1,999.98

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**6/1/2022 - 6/30/2022**

	6/1/2022 - 6/30/2022	Year To Date
9622-001 - Reserve-Walks/Gutters	\$166.67	\$1,000.02
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$294,166.74
9625-001 - Reserve-Pool Remarcite	\$125.00	\$750.00
9627-000 - Reserve-Sea Walls	\$125.00	\$750.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$10,999.98
9639-000 - Reserve-Recreation Area	\$1,250.00	\$7,500.00
9640-000 - Reserve-Sewer	\$125.00	\$750.00
9641-000 - Reserve-Water	\$750.00	\$4,500.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$10,500.00
9652-000 - Reserve-Storm Drains	\$250.00	\$1,500.00
9900-000 - Reserve-Interest	\$450.93	\$2,827.68
<u>Total Reserve Expense</u>	<u>\$64,145.38</u>	<u>\$384,994.38</u>
<i>Total Reserve Expense</i>	\$64,145.38	\$384,994.38
Reserve Net Income	<u>(\$64,145.38)</u>	<u>(\$384,994.38)</u>
Net Income	<u>(\$1,589.36)</u>	<u>(\$11,026.85)</u>

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**6/1/2022 - 6/30/2022**

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			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)	\$772,440.00	\$772,500.90	(\$60.90)	\$1,545,001.81
6070-000 - Interest Income-Operating	\$3.78	\$0.00	\$3.78	\$23.27	\$0.00	\$23.27	\$0.00
6071-000 - Interest Income-Reserve	\$450.93	\$0.00	\$450.93	\$2,827.68	\$0.00	\$2,827.68	\$0.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	\$500.00	\$0.00	\$500.00	\$0.00
6083-000 - Other Income-General	\$145.00	\$0.00	\$145.00	\$3,065.00	\$0.00	\$3,065.00	\$0.00
6084-000 - Other Income-Misc	\$0.00	\$0.00	\$0.00	\$610.00	\$0.00	\$610.00	\$0.00
<u>Total Revenues</u>	\$129,414.71	\$128,750.15	\$664.56	\$779,465.95	\$772,500.90	\$6,965.05	\$1,545,001.81
<b>Total Income</b>	\$129,414.71	\$128,750.15	\$664.56	\$779,465.95	\$772,500.90	\$6,965.05	\$1,545,001.81
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,512.50	\$1,512.50	\$0.00	\$9,075.00	\$9,075.00	\$0.00	\$18,150.00
7210-000 - Legal & Professional	\$393.75	\$416.67	\$22.92	\$918.75	\$2,500.02	\$1,581.27	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$666.98	\$666.98	\$0.00	\$4,001.88	\$4,001.88	\$8,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00	\$1,500.00	\$3,000.00
7310-012 - Permit License Fee	(\$453.79)	\$216.35	\$670.14	\$689.21	\$1,298.10	\$608.89	\$2,600.00
7510-000 - Admin Expenses-Office	\$197.71	\$541.67	\$343.96	\$1,158.38	\$3,250.02	\$2,091.64	\$6,500.00
7810-000 - Uncollectible Assessments	(\$148.50)	\$235.50	\$384.00	\$102.00	\$1,413.00	\$1,311.00	\$2,826.00
7820-000 - General Expenses	\$0.00	\$0.00	\$0.00	\$2,471.61	\$0.00	(\$2,471.61)	\$0.00
<u>Total Administrative</u>	\$1,501.67	\$3,839.67	\$2,338.00	\$14,414.95	\$23,038.02	\$8,623.07	\$46,076.00
<u>Services &amp; Utilities</u>							
8010-000 - Master Association Fees	\$7,488.51	\$7,488.51	\$0.00	\$44,931.06	\$44,931.06	\$0.00	\$89,862.09
8021-000 - Salaries/Payroll Expense	\$1,527.54	\$1,494.19	(\$33.35)	\$8,939.19	\$8,965.14	\$25.95	\$17,930.24
8110-038 - R&M-Rec Area	\$1,958.33	\$2,083.33	\$125.00	\$14,532.31	\$12,499.98	(\$2,032.33)	\$25,000.00
8110-040 - Gate Project	\$0.00	\$0.00	\$0.00	\$76.00	\$0.00	(\$76.00)	\$0.00
8210-007 - Grounds-Landscape	\$10,435.00	\$10,416.67	(\$18.33)	\$53,672.99	\$62,500.02	\$8,827.03	\$125,000.00
8710-001 - Utilities-Electric	\$2,536.60	\$1,666.67	(\$869.93)	\$13,672.74	\$10,000.02	(\$3,672.72)	\$20,000.00
8710-004 - Utilities-Electric-Pool Heating	\$69.25	\$583.33	\$514.08	\$5,327.47	\$3,499.98	(\$1,827.49)	\$7,000.00
8710-005 - Utilities-Telephone	\$59.40	\$66.66	\$7.26	\$357.33	\$399.96	\$42.63	\$800.00
8710-010 - Utilities-Reclaimed Water	\$1,778.15	\$1,166.67	(\$611.48)	\$8,552.64	\$7,000.02	(\$1,552.62)	\$14,000.00
8710-012 - Utilities-Cable TV	\$15,789.94	\$14,166.67	(\$1,623.27)	\$94,013.09	\$85,000.02	(\$9,013.07)	\$170,000.00
8710-022 - Pinellas Park City Service	\$23,714.30	\$22,083.33	(\$1,630.97)	\$147,008.65	\$132,499.98	(\$14,508.67)	\$265,000.00
<u>Total Services &amp; Utilities</u>	\$65,357.02	\$61,216.03	(\$4,140.99)	\$391,083.47	\$367,296.18	(\$23,787.29)	\$734,592.33
<b>Total Expense</b>	\$66,858.69	\$65,055.70	(\$1,802.99)	\$405,498.42	\$390,334.20	(\$15,164.22)	\$780,668.33
Operating Net Income	\$62,556.02	\$63,694.45	(\$1,138.43)	\$373,967.53	\$382,166.70	(\$8,199.17)	\$764,333.48
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$7,958.33	\$7,958.33	\$0.00	\$47,749.98	\$47,749.98	\$0.00	\$95,500.00
9622-000 - Reserve-Streets	\$333.33	\$333.33	\$0.00	\$1,999.98	\$1,999.98	\$0.00	\$4,000.00
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$0.00	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$49,027.79	\$0.00	\$294,166.74	\$294,166.74	\$0.00	\$588,333.48

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**6/1/2022 - 6/30/2022**

	6/1/2022 - 6/30/2022			1/1/2022 - 6/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$1,833.33	\$0.00	\$10,999.98	\$10,999.98	\$0.00	\$22,000.00
9639-000 - Reserve-Recreation Area	\$1,250.00	\$1,250.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$15,000.00
9640-000 - Reserve-Sewer	\$125.00	\$125.00	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00
9641-000 - Reserve-Water	\$750.00	\$750.00	\$0.00	\$4,500.00	\$4,500.00	\$0.00	\$9,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$1,750.00	\$0.00	\$10,500.00	\$10,500.00	\$0.00	\$21,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$3,000.00
9900-000 - Reserve-Interest	\$450.93	\$0.00	(\$450.93)	\$2,827.68	\$0.00	(\$2,827.68)	\$0.00
<b>Total Reserve Expense</b>	<b>\$64,145.38</b>	<b>\$63,694.45</b>	<b>(\$450.93)</b>	<b>\$384,994.38</b>	<b>\$382,166.70</b>	<b>(\$2,827.68)</b>	<b>\$764,333.48</b>
<b>Total Reserve Expense</b>	<b>\$64,145.38</b>	<b>\$63,694.45</b>	<b>(\$450.93)</b>	<b>\$384,994.38</b>	<b>\$382,166.70</b>	<b>(\$2,827.68)</b>	<b>\$764,333.48</b>
Reserve Net Income	(\$64,145.38)	(\$63,694.45)	(\$450.93)	(\$384,994.38)	(\$382,166.70)	(\$2,827.68)	(\$764,333.48)
Net Income	(\$1,589.36)	\$0.00	(\$1,589.36)	(\$11,026.85)	\$0.00	(\$11,026.85)	\$0.00