

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
10/31/2022

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$33,827.94
1031-000 - Alliance Assoc Bank-Misc (4841)	\$4,773.47
1032-000 - First Horizon	\$100,245.68
1110-000 - A/R-Maintenance Fees	\$820.00
1112-000 - A/R-Late Fees	\$25.00
1190-000 - Allowance for Bad Debts	(\$235.50)
1410-000 - Prepaid Insurance-General	\$4,652.59
1420-000 - Prepaid Expenses	\$221.32
1430-000 - Prepaid Taxes-Federal	\$10,375.00
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$159,118.49

Reserve

1050-000 - Suncoast Credit Union CD 7/27/23 0911	\$243,725.25
1050-001 - Suncoast Credit Union-Checking	\$100.00
1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$240,624.80
1076-000 - CD - Bank OZK (4953) 6/25/23	\$240,802.50
1077-000 - CD - Pilot Bank 6/17/23 (0235)	\$240,962.46
1085-000 - Stearns Bank CD (170451) .55% 5/24/23	\$217,141.91
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$406,442.42
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35
1092-000 - First Horizon	\$100,245.68

Reserve Total

\$1,690,105.37

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

\$2,045,048.13

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,118.40
2460-000 - Unearned Revenue-Cable Rebate	\$14,653.64
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$35,772.04

Reserve

3020-000 - Reserve-House Paint	\$90,268.79
3022-000 - Reserve-Streets	\$258,076.40
3022-001 - Reserve-Walks/Gutters	\$100,752.04
3023-000 - Reserve-Roof Repair/Replace	\$629,052.77
3025-001 - Reserve-Pool Remarcite	\$12,217.84
3027-000 - Reserve-Sea Walls	\$46,677.19
3028-000 - Reserve-Def Maintenance	\$205,344.30
3031-000 - Reserve-House Repair/Wood	\$2,068.09

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**Balance Sheet****10/31/2022**

3039-000 - Reserve-Recreation Area	\$141,869.04	
3040-000 - Reserve-Sewer	\$110,131.11	
3041-000 - Reserve-Water	\$17,476.08	
3046-000 - Reserve-Sprinklers Irrigation	(\$26,586.85)	
3052-000 - Reserve-Storm Drains	\$101,403.31	
3080-000 - Reserve-Interest	\$1,355.26	
<u>Reserve Total</u>	\$1,690,105.37	
<u>Retained Earnings</u>	\$358,246.41	
<u>Net Income</u>	(\$39,075.69)	
<i>Liabilities & Equity Total</i>		\$2,045,048.13

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$128,740.00	\$1,287,400.00
6070-000 - Interest Income-Operating	\$71.07	\$138.51
6071-000 - Interest Income-Reserve	\$396.40	\$4,825.66
6082-000 - Late Fee Income	\$25.00	\$625.00
6083-000 - Other Income-General	\$200.00	\$4,920.00
6084-000 - Other Income-Misc	\$115.00	\$1,975.00
<u>Total Revenues</u>	<u>\$129,547.47</u>	<u>\$1,299,884.17</u>
<i>Total Income</i>	\$129,547.47	\$1,299,884.17
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,915.86	\$20,177.09
7210-000 - Legal & Professional	\$0.00	\$971.25
7212-001 - Professional-Audit Fees	\$3,295.00	\$3,295.00
7310-012 - Permit License Fee	\$104.66	\$1,107.85
7510-000 - Admin Expenses-Office	\$208.00	\$2,896.19
7810-000 - Uncollectible Assessments	\$235.50	(\$234.50)
7820-000 - General Expenses	\$0.00	\$2,471.61
<u>Total Administrative</u>	<u>\$6,759.02</u>	<u>\$30,684.49</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$7,488.51	\$74,885.10
8021-000 - Salaries/Payroll Expense	\$1,305.80	\$14,997.21
8110-038 - R&M-Rec Area	\$2,173.52	\$24,683.32
8110-040 - Gate Project	\$34.00	\$110.00
8210-007 - Grounds-Landscape	\$10,930.00	\$102,897.32
8710-001 - Utilities-Electric	\$2,391.97	\$23,839.46
8710-004 - Utilities-Electric-Pool Heating	\$55.97	\$5,459.65
8710-005 - Utilities-Telephone	\$60.10	\$598.96
8710-010 - Utilities-Reclaimed Water	\$546.76	\$13,440.72
8710-012 - Utilities-Cable TV	\$15,789.94	\$157,172.85
8710-022 - Pinellas Park City Service	\$30,295.07	\$248,420.62
<u>Total Services & Utilities</u>	<u>\$71,071.64</u>	<u>\$666,505.21</u>
<i>Total Expense</i>	\$77,830.66	\$697,189.70
Operating Net Income	<u>\$51,716.81</u>	<u>\$602,694.47</u>
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	\$79,583.30

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022	Year To Date
9622-000 - Reserve-Streets	\$333.33	\$3,333.30
9622-001 - Reserve-Walks/Gutters	\$166.67	\$1,666.70
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$490,277.90
9625-001 - Reserve-Pool Remarcite	\$125.00	\$1,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$1,250.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$18,333.30
9639-000 - Reserve-Recreation Area	\$1,250.00	\$12,500.00
9640-000 - Reserve-Sewer	\$125.00	\$1,250.00
9641-000 - Reserve-Water	\$750.00	\$7,500.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$17,500.00
9652-000 - Reserve-Storm Drains	\$250.00	\$2,500.00
9900-000 - Reserve-Interest	\$396.40	\$4,825.66
<u>Total Reserve Expense</u>	\$64,090.85	\$641,770.16
<i>Total Reserve Expense</i>	\$64,090.85	\$641,770.16
Reserve Net Income	(\$64,090.85)	(\$641,770.16)
Net Income	(\$12,374.04)	(\$39,075.69)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$128,740.00	\$128,750.15	(\$10.15)	\$1,287,400.00	\$1,287,501.50	(\$101.50)	\$1,545,001.81
6070-000 - Interest Income-Operating	\$71.07	\$0.00	\$71.07	\$138.51	\$0.00	\$138.51	\$0.00
6071-000 - Interest Income-Reserve	\$396.40	\$0.00	\$396.40	\$4,825.66	\$0.00	\$4,825.66	\$0.00
6082-000 - Late Fee Income	\$25.00	\$0.00	\$25.00	\$625.00	\$0.00	\$625.00	\$0.00
6083-000 - Other Income-General	\$200.00	\$0.00	\$200.00	\$4,920.00	\$0.00	\$4,920.00	\$0.00
6084-000 - Other Income-Misc	\$115.00	\$0.00	\$115.00	\$1,975.00	\$0.00	\$1,975.00	\$0.00
<u>Total Revenues</u>	\$129,547.47	\$128,750.15	\$797.32	\$1,299,884.17	\$1,287,501.50	\$12,382.67	\$1,545,001.81
Total Income	\$129,547.47	\$128,750.15	\$797.32	\$1,299,884.17	\$1,287,501.50	\$12,382.67	\$1,545,001.81
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$2,915.86	\$1,512.50	(\$1,403.36)	\$20,177.09	\$15,125.00	(\$5,052.09)	\$18,150.00
7210-000 - Legal & Professional	\$0.00	\$416.67	\$416.67	\$971.25	\$4,166.70	\$3,195.45	\$5,000.00
7212-001 - Professional-Audit Fees	\$3,295.00	\$666.98	(\$2,628.02)	\$3,295.00	\$6,669.80	\$3,374.80	\$8,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$3,000.00
7310-012 - Permit License Fee	\$104.66	\$216.35	\$111.69	\$1,107.85	\$2,163.50	\$1,055.65	\$2,600.00
7510-000 - Admin Expenses-Office	\$208.00	\$541.67	\$333.67	\$2,896.19	\$5,416.70	\$2,520.51	\$6,500.00
7810-000 - Uncollectible Assessments	\$235.50	\$235.50	\$0.00	(\$234.50)	\$2,355.00	\$2,589.50	\$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>	\$6,759.02	\$3,839.67	(\$2,919.35)	\$30,684.49	\$38,396.70	\$7,712.21	\$46,076.00
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$7,488.51	\$7,488.51	\$0.00	\$74,885.10	\$74,885.10	\$0.00	\$89,862.09
8021-000 - Salaries/Payroll Expense	\$1,305.80	\$1,494.19	\$188.39	\$14,997.21	\$14,941.90	(\$55.31)	\$17,930.24
8110-038 - R&M-Rec Area	\$2,173.52	\$2,083.33	(\$90.19)	\$24,683.32	\$20,833.30	(\$3,850.02)	\$25,000.00
8110-040 - Gate Project	\$34.00	\$0.00	(\$34.00)	\$110.00	\$0.00	(\$110.00)	\$0.00
8210-007 - Grounds-Landscape	\$10,930.00	\$10,416.67	(\$513.33)	\$102,897.32	\$104,166.70	\$1,269.38	\$125,000.00
8710-001 - Utilities-Electric	\$2,391.97	\$1,666.67	(\$725.30)	\$23,839.46	\$16,666.70	(\$7,172.76)	\$20,000.00
8710-004 - Utilities-Electric-Pool Heating	\$55.97	\$583.33	\$527.36	\$5,459.65	\$5,833.30	\$373.65	\$7,000.00
8710-005 - Utilities-Telephone	\$60.10	\$66.66	\$6.56	\$598.96	\$666.60	\$67.64	\$800.00
8710-010 - Utilities-Reclaimed Water	\$546.76	\$1,166.67	\$619.91	\$13,440.72	\$11,666.70	(\$1,774.02)	\$14,000.00
8710-012 - Utilities-Cable TV	\$15,789.94	\$14,166.67	(\$1,623.27)	\$157,172.85	\$141,666.70	(\$15,506.15)	\$170,000.00
8710-022 - Pinellas Park City Service	\$30,295.07	\$22,083.33	(\$8,211.74)	\$248,420.62	\$220,833.30	(\$27,587.32)	\$265,000.00
<u>Total Services & Utilities</u>	\$71,071.64	\$61,216.03	(\$9,855.61)	\$666,505.21	\$612,160.30	(\$54,344.91)	\$734,592.33
Total Expense	\$77,830.66	\$65,055.70	(\$12,774.96)	\$697,189.70	\$650,557.00	(\$46,632.70)	\$780,668.33
Operating Net Income	\$51,716.81	\$63,694.45	(\$11,977.64)	\$602,694.47	\$636,944.50	(\$34,250.03)	\$764,333.48
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$7,958.33	\$7,958.33	\$0.00	\$79,583.30	\$79,583.30	\$0.00	\$95,500.00
9622-000 - Reserve-Streets	\$333.33	\$333.33	\$0.00	\$3,333.30	\$3,333.30	\$0.00	\$4,000.00
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$0.00	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$49,027.79	\$49,027.79	\$0.00	\$490,277.90	\$490,277.90	\$0.00	\$588,333.48

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
10/1/2022 - 10/31/2022

	10/1/2022 - 10/31/2022			1/1/2022 - 10/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$1,833.33	\$1,833.33	\$0.00	\$18,333.30	\$18,333.30	\$0.00	\$22,000.00
9639-000 - Reserve-Recreation Area	\$1,250.00	\$1,250.00	\$0.00	\$12,500.00	\$12,500.00	\$0.00	\$15,000.00
9640-000 - Reserve-Sewer	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$0.00	\$1,500.00
9641-000 - Reserve-Water	\$750.00	\$750.00	\$0.00	\$7,500.00	\$7,500.00	\$0.00	\$9,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,750.00	\$1,750.00	\$0.00	\$17,500.00	\$17,500.00	\$0.00	\$21,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$3,000.00
9900-000 - Reserve-Interest	\$396.40	\$0.00	(\$396.40)	\$4,825.66	\$0.00	(\$4,825.66)	\$0.00
Total Reserve Expense	\$64,090.85	\$63,694.45	(\$396.40)	\$641,770.16	\$636,944.50	(\$4,825.66)	\$764,333.48
Total Reserve Expense	\$64,090.85	\$63,694.45	(\$396.40)	\$641,770.16	\$636,944.50	(\$4,825.66)	\$764,333.48
Reserve Net Income	(\$64,090.85)	(\$63,694.45)	(\$396.40)	(\$641,770.16)	(\$636,944.50)	(\$4,825.66)	(\$764,333.48)
Net Income	(\$12,374.04)	\$0.00	(\$12,374.04)	(\$39,075.69)	\$0.00	(\$39,075.69)	\$0.00