

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
8/31/2022

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$50,601.13
1031-000 - Alliance Assoc Bank-Misc (4841)	\$4,293.28
1032-000 - First Horizon	\$100,154.57
1110-000 - A/R-Maintenance Fees	\$310.00
1112-000 - A/R-Late Fees	\$75.00
1190-000 - Allowance for Bad Debts	(\$385.00)
1410-000 - Prepaid Insurance-General	\$7,677.59
1420-000 - Prepaid Expenses	\$430.64
1430-000 - Prepaid Taxes-Federal	\$10,375.00
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$177,945.20

Reserve

1050-000 - Suncoast Credit Union CD 7/27/23 0911	\$243,460.64
1050-001 - Suncoast Credit Union-Checking	\$100.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$240,363.55
1076-000 - CD - Bank OZK (4953) 6/25/23	\$240,202.00
1077-000 - CD - Pilot Bank 6/17/23 (0235)	\$240,841.69
1085-000 - Stearns Bank CD (170451) .55% 5/24/23	\$217,141.91
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$345,672.03
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1092-000 - First Horizon	\$100,154.57

Reserve Total

\$1,627,996.74

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

\$2,001,766.21

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$20,383.40
2460-000 - Unearned Revenue-Cable Rebate	\$16,746.96
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$39,130.36

Reserve

3020-000 - Reserve-House Paint	\$74,352.13
3022-000 - Reserve-Streets	\$257,409.74
3022-001 - Reserve-Walks/Gutters	\$100,418.70
3023-000 - Reserve-Roof Repair/Replace	\$591,324.41
3025-001 - Reserve-Pool Remarcite	\$11,967.84
3027-000 - Reserve-Sea Walls	\$46,427.19
3028-000 - Reserve-Def Maintenance	\$205,344.30
3031-000 - Reserve-House Repair/Wood	\$1,346.55

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3039-000 - Reserve-Recreation Area	\$139,369.04	
3040-000 - Reserve-Sewer	\$109,881.11	
3041-000 - Reserve-Water	\$16,580.54	
3046-000 - Reserve-Sprinklers Irrigation	(\$28,111.20)	
3052-000 - Reserve-Storm Drains	\$101,686.39	
<u>Reserve Total</u>	\$1,627,996.74	
<u>Retained Earnings</u>	\$358,246.41	
<u>Net Income</u>	(\$23,607.30)	
<i>Liabilities & Equity Total</i>		\$2,001,766.21

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$128,740.00	\$1,029,920.00
6070-000 - Interest Income-Operating	\$14.75	\$43.99
6071-000 - Interest Income-Reserve	\$348.89	\$3,470.40
6082-000 - Late Fee Income	\$50.00	\$600.00
6083-000 - Other Income-General	\$390.00	\$3,805.00
6084-000 - Other Income-Misc	\$300.00	\$1,610.00
<u>Total Revenues</u>	<u>\$129,843.64</u>	<u>\$1,039,449.39</u>
<i>Total Income</i>	\$129,843.64	\$1,039,449.39
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,915.86	\$14,345.37
7210-000 - Legal & Professional	\$0.00	\$971.25
7310-012 - Permit License Fee	\$104.66	\$898.53
7510-000 - Admin Expenses-Office	\$304.05	\$1,957.52
7810-000 - Uncollectible Assessments	(\$422.50)	(\$85.00)
7820-000 - General Expenses	\$0.00	\$2,471.61
<u>Total Administrative</u>	<u>\$2,902.07</u>	<u>\$20,559.28</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,488.51	\$59,908.08
8021-000 - Salaries/Payroll Expense	\$2,275.49	\$12,509.15
8110-038 - R&M-Rec Area	\$1,930.81	\$19,001.09
8110-040 - Gate Project	\$0.00	\$76.00
8210-007 - Grounds-Landscape	\$10,330.00	\$81,637.32
8710-001 - Utilities-Electric	\$2,609.86	\$18,902.34
8710-004 - Utilities-Electric-Pool Heating	\$76.21	\$5,403.68
8710-005 - Utilities-Telephone	\$60.51	\$478.35
8710-010 - Utilities-Reclaimed Water	\$912.59	\$11,415.79
8710-012 - Utilities-Cable TV	\$15,789.94	\$125,592.97
8710-022 - Pinellas Park City Service	\$23,316.61	\$194,546.64
<u>Total Services & Utilities</u>	<u>\$64,790.53</u>	<u>\$529,471.41</u>
<i>Total Expense</i>	\$67,692.60	\$550,030.69
Operating Net Income	\$62,151.04	\$489,418.70
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	\$63,666.64
9622-000 - Reserve-Streets	\$333.33	\$2,666.64

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Income Statement
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022	Year To Date
9622-001 - Reserve-Walks/Gutters	\$166.67	\$1,333.36
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$392,222.32
9625-001 - Reserve-Pool Remarcite	\$125.00	\$1,000.00
9627-000 - Reserve-Sea Walls	\$125.00	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$14,666.64
9639-000 - Reserve-Recreation Area	\$1,250.00	\$10,000.00
9640-000 - Reserve-Sewer	\$125.00	\$1,000.00
9641-000 - Reserve-Water	\$750.00	\$6,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$14,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$2,000.00
9900-000 - Reserve-Interest	\$348.89	\$3,470.40
<u>Total Reserve Expense</u>	<u>\$64,043.34</u>	<u>\$513,026.00</u>
<i>Total Reserve Expense</i>	\$64,043.34	\$513,026.00
Reserve Net Income	<u>(\$64,043.34)</u>	<u>(\$513,026.00)</u>
Net Income	<u>(\$1,892.30)</u>	<u>(\$23,607.30)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$128,740.00	\$128,750.15	(\$10.15)	\$1,029,920.00	\$1,030,001.20	(\$81.20)	\$1,545,001.81
6070-000 - Interest Income-Operating	\$14.75	\$0.00	\$14.75	\$43.99	\$0.00	\$43.99	\$0.00
6071-000 - Interest Income-Reserve	\$348.89	\$0.00	\$348.89	\$3,470.40	\$0.00	\$3,470.40	\$0.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	\$600.00	\$0.00	\$600.00	\$0.00
6083-000 - Other Income-General	\$390.00	\$0.00	\$390.00	\$3,805.00	\$0.00	\$3,805.00	\$0.00
6084-000 - Other Income-Misc	\$300.00	\$0.00	\$300.00	\$1,610.00	\$0.00	\$1,610.00	\$0.00
<u>Total Revenues</u>	\$129,843.64	\$128,750.15	\$1,093.49	\$1,039,449.39	\$1,030,001.20	\$9,448.19	\$1,545,001.81
Total Income	\$129,843.64	\$128,750.15	\$1,093.49	\$1,039,449.39	\$1,030,001.20	\$9,448.19	\$1,545,001.81
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$2,915.86	\$1,512.50	(\$1,403.36)	\$14,345.37	\$12,100.00	(\$2,245.37)	\$18,150.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	\$971.25	\$3,333.36	\$2,362.11	\$5,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$666.98	\$666.98	\$0.00	\$5,335.84	\$5,335.84	\$8,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$250.00	\$250.00	\$0.00	\$2,000.00	\$2,000.00	\$3,000.00
7310-012 - Permit License Fee	\$104.66	\$216.35	\$111.69	\$898.53	\$1,730.80	\$832.27	\$2,600.00
7510-000 - Admin Expenses-Office	\$304.05	\$541.67	\$237.62	\$1,957.52	\$4,333.36	\$2,375.84	\$6,500.00
7810-000 - Uncollectible Assessments	(\$422.50)	\$235.50	\$658.00	(\$85.00)	\$1,884.00	\$1,969.00	\$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>	\$2,902.07	\$3,839.67	\$937.60	\$20,559.28	\$30,717.36	\$10,158.08	\$46,076.00
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$7,488.51	\$7,488.51	\$0.00	\$59,908.08	\$59,908.08	\$0.00	\$89,862.09
8021-000 - Salaries/Payroll Expense	\$2,275.49	\$1,494.19	(\$781.30)	\$12,509.15	\$11,953.52	(\$555.63)	\$17,930.24
8110-038 - R&M-Rec Area	\$1,930.81	\$2,083.33	\$152.52	\$19,001.09	\$16,666.64	(\$2,334.45)	\$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	\$10,330.00	\$10,416.67	\$86.67	\$81,637.32	\$83,333.36	\$1,696.04	\$125,000.00
8710-001 - Utilities-Electric	\$2,609.86	\$1,666.67	(\$943.19)	\$18,902.34	\$13,333.36	(\$5,568.98)	\$20,000.00
8710-004 - Utilities-Electric-Pool Heating	\$76.21	\$583.33	\$507.12	\$5,403.68	\$4,666.64	(\$737.04)	\$7,000.00
8710-005 - Utilities-Telephone	\$60.51	\$66.66	\$6.15	\$478.35	\$533.28	\$54.93	\$800.00
8710-010 - Utilities-Reclaimed Water	\$912.59	\$1,166.67	\$254.08	\$11,415.79	\$9,333.36	(\$2,082.43)	\$14,000.00
8710-012 - Utilities-Cable TV	\$15,789.94	\$14,166.67	(\$1,623.27)	\$125,592.97	\$113,333.36	(\$12,259.61)	\$170,000.00
8710-022 - Pinellas Park City Service	\$23,316.61	\$22,083.33	(\$1,233.28)	\$194,546.64	\$176,666.64	(\$17,880.00)	\$265,000.00
<u>Total Services & Utilities</u>	\$64,790.53	\$61,216.03	(\$3,574.50)	\$529,471.41	\$489,728.24	(\$39,743.17)	\$734,592.33
Total Expense	\$67,692.60	\$65,055.70	(\$2,636.90)	\$550,030.69	\$520,445.60	(\$29,585.09)	\$780,668.33
Operating Net Income	\$62,151.04	\$63,694.45	(\$1,543.41)	\$489,418.70	\$509,555.60	(\$20,136.90)	\$764,333.48
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$7,958.33	\$7,958.33	\$0.00	\$63,666.64	\$63,666.64	\$0.00	\$95,500.00
9622-000 - Reserve-Streets	\$333.33	\$333.33	\$0.00	\$2,666.64	\$2,666.64	\$0.00	\$4,000.00
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67	\$0.00	\$1,333.36	\$1,333.36	\$0.00	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$49,027.79	\$0.00	\$392,222.32	\$392,222.32	\$0.00	\$588,333.48

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Budget Comparison Report
8/1/2022 - 8/31/2022

	8/1/2022 - 8/31/2022			1/1/2022 - 8/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$1,833.33	\$0.00	\$14,666.64	\$14,666.64	\$0.00	\$22,000.00
9639-000 - Reserve-Recreation Area	\$1,250.00	\$1,250.00	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$15,000.00
9640-000 - Reserve-Sewer	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,500.00
9641-000 - Reserve-Water	\$750.00	\$750.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$9,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$1,750.00	\$0.00	\$14,000.00	\$14,000.00	\$0.00	\$21,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$3,000.00
9900-000 - Reserve-Interest	\$348.89	\$0.00	(\$348.89)	\$3,470.40	\$0.00	(\$3,470.40)	\$0.00
<u>Total Reserve Expense</u>	\$64,043.34	\$63,694.45	(\$348.89)	\$513,026.00	\$509,555.60	(\$3,470.40)	\$764,333.48
Total Reserve Expense	\$64,043.34	\$63,694.45	(\$348.89)	\$513,026.00	\$509,555.60	(\$3,470.40)	\$764,333.48
Reserve Net Income	(\$64,043.34)	(\$63,694.45)	(\$348.89)	(\$513,026.00)	(\$509,555.60)	(\$3,470.40)	(\$764,333.48)
Net Income	(\$1,892.30)	\$0.00	(\$1,892.30)	(\$23,607.30)	\$0.00	(\$23,607.30)	\$0.00