

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**DECEMBER 31, 2023**

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## INDEPENDENT AUDITORS' REPORT

Board of Directors and Unit Owners  
Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc.

Dear Members:

### Opinion

We have audited the accompanying financial statements of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc., which comprise the balance sheet as of December 31, 2023, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc. as of December 31, 2023, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Effect of Adopting New Accounting Standard

As discussed in Note 3 to the financial statements, as of January 1, 2023, the Association adopted Financial Accounting Standards Board ASU No. 2016-13, Financial Instruments—Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments, which supersedes accounting standards that currently exist under GAAP and provides a methodology for measuring credit losses that reflects expected credit losses and requires consideration of a broader range of reasonable and supportable information to inform credit loss estimates. The Association is required to apply the expected credit loss model for accounts receivable, loans, and other financial instruments. Our opinion is not modified with respect to that matter.

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### **Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Disclaimer of Opinion on Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the Supplementary Information on Future Major Repairs and Replacements be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Report on Supplementary Information**

Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The Detailed Statement of Operating Revenues and Expenses Budget Comparison is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of Association's management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Gerstle, Rosen & Goldenberg, P.A.*

Gerstle, Rosen & Goldenberg, P.A.  
Certified Public Accountants  
Hollywood, Florida

April 17, 2024

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**BALANCE SHEET**

**December 31, 2023**

	<b>OPERATING FUND</b>	<b>REPLACEMENT FUND</b>	<b>FIXED ASSETS FUND</b>	<b>TOTAL</b>
	<hr/>	<hr/>	<hr/>	<hr/>
<b>ASSETS</b>				
Cash and Cash Equivalents	\$ 148,023	\$ 736,821	\$	\$ 884,844
Certificates of Deposit		1,184,593		1,184,593
Unit Owner Receivable	40			40
Prepaid Insurance	26,757			26,757
Fixed Assets - Net of Accumulated Depreciation			154,827	154,827
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL ASSETS</b>	<u>\$ 174,820</u>	<u>\$ 1,921,414</u>	<u>\$ 154,827</u>	<u>\$ 2,251,061</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Accounts Payable	\$ 32,655	\$	\$	\$ 32,655
Security Deposits	2,000			2,000
Prepaid Maintenance Fees	20,170			20,170
Deferred Cable Income	68,295			68,295
Contract Liability - Deferred Reserves		1,899,935		1,899,935
	<hr/>	<hr/>	<hr/>	<hr/>
<b>TOTAL LIABILITIES</b>	<u>123,120</u>	<u>1,899,935</u>	<u></u>	<u>2,023,055</u>
Fund Balances	<u>51,700</u>	<u>21,479</u>	<u>154,827</u>	<u>228,006</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u>\$ 174,820</u>	<u>\$ 1,921,414</u>	<u>\$ 154,827</u>	<u>\$ 2,251,061</u>

The Accompanying Notes Are An Integral Part Of This Financial Statement.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN FUND BALANCES**

**Year Ended December 31, 2023**

	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>FIXED ASSETS FUND</u>	<u>TOTAL</u>
<b>REVENUES</b>				
Maintenance Fees	\$ 846,038	\$ 529,194	\$	\$ 1,375,232
Credit Loss Recovery	670			670
Interest Income	137	15,552		15,689
Late Fees	635			635
Legal Fees	242			242
Cable Income	14,915			14,915
Miscellaneous Income	10,542			10,542
<b>TOTAL REVENUES</b>	<u>873,179</u>	<u>544,746</u>		<u>1,417,925</u>
<b>EXPENSES</b>				
Depreciation			11,301	11,301
Insurance	40,000			40,000
Administrative	20,707			20,707
Master Association Fees	99,759			99,759
Payroll	12,821			12,821
Reserve Expenditures		529,457		529,457
Repairs and Maintenance	31,708			31,708
Utilities	353,767			353,767
Contracts	335,560			335,560
<b>TOTAL EXPENSES</b>	<u>894,322</u>	<u>529,457</u>	<u>11,301</u>	<u>1,435,080</u>
<b>EXCESS REVENUES (EXPENSES)</b>	(21,143)	15,289	(11,301)	(17,155)
<b>FUND BALANCES - BEGINNING</b>	72,843	6,190	166,128	245,161
<b>FUND BALANCES - ENDING</b>	<u>\$ 51,700</u>	<u>\$ 21,479</u>	<u>\$ 154,827</u>	<u>\$ 228,006</u>

The Accompanying Notes Are An Integral Part Of This Financial Statement.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**STATEMENT OF CASH FLOWS**

**Year Ended December 31, 2023**

	OPERATING FUND	REPLACEMENT FUND	FIXED ASSETS FUND	TOTAL
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
EXCESS REVENUES (EXPENSES)	\$ (21,143)	\$ 15,289	\$ (11,301)	\$ (17,155)
<b>ADJUSTMENTS TO RECONCILE EXCESS REVENUES (EXPENSES) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>				
Depreciation			11,301	11,301
<b>DECREASE (INCREASE) IN ASSETS:</b>				
Unit Owner Receivable	417			417
Prepaid Expenses	9,131			9,131
Prepaid Insurance	(3,332)			(3,332)
Utility Deposits	4,413			4,413
<b>INCREASE (DECREASE) IN LIABILITIES:</b>				
Accounts Payable	(469)	(32,285)		(32,754)
Prepaid Maintenance Fees	1,064			1,064
Deferred Cable Income	55,735			55,735
Contract Liability - Deferred Reserves		323,706		323,706
<b>NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>	<u>45,816</u>	<u>306,710</u>		<u>352,526</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>				
Certificates of Deposit		(1,184,593)		(1,184,593)
<b>NET CASH PROVIDED BY (USED IN) INVESTING ACTIVITIES</b>	<u>0</u>	<u>(1,184,593)</u>	<u>0</u>	<u>(1,184,593)</u>
<b>NET INCREASE (DECREASE) IN CASH</b>	45,816	(877,883)	0	(832,067)
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD</b>				
	<u>102,207</u>	<u>1,614,704</u>	<u>0</u>	<u>1,716,911</u>
<b>CASH AND CASH EQUIVALENTS AT END OF PERIOD</b>				
	<u>\$ 148,023</u>	<u>\$ 736,821</u>	<u>\$ 0</u>	<u>\$ 884,844</u>

The Accompanying Notes Are An Integral Part Of This Financial Statement.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS**

**December 31, 2023**

**1. ORGANIZATION**

Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc. is a statutory condominium association incorporated on March 20, 1974, in the State of Florida. The Association is responsible for the operation and maintenance of the common property of Mainlands of Tamarac by the Gulf, Unit No. Four, Association, Inc. and consists of 314 residential units located in Pinellas Park, Florida.

**2. DATE OF MANAGEMENT'S REVIEW**

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 17, 2024, the date that the financial statements were available to be issued.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Basis of Presentation

The Association uses the accrual method of accounting, i.e., revenues are recognized as earned and expenses are recorded in the period in which they are incurred.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund - This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

Fixed Assets Fund - This fund is used to account for fixed assets capitalized by the Association.

Member Assessments and Allowance for Credit Losses

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments are satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS  
Continued**

**December 31, 2023**

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Member Assessments and Allowance for Credit Losses

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments plus late fees and other charges, if applicable, from association members. The Association's policy is to retain legal counsel and place liens on the properties of owners whose assessments are delinquent according to its collection policy. The balances of assessments receivable (net of allowance for credit losses) as of the beginning and end of the year are \$457 and \$40, respectively.

The Association treats uncollectible assessments and other charges as credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include closely monitoring of outstanding assessment balances by management, member payment history of outstanding assessment balances, and susceptibility to factors outside the Association's control. It is the opinion of the board of directors that the Association will ultimately prevail against homeowners with delinquent assessments and, accordingly, no allowance for credit losses is deemed necessary.

Contract Liability (Assessments received in advance - Replacement Fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. A contract liability (assessments received in advance – Replacement Fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. The balances of contract liability (assessments received in advance – Replacement Fund) as of the beginning and end of the year are \$1,576,229 and \$1,899,935, respectively.

Cash and Cash Equivalents

For presentation purposes, cash and cash equivalents consists of checking, and money market accounts.

Certificates of Deposit

The Association holds certificates of deposit totaling \$1,184,593, bearing interest ranging from 4.65% to 4.85%. These certificates have original maturities of greater than 90 days, with penalties for early withdrawal. Any penalties for early withdrawal would not have a material effect on the financial statements.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS  
Continued**

**December 31, 2023**

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property and Equipment

Real property not directly associated with units are recognized as assets by the Association when the Association has title to the property and either the asset can be disposed of by the Board of Directors or generates significant cash flows from members on the basis of usage or from nonmembers. Common personal property purchased with Association funds, with a useful life of more than one year, is recorded at cost on the Association's financial statements.

Depreciation

Capitalized common property is depreciated over its estimated useful life using the accelerated method of depreciation.

Use of Estimates

The Association uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions may affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

Fair Value Measurement

Under FASB ASC 820, *Fair Value Measurements and Disclosures*, fair value is defined as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

The Association has determined that there was no material difference between the carrying value and fair value of its financial assets and liabilities at December 31, 2023; therefore, no adjustment for the effect of FASB ASC 820 was made to the Association's financial statements at December 31, 2023.

Adoption of FASB ASU 2016-13 and Related Standards

Effective January 1, 2023, the Association adopted FASB ASU 2016-13, Financial Instruments - Credit Losses (Topic 326): Measurement of Credit Losses on Financial Instruments, as amended, which modifies the measurement of expected credit losses on certain financial instruments. The Association adopted this new guidance utilizing the modified retrospective transition method. The adoption of this Standard did not have a material impact on the Association's financial statements but did change how the allowance for credit losses is determined.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS  
Continued**

**December 31, 2023**

**4. FUTURE MAJOR REPAIRS AND REPLACEMENTS**

Florida Statutes provide that each proposed budget include provisions for reserves for capital improvements and deferred maintenance. These accounts, if adopted, are restricted to their intended purpose unless modified by a qualified unit owner vote. In addition, any special assessments adopted are also restricted to their specific purpose.

The approved budget includes provisions for reserves for capital improvements and deferred maintenance. At a duly constituted meeting, the Association elected to partially waive reserve funding for the current fiscal year based on a study conducted by the board of directors, to estimate the remaining useful lives and the replacement costs of the common property components, as disclosed in the Supplementary Information. Actual expenditures, however, may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet future needs. If additional funds are needed, the Association has the right to increase regular assessments levy special assessments, or delay major repairs and replacements until funds are available.

The balance of the Replacement Fund at December 31, 2023, consists of the following:

COMPONENTS	BALANCE 12/31/2022	INTEREST/ ASSESSMENTS/ OWNERS' CONTRIB.	EXPENDITURES	BALANCE 12/31/2023
Painting	\$ 69,412	\$ 100,300	\$ (46,279)	\$ 123,433
Streets	258,743	4,000	-	262,743
Walks / Gutters	69,227	2,000	(10,105)	61,122
Roof Repair / Replace	575,102	670,000	(397,140)	847,962
Pool Remarcite	12,468	1,500	-	13,968
Sea Walls	46,927	1,500	-	48,427
House Repair / Wood	5,087	23,500	(17,990)	10,597
Recreation Area	144,369	10,250	(12,596)	142,023
Sewer	107,909	3,000	(944)	109,965
Water	18,490	9,000	(4,657)	22,833
Sprinklers Irrigation	35,729	24,850	(27,965)	32,614
Storm Drains	99,419	3,000	(1,125)	101,294
Deferred Maintenance	133,347	-	(10,393)	122,954
<b>SUB-TOTAL CONTRACT LIABILITY - DEFERRED RESERVES</b>	<b>1,576,229</b>	<b>852,900</b>	<b>(529,194)</b>	<b>1,899,935</b>
Fund Balance - Unallocated Interest	6,190	15,552	(263)	21,479
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 1,582,419</b>	<b>\$ 868,452</b>	<b>\$ (529,457)</b>	<b>\$ 1,921,414</b>

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS  
Continued**

**December 31, 2023**

**4. FUTURE MAJOR REPAIRS AND REPLACEMENTS (Continued)**

The Association does not allocate interest earned on the replacements fund to specific replacement components as earned, but does so periodically depending on projected requirements.

Reserve Expenditures

In the current year, the Association incurred reserve expenditures totaling \$529,194, excluding bank charges of \$263. Detailed information of the vendors involved are as follow:

<u>Vendors</u>	<u>Amount</u>
A Old Time Roofing	\$ 355,244
Lowe's Commercial Painting	73,472
Mainlands Master (Payroll)	50,614
Others combined	49,864
Total:	<u><u>\$ 529,194</u></u>

**5. INCOME TAXES**

The Association is subject to federal and state taxation and has essentially two methods to determine the amount of tax, if any, it must pay. Under one method, the excess of revenues from members over related expenditures is subject to taxation unless such excess is returned to the unit owners or applied to the following year's assessments (Section 277 of the Internal Revenue Code). The other method enables the Association to elect to exclude from taxation "exempt function income," (Section 528 of the Internal Revenue Code), which generally consists of revenue from unit owner assessments. Under either method, the Association may be subject to tax on investment income and other non-exempt income, but at different rates.

The Association will file its 2023 federal income tax return on Form 1120H under Section 528 of the Internal Revenue Code.

There is no current year provision for income taxes.

The Association has evaluated its tax positions and concluded that it has taken no uncertain tax positions that require adjustment to the financial statements to comply with the provisions of the Income Taxes Topic of the Financial Accounting Standards Board Accounting Standards Codification ("FASB ASC").

The Association has no income tax returns under examination by the Internal Revenue Service. The Association believes it is no longer subject to income tax examinations for years prior to 2020.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS  
Continued**

**December 31, 2023**

**6. CONCENTRATION OF CREDIT RISK**

As of December 31, 2023, the Association maintained cash and cash equivalent balances which exceed the Federal Deposit Insurance Corporation (FDIC) limit of \$250,000. The Association has not experienced any losses related to these cash balances and believes it is not exposed to any significant risk on these accounts.

**7. DEFERRED CABLE INCOME**

On September 14, 2023, the Association renewed its cable services contract with Spectrum Sunshine State, LLC. In consideration for entering into a 60-month Bulk Service Agreement, the Association received a payment of \$70,650 from Spectrum. This payment has been deferred and is being amortized over the service period. As of December 31, 2023, the deferred cable income is \$68,295.

**8. FIXED ASSETS / DEPRECIATION**

At December 31, 2023, the major categories of property recognized as assets are:

	<u>Amount</u>
Land	\$77,500
Clubhouse	373,083
Equipment	96,543
Furniture and Improvements	<u>260,680</u>
Total Cost	807,806
Less: Accumulated Depreciation	<u>652,979</u>
Fixed Assets - Net	<u><u>\$154,827</u></u>

The current year depreciation is \$11,301, as presented in the accompanying Statement of Revenues, Expenses, and Changes in Fund Balances.

**9. COMMITMENTS**

The Association has various contract services to maintain the common property including cable television service, common area landscaping, lawn service, pool service, trash service, pest control, and an obligation to the Master Association as a result of mandatory membership. These contracts have different expiration dates and renewal terms.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**NOTES TO FINANCIAL STATEMENTS  
Continued**

**December 31, 2023**

10. CONTINGENCIES

Insurance Deductible

The current property insurance policy contains a deductible for hurricane damage. Should the Association incur an uninsured loss, the Association has the right to increase maintenance fees, pass a special assessment or delay repairs until funds are available.

Legal

The Association is from time-to-time subject to complaints and claims, including litigation, arising in the ordinary course of business. As of the date of this report, management believes that there are no claims or complaints of which it is currently aware that will materially affect its business, financial position, or future operating results.

## **SUPPLEMENTARY INFORMATION**

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**SUPPLEMENTARY INFORMATION ON  
FUTURE MAJOR REPAIRS AND REPLACEMENTS**

**December 31, 2023  
(Unaudited)**

The Association conducted an independent reserve study in November 2022 for budget year 2024 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on estimates from historical experience. Actual expenditures may vary from these estimated amounts and the variance may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

The following presents significant information about the components of common property:

<u>COMPONENTS</u>	<u>ESTIMATED REMAINING USEFUL LIVES (IN YEARS)</u>	<u>ESTIMATED CURRENT REPLACEMENT COSTS</u>	<u>2024 FUNDING REQUIREMENT</u>
Pool Remarcite	6	\$ 43,709	\$ 4,957
Sewer System	3	1,427,779	440,832
Water System	3	1,872,497	617,602
Storm Drains	3	1,111,795	336,479
Recreaton Center	5	2,340,621	439,423
Irrigation System	2	1,462,888	729,201
Painting	5	731,444	137,055
House Repair / Wood	8	166,561	20,501
Streets	6	367,572	17,471
Walks / Gutters	3	1,569,020	506,001
Roof Repair / Replace	5	6,162,768	1,102,399
Sea Walls	2	1,813,981	882,777
<b>TOTAL</b>		<b>\$ 19,070,635</b>	<b>\$ 5,234,698</b>
2024 Approved Partial Reserve Funding			<b>\$ 767,250</b>

See independent auditors' report.

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**SUPPLEMENTARY INFORMATION**

**DETAILED STATEMENT OF OPERATING REVENUES AND EXPENSES  
BUDGET COMPARISON**

Year Ended December 31, 2023

	<u>ACTUAL</u>	<u>BUDGET (Unaudited)</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>			
Maintenance Fees	\$ 846,038	\$ 844,819	\$ 1,219
Credit Loss Recovery	670	(2,500)	(3,170)
Interest Income	137	-	137
Late Fees	635	-	635
Legal Fees	242	-	242
Cable Income	14,915	-	14,915
Miscellaneous Income	10,542	-	10,542
Total Revenues	<u>873,179</u>	<u>842,319</u>	<u>24,520</u>
<b><u>EXPENSES:</u></b>			
<b><u>INSURANCE</u></b>			
Insurance - General	40,000	19,965	(20,035)
TOTAL INSURANCE	<u>40,000</u>	<u>19,965</u>	<u>(20,035)</u>
<b><u>ADMINISTRATIVE</u></b>			
Legal and Professional Fees	1,711	3,000	1,289
Audit Fees	6,000	6,500	500
Permit License Fee	2,894	2,000	(894)
Taxes-Federal Income	-	3,500	3,500
Admin Expenses-General/Office	10,102	6,500	(3,602)
TOTAL ADMINISTRATIVE	<u>20,707</u>	<u>21,500</u>	<u>793</u>
<b><u>MASTER ASSOCIATION FEES</u></b>			
Master Association Fees	99,759	99,759	-
TOTAL MASTER ASSOCIATION FEES	<u>99,759</u>	<u>99,759</u>	<u>-</u>
<b><u>PAYROLL</u></b>			
Salaries / Payroll Expense	12,821	18,500	5,679
TOTAL PAYROLL	<u>12,821</u>	<u>18,500</u>	<u>5,679</u>

**MAINLANDS OF TAMARAC BY THE GULF, UNIT NO. FOUR,  
ASSOCIATION, INC.**

**SUPPLEMENTARY INFORMATION**

**DETAILED STATEMENT OF OPERATING REVENUES AND EXPENSES  
BUDGET COMPARISON**

Year Ended December 31, 2023

<u>EXPENSES (Continued):</u>	<u>ACTUAL</u>	<u>BUDGET (Unaudited)</u>	<u>VARIANCE</u>
<u>REPAIRS AND MAINTENANCE</u>			
R&M - Rec Area and Gate Project	31,708	30,145	(1,563)
<b>TOTAL REPAIRS AND MAINTENANCE</b>	<b>31,708</b>	<b>30,145</b>	<b>(1,563)</b>
<u>UTILITIES</u>			
Electric	26,242	21,000	(5,242)
Electric - Pool Heating	7,270	7,500	230
Telephone	723	750	27
Reclaimed Water	21,344	14,800	(6,544)
Pinellas Park City Service	298,188	280,000	(18,188)
<b>TOTAL UTILITIES</b>	<b>353,767</b>	<b>324,050</b>	<b>(29,717)</b>
<u>CONTRACTS</u>			
Grounds - Landscape	128,173	134,000	5,827
Cable TV	207,387	194,400	(12,987)
<b>TOTAL CONTRACTS</b>	<b>335,560</b>	<b>328,400</b>	<b>(7,160)</b>
Total Operating Expenses	894,322	842,319	(52,003)
Excess Operating Expenses	<u>\$ (21,143)</u>	<u>\$ -</u>	<u>\$ (21,143)</u>