

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
3/31/2023

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$109,936.99
1031-000 - Alliance Assoc Bank-Misc (4841)	\$4,472.95
1110-000 - A/R-Maintenance Fees	\$38.00
1410-000 - Prepaid Insurance-General	\$20,464.31
1420-000 - Prepaid Expenses	\$767.99
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$140,093.23

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$101,154.81
1076-000 - CD - Bank OZK (4953) 6/25/23	\$241,988.29
1086-000 - Edward Jones	\$942,000.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$417,821.65
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$55.35

Reserve Total

\$1,703,025.10

Other

1800-000 - Property & Equipment	\$730,305.71
1801-000 - Land	\$77,500.00
1890-000 - Accumulated Depreciation	(\$628,724.70)

Other Total

\$179,081.01

Assets Total

\$2,022,199.34

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,454.00
2460-000 - Unearned Revenue-Cable Rebate	\$9,420.34
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$34,874.34

Reserve

3020-000 - Reserve-House Paint	\$90,886.68
3022-000 - Reserve-Streets	\$259,743.05
3022-001 - Reserve-Walks/Gutters	\$69,121.67
3023-000 - Reserve-Roof Repair/Replace	\$668,442.39
3025-001 - Reserve-Pool Remarcite	\$12,842.84
3027-000 - Reserve-Sea Walls	\$47,302.19
3028-000 - Reserve-Def Maintenance	\$136,816.77
3031-000 - Reserve-House Repair/Wood	\$6,606.99
3039-000 - Reserve-Recreation Area	\$145,329.03
3040-000 - Reserve-Sewer	\$108,433.63
3041-000 - Reserve-Water	\$19,721.29
3046-000 - Reserve-Sprinklers Irrigation	\$34,199.83
3052-000 - Reserve-Storm Drains	\$100,109.00
3080-000 - Reserve-Interest	\$3,469.74

Reserve Total

\$1,703,025.10

Retained Earnings

\$287,121.64

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
3/31/2023

<u>Net Income</u>	(\$2,821.74)	
<i>Liabilities & Equity Total</i>		\$2,022,199.34

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$423,900.00
6070-000 - Interest Income-Operating	\$3.06	\$108.23
6071-000 - Interest Income-Reserve	\$658.86	\$1,012.67
6082-000 - Late Fee Income	\$50.00	\$175.00
6083-000 - Other Income-General	\$1,246.96	\$1,336.96
6084-000 - Other Income-Misc	\$250.00	\$1,165.00
<u>Total Revenues</u>	<u>\$143,508.88</u>	<u>\$427,697.86</u>
<i>Total Income</i>	\$143,508.88	\$427,697.86
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$4,991.25
7210-000 - Legal & Professional	\$723.10	\$828.10
7310-008 - Taxes-Federal Income	(\$174.39)	(\$174.39)
7310-012 - Permit License Fee	\$166.67	\$570.01
7510-000 - Admin Expenses-Office	\$746.57	\$1,727.74
7810-000 - Uncollectible Assessments	(\$608.00)	(\$670.50)
7820-000 - General Expenses	\$0.00	\$1,537.77
<u>Total Administrative</u>	<u>\$2,517.70</u>	<u>\$8,809.98</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,313.27	\$24,939.81
8021-000 - Salaries/Payroll Expense	\$1,240.99	\$3,161.33
8110-038 - R&M-Rec Area	\$3,080.40	\$8,345.40
8110-040 - Gate Project	\$0.00	\$0.00
8210-007 - Grounds-Landscape	\$10,330.00	\$30,990.00
8710-001 - Utilities-Electric	\$2,500.57	\$7,123.67
8710-004 - Utilities-Electric-Pool Heating	\$1,290.80	\$4,288.81
8710-005 - Utilities-Telephone	\$60.16	\$180.48
8710-010 - Utilities-Reclaimed Water	\$1,658.38	\$4,271.18
8710-012 - Utilities-Cable TV	\$16,513.58	\$49,317.82
8710-022 - Pinellas Park City Service	\$24,304.75	\$75,378.48
<u>Total Services & Utilities</u>	<u>\$69,292.90</u>	<u>\$207,996.98</u>
<i>Total Expense</i>	\$71,810.60	\$216,806.96
Operating Net Income	<u>\$71,698.28</u>	<u>\$210,890.90</u>
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$8,358.33	\$25,074.99

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023	Year To Date
9622-000 - Reserve-Streets	\$333.33	\$999.99
9622-001 - Reserve-Walks/Gutters	\$166.67	\$500.01
9623-000 - Reserve-Roof Repair/Replace	\$55,833.33	\$167,499.99
9625-001 - Reserve-Pool Remarcite	\$125.00	\$375.00
9627-000 - Reserve-Sea Walls	\$125.00	\$375.00
9631-000 - Reserve-House Repair/Wood	\$1,958.33	\$5,874.99
9639-000 - Reserve-Recreation Area	\$833.33	\$2,499.99
9640-000 - Reserve-Sewer	\$250.00	\$750.00
9641-000 - Reserve-Water	\$750.00	\$2,250.00
9646-000 - Reserve-Sprinklers irrigation	\$1,916.67	\$5,750.01
9652-000 - Reserve-Storm Drains	\$250.00	\$750.00
9900-000 - Reserve-Interest	\$658.86	\$1,012.67
<u>Total Reserve Expense</u>	<u>\$71,558.85</u>	<u>\$213,712.64</u>
<i>Total Reserve Expense</i>	\$71,558.85	\$213,712.64
Reserve Net Income	<u>(\$71,558.85)</u>	<u>(\$213,712.64)</u>
Net Income	<u>\$139.43</u>	<u>(\$2,821.74)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maintenance Fees	\$141,300.00	\$141,301.60	(\$1.60)	\$423,900.00	\$423,904.80	(\$4.80)	\$1,695,619.24
6070-000 - Interest Income-Operating	\$3.06	\$0.00	\$3.06	\$108.23	\$0.00	\$108.23	\$0.00
6071-000 - Interest Income-Reserve	\$658.86	\$0.00	\$658.86	\$1,012.67	\$0.00	\$1,012.67	\$0.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	\$175.00	\$0.00	\$175.00	\$0.00
6083-000 - Other Income-General	\$1,246.96	\$0.00	\$1,246.96	\$1,336.96	\$0.00	\$1,336.96	\$0.00
6084-000 - Other Income-Misc	\$250.00	\$0.00	\$250.00	\$1,165.00	\$0.00	\$1,165.00	\$0.00
Total Revenues	\$143,508.88	\$141,301.60	\$2,207.28	\$427,697.86	\$423,904.80	\$3,793.06	\$1,695,619.24
Total Income	\$143,508.88	\$141,301.60	\$2,207.28	\$427,697.86	\$423,904.80	\$3,793.06	\$1,695,619.24
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,663.75	\$1,663.75	\$0.00	\$4,991.25	\$4,991.25	\$0.00	\$19,965.00
7210-000 - Legal & Professional	\$723.10	\$250.00	(\$473.10)	\$828.10	\$750.00	(\$78.10)	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	\$0.00	\$1,625.01	\$1,625.01	\$6,500.00
7310-008 - Taxes-Federal Income	(\$174.39)	\$291.67	\$466.06	(\$174.39)	\$875.01	\$1,049.40	\$3,500.00
7310-012 - Permit License Fee	\$166.67	\$166.67	\$0.00	\$570.01	\$500.01	(\$70.00)	\$2,000.00
7510-000 - Admin Expenses-Office	\$746.57	\$541.67	(\$204.90)	\$1,727.74	\$1,625.01	(\$102.73)	\$6,500.00
7810-000 - Uncollectible Assessments	(\$608.00)	\$208.33	\$816.33	(\$670.50)	\$624.99	\$1,295.49	\$2,500.00
7820-000 - General Expenses	\$0.00	\$0.00	\$0.00	\$1,537.77	\$0.00	(\$1,537.77)	\$0.00
Total Administrative	\$2,517.70	\$3,663.76	\$1,146.06	\$8,809.98	\$10,991.28	\$2,181.30	\$43,965.00
<u>Services & Utilities</u>							
8010-000 - Master Association Fees	\$8,313.27	\$8,313.27	\$0.00	\$24,939.81	\$24,939.81	\$0.00	\$99,759.24
8021-000 - Salaries/Payroll Expense	\$1,240.99	\$1,541.67	\$300.68	\$3,161.33	\$4,625.01	\$1,463.68	\$18,500.00
8110-038 - R&M-Rec Area	\$3,080.40	\$2,512.08	(\$568.32)	\$8,345.40	\$7,536.24	(\$809.16)	\$30,145.00
8210-007 - Grounds-Landscape	\$10,330.00	\$11,166.67	\$836.67	\$30,990.00	\$33,500.01	\$2,510.01	\$134,000.00
8710-001 - Utilities-Electric	\$2,500.57	\$1,750.00	(\$750.57)	\$7,123.67	\$5,250.00	(\$1,873.67)	\$21,000.00
8710-004 - Utilities-Electric-Pool Heating	\$1,290.80	\$625.00	(\$665.80)	\$4,288.81	\$1,875.00	(\$2,413.81)	\$7,500.00
8710-005 - Utilities-Telephone	\$60.16	\$62.50	\$2.34	\$180.48	\$187.50	\$7.02	\$750.00
8710-010 - Utilities-Reclaimed Water	\$1,658.38	\$1,233.33	(\$425.05)	\$4,271.18	\$3,699.99	(\$571.19)	\$14,800.00
8710-012 - Utilities-Cable TV	\$16,513.58	\$16,200.00	(\$313.58)	\$49,317.82	\$48,600.00	(\$717.82)	\$194,400.00
8710-022 - Pinellas Park City Service	\$24,304.75	\$23,333.33	(\$971.42)	\$75,378.48	\$69,999.99	(\$5,378.49)	\$280,000.00
Total Services & Utilities	\$69,292.90	\$66,737.85	(\$2,555.05)	\$207,996.98	\$200,213.55	(\$7,783.43)	\$800,854.24
Total Expense	\$71,810.60	\$70,401.61	(\$1,408.99)	\$216,806.96	\$211,204.83	(\$5,602.13)	\$844,819.24
Operating Net Income	\$71,698.28	\$70,899.99	\$798.29	\$210,890.90	\$212,699.97	(\$1,809.07)	\$850,800.00
Reserve Expense							
<u>Reserve Expense</u>							
9620-000 - Reserve-House Painting	\$8,358.33	\$8,358.33	\$0.00	\$25,074.99	\$25,074.99	\$0.00	\$100,300.00
9622-000 - Reserve-Streets	\$333.33	\$333.33	\$0.00	\$999.99	\$999.99	\$0.00	\$4,000.00
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$0.00	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$55,833.33	\$55,833.33	\$0.00	\$167,499.99	\$167,499.99	\$0.00	\$670,000.00
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$0.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	\$375.00	\$375.00	\$0.00	\$1,500.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
3/1/2023 - 3/31/2023

	3/1/2023 - 3/31/2023			1/1/2023 - 3/31/2023			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
9631-000 - Reserve-House Repair/Wood	\$1,958.33	\$1,958.33	\$0.00	\$5,874.99	\$5,874.99	\$0.00	\$23,500.00
9639-000 - Reserve-Recreation Area	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$0.00	\$10,000.00
9640-000 - Reserve-Sewer	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00
9641-000 - Reserve-Water	\$750.00	\$750.00	\$0.00	\$2,250.00	\$2,250.00	\$0.00	\$9,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,916.67	\$1,916.67	\$0.00	\$5,750.01	\$5,750.01	\$0.00	\$23,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00
9900-000 - Reserve-Interest	\$658.86	\$0.00	(\$658.86)	\$1,012.67	\$0.00	(\$1,012.67)	\$0.00
Total Reserve Expense	\$71,558.85	\$70,899.99	(\$658.86)	\$213,712.64	\$212,699.97	(\$1,012.67)	\$850,800.00
Total Reserve Expense	\$71,558.85	\$70,899.99	(\$658.86)	\$213,712.64	\$212,699.97	(\$1,012.67)	\$850,800.00
Reserve Net Income	(\$71,558.85)	(\$70,899.99)	(\$658.86)	(\$213,712.64)	(\$212,699.97)	(\$1,012.67)	(\$850,800.00)
Net Income	\$139.43	\$0.00	\$139.43	(\$2,821.74)	\$0.00	(\$2,821.74)	\$0.00