

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
2/29/2024

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$139,829.96
1031-000 - Alliance Assoc Bank-Misc (4841)	\$5,141.53
1112-000 - A/R-Late Fees	\$50.00
1410-000 - Prepaid Insurance-General	\$33,123.63
1500-000 - Utility Deposits-General	\$4,412.99
<u>Operating Total</u>	<u>\$182,558.11</u>

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$142,952.86
1076-001 - CD - Bank OZK 8/17/24 (7972)	\$242,593.24
1086-000 - Edward Jones	\$948,000.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$281,602.45
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$351,087.53
<u>Reserve Total</u>	<u>\$1,966,241.08</u>

Other

1800-000 - Property & Equipment	\$730,305.71
1801-000 - Land	\$77,500.00
1890-000 - Accumulated Depreciation	(\$641,677.70)
<u>Other Total</u>	<u>\$166,128.01</u>

Assets Total

\$2,314,927.20

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,820.02
2460-000 - Unearned Revenue-Cable Rebate	\$68,295.40
2510-000 - Rent Deposit/Security	\$2,000.00
<u>Other Total</u>	<u>\$94,115.42</u>

Reserve

3020-000 - Reserve-House Paint	\$100,037.11
3022-000 - Reserve-Streets	\$263,576.36
3022-001 - Reserve-Walks/Gutters	\$61,558.53
3023-000 - Reserve-Roof Repair/Replace	\$874,298.17
3025-001 - Reserve-Pool Remarcite	\$14,342.84
3027-000 - Reserve-Sea Walls	\$48,677.19
3028-000 - Reserve-Def Maintenance	\$136,278.96
3031-000 - Reserve-House Repair/Wood	\$10,565.34
3039-000 - Reserve-Recreation Area	\$142,336.94
3040-000 - Reserve-Sewer	\$110,714.88
3041-000 - Reserve-Water	\$23,815.27
3046-000 - Reserve-Sprinklers Irrigation	\$34,863.13
3052-000 - Reserve-Storm Drains	\$102,044.19
3062-000 - Reserve-Shuffleboard Maintenance	(\$2,100.00)
3080-000 - Reserve-Interest	\$45,232.17
<u>Reserve Total</u>	<u>\$1,966,241.08</u>

Retained Earnings

\$260,259.64

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2/29/2024

<u>Net Income</u>	(\$5,688.94)	
<i>Liabilities & Equity Total</i>		\$2,314,927.20

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$282,600.00
6070-000 - Interest Income-Operating	\$3.96	\$7.81
6071-000 - Interest Income-Reserve	\$44,779.68	\$45,232.17
6082-000 - Late Fee Income	\$50.00	\$50.00
6083-000 - Other Income-General	\$1,000.00	\$1,300.00
6084-000 - Other Income-Misc	\$600.00	\$600.00
<u>Total Revenues</u>	<u>\$187,733.64</u>	<u>\$329,789.98</u>
<i>Total Income</i>	\$187,733.64	\$329,789.98
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$3,327.50
7210-000 - Legal & Professional	\$275.00	\$275.00
7310-012 - Permit License Fee	\$61.25	\$61.25
7510-000 - Admin Expenses-Office	\$187.03	\$334.40
7810-000 - Uncollectible Assessments	(\$125.00)	\$0.00
7820-000 - General Expenses	\$0.00	\$207.62
<u>Total Administrative</u>	<u>\$2,062.03</u>	<u>\$4,205.77</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,725.40	\$17,450.80
8021-000 - Salaries/Payroll Expense	\$918.81	\$2,395.09
8110-038 - R&M-Rec Area	\$2,615.42	\$4,474.49
8210-007 - Grounds-Landscape	\$19,491.90	\$30,283.80
8710-001 - Utilities-Electric	\$2,214.87	\$4,295.82
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$3,416.41
8710-005 - Utilities-Telephone	\$60.72	\$121.44
8710-010 - Utilities-Reclaimed Water	\$733.68	\$2,188.51
8710-012 - Utilities-Cable TV	\$16,065.64	\$32,131.28
8710-022 - Pinellas Park City Service	\$25,386.05	\$51,408.32
<u>Total Services & Utilities</u>	<u>\$76,212.49</u>	<u>\$148,165.96</u>
<i>Total Expense</i>	\$78,274.52	\$152,371.73
Operating Net Income	<u>\$109,459.12</u>	<u>\$177,418.25</u>
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	\$15,000.00
9622-000 - Reserve-Streets	\$416.67	\$833.34
9622-001 - Reserve-Walks/Gutters	\$250.00	\$500.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024	Year To Date
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$107,500.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$375.00
9627-000 - Reserve-Sea Walls	\$125.00	\$250.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$4,083.34
9639-000 - Reserve-Recreation Area	\$958.33	\$1,916.66
9640-000 - Reserve-Sewer	\$375.00	\$750.00
9641-000 - Reserve-Water	\$916.67	\$1,833.34
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$4,083.34
9652-000 - Reserve-Storm Drains	\$375.00	\$750.00
9900-000 - Reserve-Interest	\$44,779.68	\$45,232.17
<u>Total Reserve Expense</u>	<u>\$113,717.19</u>	<u>\$183,107.19</u>
<i>Total Reserve Expense</i>	\$113,717.19	\$183,107.19
Reserve Net Income	<u>(\$113,717.19)</u>	<u>(\$183,107.19)</u>
Net Income	<u>(\$4,258.07)</u>	<u>(\$5,688.94)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024				1/1/2024 - 2/29/2024				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%	\$282,600.00	\$282,597.38	\$2.62	0.00%	\$1,695,584.24
6070-000 - Interest Income-Operating	\$3.96	\$0.00	\$3.96	100.00%	\$7.81	\$0.00	\$7.81	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$44,779.68	\$5,000.00	\$39,779.68	795.59%	\$45,232.17	\$10,000.00	\$35,232.17	352.32%	\$60,000.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	100.00%	\$50.00	\$0.00	\$50.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$1,300.00	\$0.00	\$1,300.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$600.00	\$0.00	\$600.00	100.00%	\$600.00	\$0.00	\$600.00	100.00%	\$0.00
<u>Total Revenues</u>	\$187,733.64	\$146,298.69	\$41,434.95	28.32%	\$329,789.98	\$292,597.38	\$37,192.60	12.71%	\$1,755,584.24
Total Income	\$187,733.64	\$146,298.69	\$41,434.95	28.32%	\$329,789.98	\$292,597.38	\$37,192.60	12.71%	\$1,755,584.24
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$3,327.50	\$4,100.00	\$772.50	18.84%	\$24,600.00
7210-000 - Legal & Professional	\$275.00	\$350.00	\$75.00	21.43%	\$275.00	\$700.00	\$425.00	60.71%	\$4,200.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$0.00	\$1,250.00	\$1,250.00	100.00%	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$1,083.34	\$1,083.34	100.00%	\$6,500.00
7310-012 - Permit License Fee	\$61.25	\$208.33	\$147.08	70.60%	\$61.25	\$416.66	\$355.41	85.30%	\$2,500.00
7510-000 - Admin Expenses-Office	\$187.03	\$541.67	\$354.64	65.47%	\$334.40	\$1,083.34	\$748.94	69.13%	\$6,500.00
7810-000 - Uncollectible Assessments	(\$125.00)	\$125.00	\$250.00	0.00%	\$0.00	\$250.00	\$250.00	100.00%	\$1,500.00
7820-000 - General Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$207.62	\$0.00	(\$207.62)	(100.00%)	\$0.00
<u>Total Administrative</u>	\$2,062.03	\$4,441.67	\$2,379.64	53.58%	\$4,205.77	\$8,883.34	\$4,677.57	52.66%	\$53,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$17,450.80	\$17,450.80	\$0.00	0.00%	\$104,704.81
8021-000 - Salaries/Payroll Expense	\$918.81	\$1,629.52	\$710.71	43.61%	\$2,395.09	\$3,259.04	\$863.95	26.51%	\$19,554.43
8110-038 - R&M-Rec Area	\$2,615.42	\$2,625.00	\$9.58	0.36%	\$4,474.49	\$5,250.00	\$775.51	14.77%	\$31,500.00

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Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024				1/1/2024 - 2/29/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-007 - Grounds-Landscape	\$19,491.90	\$12,166.67	(\$7,325.23)	(60.21%)	\$30,283.80	\$24,333.34	(\$5,950.46)	(24.45%)	\$146,000.00
8710-001 - Utilities-Electric	\$2,214.87	\$2,708.33	\$493.46	18.22%	\$4,295.82	\$5,416.66	\$1,120.84	20.69%	\$32,500.00
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$729.17	\$729.17	100.00%	\$3,416.41	\$1,458.34	(\$1,958.07)	(134.27%)	\$8,750.00
8710-005 - Utilities-Telephone	\$60.72	\$64.58	\$3.86	5.98%	\$121.44	\$129.16	\$7.72	5.98%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$733.68	\$1,479.17	\$745.49	50.40%	\$2,188.51	\$2,958.34	\$769.83	26.02%	\$17,750.00
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$32,131.28	\$33,083.34	\$952.06	2.88%	\$198,500.00
8710-022 - Pinellas Park City Service	\$25,386.05	\$26,250.00	\$863.95	3.29%	\$51,408.32	\$52,500.00	\$1,091.68	2.08%	\$315,000.00
<u>Total Services & Utilities</u>	\$76,212.49	\$72,919.51	(\$3,292.98)	(4.52%)	\$148,165.96	\$145,839.02	(\$2,326.94)	(1.60%)	\$875,034.24
Total Expense	\$78,274.52	\$77,361.18	(\$913.34)	(1.18%)	\$152,371.73	\$154,722.36	\$2,350.63	1.52%	\$928,334.24
Operating Net Income	\$109,459.12	\$68,937.51	\$40,521.61	58.78%	\$177,418.25	\$137,875.02	\$39,543.23	28.68%	\$827,250.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$15,000.00	\$15,000.00	\$0.00	0.00%	\$90,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$833.34	\$833.34	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$107,500.00	\$107,500.00	\$0.00	0.00%	\$645,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50	\$0.00	0.00%	\$375.00	\$375.00	\$0.00	0.00%	\$2,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$4,083.34	\$4,083.34	\$0.00	0.00%	\$24,500.00
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33	\$0.00	0.00%	\$1,916.66	\$1,916.66	\$0.00	0.00%	\$11,500.00
9640-000 - Reserve-Sewer	\$375.00	\$375.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$4,500.00
9641-000 - Reserve-Water	\$916.67	\$916.67	\$0.00	0.00%	\$1,833.34	\$1,833.34	\$0.00	0.00%	\$11,000.00
9646-000 -									

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024				1/1/2024 - 2/29/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$4,083.34	\$4,083.34	\$0.00	0.00%	\$24,500.00
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$4,500.00
9900-000 - Reserve-Interest	\$44,779.68	\$0.00	(\$44,779.68)	(100.00%)	\$45,232.17	\$0.00	(\$45,232.17)	(100.00%)	\$0.00
Total Reserve Expense	\$113,717.19	\$68,937.51	(\$44,779.68)	(64.96%)	\$183,107.19	\$137,875.02	(\$45,232.17)	(32.81%)	\$827,250.00
Total Reserve Expense	\$113,717.19	\$68,937.51	(\$44,779.68)	(64.96%)	\$183,107.19	\$137,875.02	(\$45,232.17)	(32.81%)	\$827,250.00
Reserve Net Income	(\$113,717.19)	(\$68,937.51)	(\$44,779.68)	64.96%	(\$183,107.19)	(\$137,875.02)	(\$45,232.17)	32.81%	(\$827,250.00)
Net Income	(\$4,258.07)	\$0.00	(\$4,258.07)	100.00%	(\$5,688.94)	\$0.00	(\$5,688.94)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
2/1/2024 - 2/29/2024

Account	2/1/2024 - 2/29/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-House Paint	\$7,500.00	\$17,153.84	\$123,433.25	\$15,000.00	\$38,396.14	\$100,037.11
3022-000 Reserve-Streets	\$416.67	\$0.00	\$262,743.02	\$833.34	\$0.00	\$263,576.36
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$61,121.70	\$500.00	\$63.17	\$61,558.53
3023-000 Reserve-Roof Repair/Replace	\$53,750.00	\$52,218.90	\$847,961.53	\$107,500.00	\$81,163.36	\$874,298.17
3025-001 Reserve-Pool Remarcite	\$187.50	\$0.00	\$13,967.84	\$375.00	\$0.00	\$14,342.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$48,427.19	\$250.00	\$0.00	\$48,677.19
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	\$44.83	\$10,596.94	\$4,083.34	\$4,114.94	\$10,565.34
3039-000 Reserve-Recreation Area	\$958.33	\$485.54	\$142,022.67	\$1,916.66	\$1,602.39	\$142,336.94
3040-000 Reserve-Sewer	\$375.00	\$0.00	\$109,964.88	\$750.00	\$0.00	\$110,714.88
3041-000 Reserve-Water	\$916.67	\$540.15	\$22,832.94	\$1,833.34	\$851.01	\$23,815.27
3046-000 Reserve-Sprinklers Irrigation	\$2,191.67	\$1,397.59	\$32,614.43	\$4,233.34	\$1,984.64	\$34,863.13
3052-000 Reserve-Storm Drains	\$375.00	\$0.00	\$101,294.19	\$750.00	\$0.00	\$102,044.19
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	(\$2,100.00)	\$0.00	\$0.00	(\$2,100.00)
3080-000 Reserve-Interest	\$44,779.68	\$0.00	\$0.00	\$45,232.17	\$0.00	\$45,232.17
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:	\$113,867.19	\$71,840.85	\$2,056,388.89	\$183,257.19	\$128,175.65	\$2,111,470.43