

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
1/31/2024

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$142,751.67
1031-000 - Alliance Assoc Bank-Misc (4841)	\$4,541.44
1110-000 - A/R-Maintenance Fees	\$450.00
1190-000 - Allowance for Bad Debts	(\$125.00)
1410-000 - Prepaid Insurance-General	\$32,812.58
1500-000 - Utility Deposits-General	\$4,412.99

Operating Total

\$184,843.68

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$104,370.26
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)	\$384,347.95
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$250,898.29

Reserve Total

\$1,924,214.74

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

\$2,275,186.43

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$900.00
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Operating Total

\$900.00

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,770.02
2460-000 - Unearned Revenue-Cable Rebate	\$69,472.90
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$91,242.92

Reserve

3020-000 - Reserve-House Paint	\$109,690.95
3022-000 - Reserve-Streets	\$263,159.69
3022-001 - Reserve-Walks/Gutters	\$61,308.53
3023-000 - Reserve-Roof Repair/Replace	\$872,767.07
3025-001 - Reserve-Pool Remarcite	\$14,155.34
3027-000 - Reserve-Sea Walls	\$48,552.19
3028-000 - Reserve-Def Maintenance	\$136,278.96
3031-000 - Reserve-House Repair/Wood	\$8,568.50
3039-000 - Reserve-Recreation Area	\$141,864.15
3040-000 - Reserve-Sewer	\$110,339.88
3041-000 - Reserve-Water	\$23,438.75
3046-000 - Reserve-Sprinklers Irrigation	\$34,069.05
3052-000 - Reserve-Storm Drains	\$101,669.19

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
1/31/2024

3062-000 - Reserve-Shuffleboard Maintenance	(\$2,100.00)	
3080-000 - Reserve-Interest	\$452.49	
<u>Reserve Total</u>	<u>\$1,924,214.74</u>	
<u>Retained Earnings</u>	\$260,259.64	
<u>Net Income</u>	(\$1,430.87)	
<i>Liabilities & Equity Total</i>		\$2,275,186.43

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$141,300.00
6070-000 - Interest Income-Operating	\$3.85	\$3.85
6071-000 - Interest Income-Reserve	\$452.49	\$452.49
6083-000 - Other Income-General	\$300.00	\$300.00
<u>Total Revenues</u>	\$142,056.34	\$142,056.34
<i>Total Income</i>	\$142,056.34	\$142,056.34
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$1,663.75
7310-012 - Permit License Fee	\$0.00	\$0.00
7510-000 - Admin Expenses-Office	\$147.37	\$147.37
7810-000 - Uncollectible Assessments	\$125.00	\$125.00
7820-000 - General Expenses	\$207.62	\$207.62
<u>Total Administrative</u>	\$2,143.74	\$2,143.74
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40
8021-000 - Salaries/Payroll Expense	\$1,476.28	\$1,476.28
8110-038 - R&M-Rec Area	\$1,859.07	\$1,859.07
8210-007 - Grounds-Landscape	\$10,791.90	\$10,791.90
8710-001 - Utilities-Electric	\$2,080.95	\$2,080.95
8710-004 - Utilities-Electric-Pool Heating	\$3,416.41	\$3,416.41
8710-005 - Utilities-Telephone	\$60.72	\$60.72
8710-010 - Utilities-Reclaimed Water	\$1,454.83	\$1,454.83
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,065.64
8710-022 - Pinellas Park City Service	\$26,022.27	\$26,022.27
<u>Total Services & Utilities</u>	\$71,953.47	\$71,953.47
<i>Total Expense</i>	\$74,097.21	\$74,097.21
Operating Net Income	\$67,959.13	\$67,959.13
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00
9622-000 - Reserve-Streets	\$416.67	\$416.67
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024	Year To Date
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33
9640-000 - Reserve-Sewer	\$375.00	\$375.00
9641-000 - Reserve-Water	\$916.67	\$916.67
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00
9900-000 - Reserve-Interest	\$452.49	\$452.49
<u>Total Reserve Expense</u>	<u>\$69,390.00</u>	<u>\$69,390.00</u>
<i>Total Reserve Expense</i>	\$69,390.00	\$69,390.00
Reserve Net Income	<u>(\$69,390.00)</u>	<u>(\$69,390.00)</u>
Net Income	<u>(\$1,430.87)</u>	<u>(\$1,430.87)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024				1/1/2024 - 1/31/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,300.00	\$141,298.69	\$1.31	0.00%	\$141,300.00	\$141,298.69	\$1.31	0.00%	\$1,695,584.24
6070-000 - Interest Income-Operating	\$3.85	\$0.00	\$3.85	100.00%	\$3.85	\$0.00	\$3.85	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$452.49	\$5,000.00	(\$4,547.51)	(90.95%)	\$452.49	\$5,000.00	(\$4,547.51)	(90.95%)	\$60,000.00
6083-000 - Other Income-General	\$300.00	\$0.00	\$300.00	100.00%	\$300.00	\$0.00	\$300.00	100.00%	\$0.00
<u>Total Revenues</u>	\$142,056.34	\$146,298.69	(\$4,242.35)	(2.90%)	\$142,056.34	\$146,298.69	(\$4,242.35)	(2.90%)	\$1,755,584.24
Total Income	\$142,056.34	\$146,298.69	(\$4,242.35)	(2.90%)	\$142,056.34	\$146,298.69	(\$4,242.35)	(2.90%)	\$1,755,584.24
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$24,600.00
7210-000 - Legal & Professional	\$0.00	\$350.00	\$350.00	100.00%	\$0.00	\$350.00	\$350.00	100.00%	\$4,200.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$0.00	\$625.00	\$625.00	100.00%	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$541.67	\$541.67	100.00%	\$6,500.00
7310-012 - Permit License Fee	\$0.00	\$208.33	\$208.33	100.00%	\$0.00	\$208.33	\$208.33	100.00%	\$2,500.00
7510-000 - Admin Expenses-Office	\$147.37	\$541.67	\$394.30	72.79%	\$147.37	\$541.67	\$394.30	72.79%	\$6,500.00
7810-000 - Uncollectible Assessments	\$125.00	\$125.00	\$0.00	0.00%	\$125.00	\$125.00	\$0.00	0.00%	\$1,500.00
7820-000 - General Expenses	\$207.62	\$0.00	(\$207.62)	(100.00%)	\$207.62	\$0.00	(\$207.62)	(100.00%)	\$0.00
<u>Total Administrative</u>	\$2,143.74	\$4,441.67	\$2,297.93	51.74%	\$2,143.74	\$4,441.67	\$2,297.93	51.74%	\$53,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$104,704.81
8021-000 - Salaries/Payroll Expense	\$1,476.28	\$1,629.52	\$153.24	9.40%	\$1,476.28	\$1,629.52	\$153.24	9.40%	\$19,554.43
8110-038 - R&M-Rec Area	\$1,859.07	\$2,625.00	\$765.93	29.18%	\$1,859.07	\$2,625.00	\$765.93	29.18%	\$31,500.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,166.67	\$1,374.77	11.30%	\$10,791.90	\$12,166.67	\$1,374.77	11.30%	\$146,000.00
8710-001 - Utilities-Electric	\$2,080.95	\$2,708.33	\$627.38	23.16%	\$2,080.95	\$2,708.33	\$627.38	23.16%	\$32,500.00
8710-004 - Utilities-Electric-Pool Heating	\$3,416.41	\$729.17	(\$2,687.24)	(368.53%)	\$3,416.41	\$729.17	(\$2,687.24)	(368.53%)	\$8,750.00
8710-005 - Utilities-Telephone	\$60.72	\$64.58	\$3.86	5.98%	\$60.72	\$64.58	\$3.86	5.98%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$1,454.83	\$1,479.17	\$24.34	1.65%	\$1,454.83	\$1,479.17	\$24.34	1.65%	\$17,750.00
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$198,500.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024				1/1/2024 - 1/31/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-022 - Pinellas Park City Service	\$26,022.27	\$26,250.00	\$227.73	0.87%	\$26,022.27	\$26,250.00	\$227.73	0.87%	\$315,000.00
Total Services & Utilities	\$71,953.47	\$72,919.51	\$966.04	1.32%	\$71,953.47	\$72,919.51	\$966.04	1.32%	\$875,034.24
Total Expense	\$74,097.21	\$77,361.18	\$3,263.97	4.22%	\$74,097.21	\$77,361.18	\$3,263.97	4.22%	\$928,334.24
Operating Net Income	\$67,959.13	\$68,937.51	(\$978.38)	(1.42%)	\$67,959.13	\$68,937.51	(\$978.38)	(1.42%)	\$827,250.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$90,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$416.67	\$416.67	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$250.00	\$250.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$645,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50	\$0.00	0.00%	\$187.50	\$187.50	\$0.00	0.00%	\$2,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$125.00	\$125.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$24,500.00
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33	\$0.00	0.00%	\$958.33	\$958.33	\$0.00	0.00%	\$11,500.00
9640-000 - Reserve-Sewer	\$375.00	\$375.00	\$0.00	0.00%	\$375.00	\$375.00	\$0.00	0.00%	\$4,500.00
9641-000 - Reserve-Water	\$916.67	\$916.67	\$0.00	0.00%	\$916.67	\$916.67	\$0.00	0.00%	\$11,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$24,500.00
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00	\$0.00	0.00%	\$375.00	\$375.00	\$0.00	0.00%	\$4,500.00
9900-000 - Reserve-Interest	\$452.49	\$0.00	(\$452.49)	(100.00%)	\$452.49	\$0.00	(\$452.49)	(100.00%)	\$0.00
Total Reserve Expense	\$69,390.00	\$68,937.51	(\$452.49)	(0.66%)	\$69,390.00	\$68,937.51	(\$452.49)	(0.66%)	\$827,250.00
Total Reserve Expense	\$69,390.00	\$68,937.51	(\$452.49)	(0.66%)	\$69,390.00	\$68,937.51	(\$452.49)	(0.66%)	\$827,250.00
Reserve Net Income	(\$69,390.00)	(\$68,937.51)	(\$452.49)	.66%	(\$69,390.00)	(\$68,937.51)	(\$452.49)	.66%	(\$827,250.00)
Net Income	(\$1,430.87)	\$0.00	(\$1,430.87)	100.00%	(\$1,430.87)	\$0.00	(\$1,430.87)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
1/1/2024 - 1/31/2024

Account	1/1/2024 - 1/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-House Paint	\$7,500.00	\$21,242.30	\$123,433.25	\$7,500.00	\$21,242.30	\$109,690.95
3022-000 Reserve-Streets	\$416.67	\$0.00	\$262,743.02	\$416.67	\$0.00	\$263,159.69
3022-001 Reserve-Walks/Gutters	\$250.00	\$63.17	\$61,121.70	\$250.00	\$63.17	\$61,308.53
3023-000 Reserve-Roof Repair/Replace	\$53,750.00	\$28,944.46	\$847,961.53	\$53,750.00	\$28,944.46	\$872,767.07
3025-001 Reserve-Pool Remarcite	\$187.50	\$0.00	\$13,967.84	\$187.50	\$0.00	\$14,155.34
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$48,427.19	\$125.00	\$0.00	\$48,552.19
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$136,278.96	\$0.00	\$0.00	\$136,278.96
3031-000 Reserve-House Repair/Wood	\$2,041.67	\$4,070.11	\$10,596.94	\$2,041.67	\$4,070.11	\$8,568.50
3039-000 Reserve-Recreation Area	\$958.33	\$1,116.85	\$142,022.67	\$958.33	\$1,116.85	\$141,864.15
3040-000 Reserve-Sewer	\$375.00	\$0.00	\$109,964.88	\$375.00	\$0.00	\$110,339.88
3041-000 Reserve-Water	\$916.67	\$310.86	\$22,832.94	\$916.67	\$310.86	\$23,438.75
3046-000 Reserve-Sprinklers Irrigation	\$2,041.67	\$587.05	\$32,614.43	\$2,041.67	\$587.05	\$34,069.05
3052-000 Reserve-Storm Drains	\$375.00	\$0.00	\$101,294.19	\$375.00	\$0.00	\$101,669.19
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	(\$2,100.00)	\$0.00	\$0.00	(\$2,100.00)
3080-000 Reserve-Interest	\$452.49	\$0.00	\$0.00	\$452.49	\$0.00	\$452.49
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	\$145,229.35	\$0.00	\$0.00	\$145,229.35
Total:	\$69,390.00	\$56,334.80	\$2,056,388.89	\$69,390.00	\$56,334.80	\$2,069,444.09