

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**9/30/2023**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$95,480.46
1031-000 - Alliance Assoc Bank-Misc (4841)	\$5,548.61
1110-000 - A/R-Maintenance Fees	\$875.00
1112-000 - A/R-Late Fees	\$150.00
1190-000 - Allowance for Bad Debts	(\$796.33)
1410-000 - Prepaid Insurance-General	\$14,035.81
1420-000 - Prepaid Expenses	\$137.97
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$119,844.51

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$103,008.30
1076-001 - CD - Bank OZK 8/17/24 (7972)	\$242,593.24
1086-000 - Edward Jones	\$942,000.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$339,333.62
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$250,518.20

Reserve Total

\$1,877,458.36

Other

1800-000 - Property & Equipment	\$730,305.71
1801-000 - Land	\$77,500.00
1890-000 - Accumulated Depreciation	(\$641,677.70)

Other Total

\$166,128.01

*Assets Total*

\$2,163,430.88

**Liabilities and Equity**Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,475.00
2460-000 - Unearned Revenue-Cable Rebate	\$3,140.38
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$22,615.38

Reserve

3020-000 - Reserve-House Paint	\$136,096.66
3022-000 - Reserve-Streets	\$261,743.03
3022-001 - Reserve-Walks/Gutters	\$60,621.69
3023-000 - Reserve-Roof Repair/Replace	\$805,418.09
3025-001 - Reserve-Pool Remarcite	\$13,592.84
3027-000 - Reserve-Sea Walls	\$48,052.19
3028-000 - Reserve-Def Maintenance	\$128,524.22
3031-000 - Reserve-House Repair/Wood	\$8,884.24
3039-000 - Reserve-Recreation Area	\$144,420.46
3040-000 - Reserve-Sewer	\$109,214.88
3041-000 - Reserve-Water	\$22,061.61
3046-000 - Reserve-Sprinklers Irrigation	\$30,924.28
3052-000 - Reserve-Storm Drains	\$101,472.68
3080-000 - Reserve-Interest	\$6,431.49

Reserve Total

\$1,877,458.36

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**9/30/2023**

<u>Retained Earnings</u>	\$273,352.71	
<u>Net Income</u>	(\$9,995.57)	
<i>Liabilities &amp; Equity Total</i>		\$2,163,430.88

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,400.00	\$1,272,838.00
6022-001 - 2940 - Maint Fee-Resv-Walks/Gutters	\$0.00	\$100.00
6070-000 - Interest Income-Operating	\$2.68	\$125.25
6071-000 - Interest Income-Reserve	\$443.12	\$3,974.42
6082-000 - Late Fee Income	\$25.00	\$535.00
6083-000 - Other Income-General	\$190.00	\$5,071.96
6084-000 - Other Income-Misc	\$300.00	\$3,190.00
<u>Total Revenues</u>	<u>\$142,360.80</u>	<u>\$1,285,834.63</u>
<i>Total Income</i>	<i>\$142,360.80</i>	<i>\$1,285,834.63</i>
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,690.06	\$24,210.57
7210-000 - Legal & Professional	\$0.00	\$1,358.70
7212-001 - Professional-Audit Fees	\$0.00	\$3,295.00
7310-008 - Taxes-Federal Income	\$0.00	(\$174.39)
7310-012 - Permit License Fee	\$166.67	\$1,500.03
7510-000 - Admin Expenses-Office	\$783.00	\$4,447.04
7810-000 - Uncollectible Assessments	\$208.33	\$125.83
7820-000 - General Expenses	\$0.00	\$2,887.33
<u>Total Administrative</u>	<u>\$3,848.06</u>	<u>\$37,650.11</u>
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$8,313.27	\$74,819.43
8021-000 - Salaries/Payroll Expense	\$1,163.26	\$9,575.99
8110-038 - R&M-Rec Area	\$3,164.03	\$23,750.18
8110-040 - Gate Project	\$0.00	\$38.00
8210-007 - Grounds-Landscape	\$10,791.90	\$95,797.60
8710-001 - Utilities-Electric	\$1,877.10	\$19,533.47
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$5,872.56
8710-005 - Utilities-Telephone	\$60.12	\$539.75
8710-010 - Utilities-Reclaimed Water	\$1,795.64	\$15,911.11
8710-012 - Utilities-Cable TV	\$16,514.01	\$148,401.45
8710-022 - Pinellas Park City Service	\$23,758.47	\$221,866.22
<u>Total Services &amp; Utilities</u>	<u>\$67,437.80</u>	<u>\$616,105.76</u>
<i>Total Expense</i>	<i>\$71,285.86</i>	<i>\$653,755.87</i>
Operating Net Income	<u>\$71,074.94</u>	<u>\$632,078.76</u>
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
<b>Reserve Expense</b>		

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023	Year To Date
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$8,358.33	\$75,224.97
9622-000 - Reserve-Streets	\$333.33	\$2,999.97
9622-001 - Reserve-Walks/Gutters	\$166.67	\$1,500.03
9623-000 - Reserve-Roof Repair/Replace	\$55,833.33	\$502,499.97
9625-001 - Reserve-Pool Remarcite	\$125.00	\$1,125.00
9627-000 - Reserve-Sea Walls	\$125.00	\$1,125.00
9631-000 - Reserve-House Repair/Wood	\$1,958.33	\$17,624.97
9639-000 - Reserve-Recreation Area	\$833.33	\$7,499.97
9640-000 - Reserve-Sewer	\$250.00	\$2,250.00
9641-000 - Reserve-Water	\$750.00	\$6,750.00
9646-000 - Reserve-Sprinklers irrigation	\$1,916.67	\$17,250.03
9652-000 - Reserve-Storm Drains	\$250.00	\$2,250.00
9900-000 - Reserve-Interest	\$443.12	\$3,974.42
<u>Total Reserve Expense</u>	\$71,343.11	\$642,074.33
<i>Total Reserve Expense</i>	\$71,343.11	\$642,074.33
Reserve Net Income	(\$71,343.11)	(\$642,074.33)
Net Income	(\$268.17)	(\$9,995.57)

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023				1/1/2023 - 9/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,400.00	\$141,301.60	\$98.40	0.07%	\$1,272,838.00	\$1,271,714.40	\$1,123.60	0.09%	\$1,695,619.24
6022-001 - 2940 - Maint Fee-Resv-Walks/Gutters	\$0.00	\$0.00	\$0.00	0.00%	\$100.00	\$0.00	\$100.00	100.00%	\$0.00
6070-000 - Interest Income-Operating	\$2.68	\$0.00	\$2.68	100.00%	\$125.25	\$0.00	\$125.25	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$443.12	\$0.00	\$443.12	100.00%	\$3,974.42	\$0.00	\$3,974.42	100.00%	\$0.00
6082-000 - Late Fee Income	\$25.00	\$0.00	\$25.00	100.00%	\$535.00	\$0.00	\$535.00	100.00%	\$0.00
6083-000 - Other Income-General	\$190.00	\$0.00	\$190.00	100.00%	\$5,071.96	\$0.00	\$5,071.96	100.00%	\$0.00
6084-000 - Other Income-Misc	\$300.00	\$0.00	\$300.00	100.00%	\$3,190.00	\$0.00	\$3,190.00	100.00%	\$0.00
<u>Total Revenues</u>	\$142,360.80	\$141,301.60	\$1,059.20	0.75%	\$1,285,834.63	\$1,271,714.40	\$14,120.23	1.11%	\$1,695,619.24
<b>Total Income</b>	\$142,360.80	\$141,301.60	\$1,059.20	0.75%	\$1,285,834.63	\$1,271,714.40	\$14,120.23	1.11%	\$1,695,619.24
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,690.06	\$1,663.75	(\$1,026.31)	(61.69%)	\$24,210.57	\$14,973.75	(\$9,236.82)	(61.69%)	\$19,965.00
7210-000 - Legal & Professional	\$0.00	\$250.00	\$250.00	100.00%	\$1,358.70	\$2,250.00	\$891.30	39.61%	\$3,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	100.00%	\$3,295.00	\$4,875.03	\$1,580.03	32.41%	\$6,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$291.67	\$291.67	100.00%	(\$174.39)	\$2,625.03	\$2,799.42	106.64%	\$3,500.00
7310-012 - Permit License Fee	\$166.67	\$166.67	\$0.00	0.00%	\$1,500.03	\$1,500.03	\$0.00	0.00%	\$2,000.00
7510-000 - Admin Expenses-Office	\$783.00	\$541.67	(\$241.33)	(44.55%)	\$4,447.04	\$4,875.03	\$427.99	8.78%	\$6,500.00
7810-000 - Uncollectible Assessments	\$208.33	\$208.33	\$0.00	0.00%	\$125.83	\$1,874.97	\$1,749.14	93.29%	\$2,500.00
7820-000 - General Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$2,887.33	\$0.00	(\$2,887.33)	(100.00%)	\$0.00
<u>Total Administrative</u>	\$3,848.06	\$3,663.76	(\$184.30)	(5.03%)	\$37,650.11	\$32,973.84	(\$4,676.27)	(14.18%)	\$43,965.00
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$8,313.27	\$8,313.27	\$0.00	0.00%	\$74,819.43	\$74,819.43	\$0.00	0.00%	\$99,759.24
8021-000 - Salaries/Payroll Expense	\$1,163.26	\$1,541.67	\$378.41	24.55%	\$9,575.99	\$13,875.03	\$4,299.04	30.98%	\$18,500.00
8110-038 - R&M-Rec Area	\$3,164.03	\$2,512.08	(\$651.95)	(25.95%)	\$23,750.18	\$22,608.72	(\$1,141.46)	(5.05%)	\$30,145.00
8110-040 - Gate Project	\$0.00	\$0.00	\$0.00	0.00%	\$38.00	\$0.00	(\$38.00)	(100.00%)	\$0.00
8210-007 - Grounds-	\$10,791.90	\$11,166.67	\$374.77	3.36%	\$95,797.60	\$100,500.03	\$4,702.43	4.68%	\$134,000.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023				1/1/2023 - 9/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Landscape									
8710-001 - Utilities-Electric	\$1,877.10	\$1,750.00	(\$127.10)	(7.26%)	\$19,533.47	\$15,750.00	(\$3,783.47)	(24.02%)	\$21,000.00
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$625.00	\$625.00	100.00%	\$5,872.56	\$5,625.00	(\$247.56)	(4.40%)	\$7,500.00
8710-005 - Utilities-Telephone	\$60.12	\$62.50	\$2.38	3.81%	\$539.75	\$562.50	\$22.75	4.04%	\$750.00
8710-010 - Utilities-Reclaimed Water	\$1,795.64	\$1,233.33	(\$562.31)	(45.59%)	\$15,911.11	\$11,099.97	(\$4,811.14)	(43.34%)	\$14,800.00
8710-012 - Utilities-Cable TV	\$16,514.01	\$16,200.00	(\$314.01)	(1.94%)	\$148,401.45	\$145,800.00	(\$2,601.45)	(1.78%)	\$194,400.00
8710-022 - Pinellas Park City Service	\$23,758.47	\$23,333.33	(\$425.14)	(1.82%)	\$221,866.22	\$209,999.97	(\$11,866.25)	(5.65%)	\$280,000.00
<u>Total Services &amp; Utilities</u>	\$67,437.80	\$66,737.85	(\$699.95)	(1.05%)	\$616,105.76	\$600,640.65	(\$15,465.11)	(2.57%)	\$800,854.24
<b>Total Expense</b>	\$71,285.86	\$70,401.61	(\$884.25)	(1.26%)	\$653,755.87	\$633,614.49	(\$20,141.38)	(3.18%)	\$844,819.24
Operating Net Income	\$71,074.94	\$70,899.99	\$174.95	.25%	\$632,078.76	\$638,099.91	(\$6,021.15)	(.94%)	\$850,800.00
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$8,358.33	\$8,358.33	\$0.00	0.00%	\$75,224.97	\$75,224.97	\$0.00	0.00%	\$100,300.00
9622-000 - Reserve-Streets	\$333.33	\$333.33	\$0.00	0.00%	\$2,999.97	\$2,999.97	\$0.00	0.00%	\$4,000.00
9622-001 - Reserve-Walks/Gutters	\$166.67	\$166.67	\$0.00	0.00%	\$1,500.03	\$1,500.03	\$0.00	0.00%	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$55,833.33	\$55,833.33	\$0.00	0.00%	\$502,499.97	\$502,499.97	\$0.00	0.00%	\$670,000.00
9625-001 - Reserve-Pool Remarcite	\$125.00	\$125.00	\$0.00	0.00%	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$1,500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$1,958.33	\$1,958.33	\$0.00	0.00%	\$17,624.97	\$17,624.97	\$0.00	0.00%	\$23,500.00
9639-000 - Reserve-Recreation Area	\$833.33	\$833.33	\$0.00	0.00%	\$7,499.97	\$7,499.97	\$0.00	0.00%	\$10,000.00
9640-000 - Reserve-Sewer	\$250.00	\$250.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$3,000.00
9641-000 - Reserve-Water	\$750.00	\$750.00	\$0.00	0.00%	\$6,750.00	\$6,750.00	\$0.00	0.00%	\$9,000.00
9646-000 - Reserve-Sprinklers irrigation	\$1,916.67	\$1,916.67	\$0.00	0.00%	\$17,250.03	\$17,250.03	\$0.00	0.00%	\$23,000.00
9652-000 - Reserve-Storm Drains	\$250.00	\$250.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$3,000.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**9/1/2023 - 9/30/2023**

	9/1/2023 - 9/30/2023				1/1/2023 - 9/30/2023				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
9900-000 - Reserve-Interest	\$443.12	\$0.00	(\$443.12)	(100.00%)	\$3,974.42	\$0.00	(\$3,974.42)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$71,343.11	\$70,899.99	(\$443.12)	(0.62%)	\$642,074.33	\$638,099.91	(\$3,974.42)	(0.62%)	\$850,800.00
<b>Total Reserve Expense</b>	\$71,343.11	\$70,899.99	(\$443.12)	(0.62%)	\$642,074.33	\$638,099.91	(\$3,974.42)	(0.62%)	\$850,800.00
Reserve Net Income	(\$71,343.11)	(\$70,899.99)	(\$443.12)	.62%	(\$642,074.33)	(\$638,099.91)	(\$3,974.42)	.62%	(\$850,800.00)
Net Income	(\$268.17)	\$0.00	(\$268.17)	100.00%	(\$9,995.57)	\$0.00	(\$9,995.57)	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Reserve Statement**  
**9/1/2023 - 9/30/2023**

Account	9/1/2023 - 9/30/2023		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-House Paint	\$8,358.33	\$0.00	\$69,411.69	\$75,224.97	\$8,540.00	\$136,096.66
3022-000 Reserve-Streets	\$333.33	\$0.00	\$258,743.06	\$2,999.97	\$0.00	\$261,743.03
3022-001 Reserve-Walks/Gutters	\$166.67	\$0.00	\$69,227.10	\$1,500.03	\$10,105.44	\$60,621.69
3023-000 Reserve-Roof Repair/Replace	\$55,833.33	\$37,595.44	\$604,914.79	\$514,135.63	\$313,632.33	\$805,418.09
3025-001 Reserve-Pool Remarcite	\$125.00	\$0.00	\$12,467.84	\$1,125.00	\$0.00	\$13,592.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$46,927.19	\$1,125.00	\$0.00	\$48,052.19
3028-000 Reserve-Def Maintenance	\$0.00	\$8,292.55	\$136,816.77	\$0.00	\$8,292.55	\$128,524.22
3031-000 Reserve-House Repair/Wood	\$1,958.33	\$606.01	\$5,086.98	\$18,524.57	\$14,727.31	\$8,884.24
3039-000 Reserve-Recreation Area	\$9,125.88	\$10,570.79	\$144,369.04	\$16,042.52	\$15,991.10	\$144,420.46
3040-000 Reserve-Sewer	\$250.00	\$0.00	\$110,381.11	\$2,250.00	\$3,416.23	\$109,214.88
3041-000 Reserve-Water	\$750.00	\$288.97	\$18,489.51	\$6,750.00	\$3,177.90	\$22,061.61
3046-000 Reserve-Sprinklers Irrigation	\$1,916.67	\$1,492.04	\$35,729.45	\$20,396.95	\$25,202.12	\$30,924.28
3052-000 Reserve-Storm Drains	\$250.00	\$0.00	\$99,419.29	\$2,250.00	\$196.61	\$101,472.68
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$443.12	\$0.00	\$2,720.98	\$4,591.08	\$880.57	\$6,431.49
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	\$145,226.75	\$819.00	\$816.40	\$145,229.35
Total:	\$79,635.66	\$58,845.80	\$1,759,931.55	\$667,734.72	\$404,978.56	\$2,022,687.71