

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
4/30/2024

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$133,185.44
1031-000 - Alliance Assoc Bank-Misc (4841)	\$5,541.76
1110-000 - A/R-Maintenance Fees	\$1,300.00
1112-000 - A/R-Late Fees	\$125.00
1114-000 - A/R-Administrative Fees	\$20.00
1410-000 - Prepaid Insurance-General	\$22,497.13
1420-000 - Prepaid Expenses	\$922.66

Operating Total

\$163,591.99

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$143,894.81
1076-001 - CD - Bank OZK 8/17/24 (7972)	\$247,992.24
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$372,405.27
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$351,255.72

Reserve Total

\$2,068,408.04

Other

1800-000 - Property & Equipment	\$730,305.71
1801-000 - Land	\$77,500.00
1890-000 - Accumulated Depreciation	(\$652,978.70)
1891-000 - Depreciation	\$11,301.00

Other Total

\$166,128.01

Assets Total

\$2,398,128.04

Liabilities and EquityOperating

4997-000 - Fund Balance-Fixed Assets	\$166,128.00
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Operating Total

\$166,128.00

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,195.02
2460-000 - Unearned Revenue-Cable Rebate	\$63,585.40
2510-000 - Rent Deposit/Security	\$2,000.00

Other Total

\$84,780.42

Reserve

3020-000 - Reserve-House Paint	\$115,037.11
3022-000 - Reserve-Streets	\$264,409.70
3022-001 - Reserve-Walks/Gutters	\$62,058.53
3023-000 - Reserve-Roof Repair/Replace	\$941,142.49
3025-001 - Reserve-Pool Remarcite	\$14,717.84
3027-000 - Reserve-Sea Walls	\$48,927.19
3028-000 - Reserve-Def Maintenance	\$122,953.96
3031-000 - Reserve-House Repair/Wood	\$11,577.49
3039-000 - Reserve-Recreation Area	\$144,253.60
3040-000 - Reserve-Sewer	\$111,464.88
3041-000 - Reserve-Water	\$24,934.38

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3046-000 - Reserve-Sprinklers Irrigation	\$36,006.62	
3052-000 - Reserve-Storm Drains	\$102,794.19	
3080-000 - Reserve-Interest	\$68,130.06	
<u>Reserve Total</u>	<u>\$2,068,408.04</u>	
<u>Retained Earnings</u>	\$85,610.65	
<u>Net Income</u>	(\$6,799.07)	
<i>Liabilities & Equity Total</i>		\$2,398,128.04

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$565,200.00
6070-000 - Interest Income-Operating	\$3.60	\$15.47
6071-000 - Interest Income-Reserve	\$601.65	\$46,651.06
6082-000 - Late Fee Income	\$50.00	\$200.00
6083-000 - Other Income-General	\$350.00	\$2,650.00
6084-000 - Other Income-Misc	\$100.00	\$1,000.00
<u>Total Revenues</u>	<u>\$142,405.25</u>	<u>\$615,716.53</u>
<i>Total Income</i>	<i>\$142,405.25</i>	<i>\$615,716.53</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$6,655.00
7210-000 - Legal & Professional	\$0.00	\$357.50
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-012 - Permit License Fee	\$466.67	\$694.59
7510-000 - Admin Expenses-Office	\$306.16	\$797.10
7810-000 - Uncollectible Assessments	\$0.00	\$0.00
7820-000 - General Expenses	\$0.00	\$207.62
<u>Total Administrative</u>	<u>\$2,436.58</u>	<u>\$12,711.81</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,725.40	\$34,901.60
8021-000 - Salaries/Payroll Expense	\$887.19	\$4,967.13
8110-038 - R&M-Rec Area	\$2,727.29	\$9,197.81
8210-007 - Grounds-Landscape	\$10,791.90	\$51,867.60
8710-001 - Utilities-Electric	\$2,011.16	\$8,486.39
8710-004 - Utilities-Electric-Pool Heating	\$1,712.01	\$6,682.57
8710-005 - Utilities-Telephone	\$65.51	\$252.67
8710-010 - Utilities-Reclaimed Water	\$1,163.12	\$4,222.35
8710-012 - Utilities-Cable TV	\$16,065.64	\$64,262.56
8710-022 - Pinellas Park City Service	\$25,679.58	\$102,562.01
<u>Total Services & Utilities</u>	<u>\$69,828.80</u>	<u>\$287,402.69</u>
<i>Total Expense</i>	<i>\$72,265.38</i>	<i>\$300,114.50</i>
Operating Net Income	<u>\$70,139.87</u>	<u>\$315,602.03</u>
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,500.00	\$30,000.00
9622-000 - Reserve-Streets	\$416.67	\$1,666.68

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024	Year To Date
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$215,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$750.00
9627-000 - Reserve-Sea Walls	\$125.00	\$500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$8,166.68
9639-000 - Reserve-Recreation Area	\$958.33	\$3,833.32
9640-000 - Reserve-Sewer	\$375.00	\$1,500.00
9641-000 - Reserve-Water	\$916.67	\$3,666.68
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$8,166.68
9652-000 - Reserve-Storm Drains	\$375.00	\$1,500.00
9900-000 - Reserve-Interest	\$601.65	\$46,651.06
<u>Total Reserve Expense</u>	<u>\$69,539.16</u>	<u>\$322,401.10</u>
<i>Total Reserve Expense</i>	\$69,539.16	\$322,401.10
Reserve Net Income	<u>(\$69,539.16)</u>	<u>(\$322,401.10)</u>
Net Income	\$600.71	(\$6,799.07)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024				1/1/2024 - 4/30/2024				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%	\$565,200.00	\$565,194.76	\$5.24	0.00%	\$1,695,584.24
6070-000 - Interest Income-Operating	\$3.60	\$0.00	\$3.60	100.00%	\$15.47	\$0.00	\$15.47	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$601.65	\$5,000.00	(\$4,398.35)	(87.97%)	\$46,651.06	\$20,000.00	\$26,651.06	133.26%	\$60,000.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	100.00%	\$200.00	\$0.00	\$200.00	100.00%	\$0.00
6083-000 - Other Income-General	\$350.00	\$0.00	\$350.00	100.00%	\$2,650.00	\$0.00	\$2,650.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$100.00	\$0.00	\$100.00	100.00%	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$0.00
Total Revenues	\$142,405.25	\$146,298.69	(\$3,893.44)	(2.66%)	\$615,716.53	\$585,194.76	\$30,521.77	5.22%	\$1,755,584.24
Total Income	\$142,405.25	\$146,298.69	(\$3,893.44)	(2.66%)	\$615,716.53	\$585,194.76	\$30,521.77	5.22%	\$1,755,584.24
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$6,655.00	\$8,200.00	\$1,545.00	18.84%	\$24,600.00
7210-000 - Legal & Professional	\$0.00	\$350.00	\$350.00	100.00%	\$357.50	\$1,400.00	\$1,042.50	74.46%	\$4,200.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$4,000.00	\$2,500.00	(\$1,500.00)	(60.00%)	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$2,166.68	\$2,166.68	100.00%	\$6,500.00
7310-012 - Permit License Fee	\$466.67	\$208.33	(\$258.34)	(124.01%)	\$694.59	\$833.32	\$138.73	16.65%	\$2,500.00
7510-000 - Admin Expenses-Office	\$306.16	\$541.67	\$235.51	43.48%	\$797.10	\$2,166.68	\$1,369.58	63.21%	\$6,500.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$500.00	\$500.00	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
Total Administrative	\$2,436.58	\$4,441.67	\$2,005.09	45.14%	\$12,711.81	\$17,766.68	\$5,054.87	28.45%	\$53,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$34,901.60	\$34,901.60	\$0.00	0.00%	\$104,704.81
8021-000 - Salaries/Payroll Expense	\$887.19	\$1,629.52	\$742.33	45.56%	\$4,967.13	\$6,518.08	\$1,550.95	23.79%	\$19,554.43
8110-038 - R&M-Rec Area	\$2,727.29	\$2,625.00	(\$102.29)	(3.90%)	\$9,197.81	\$10,500.00	\$1,302.19	12.40%	\$31,500.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,166.67	\$1,374.77	11.30%	\$51,867.60	\$48,666.68	(\$3,200.92)	(6.58%)	\$146,000.00
8710-001 - Utilities-Electric	\$2,011.16	\$2,708.33	\$697.17	25.74%	\$8,486.39	\$10,833.32	\$2,346.93	21.66%	\$32,500.00
8710-004 - Utilities-Electric-Pool Heating	\$1,712.01	\$729.17	(\$982.84)	(134.79%)	\$6,682.57	\$2,916.68	(\$3,765.89)	(129.12%)	\$8,750.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024				1/1/2024 - 4/30/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-005 - Utilities-Telephone	\$65.51	\$64.58	(\$0.93)	(1.44%)	\$252.67	\$258.32	\$5.65	2.19%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$1,163.12	\$1,479.17	\$316.05	21.37%	\$4,222.35	\$5,916.68	\$1,694.33	28.64%	\$17,750.00
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$64,262.56	\$66,166.68	\$1,904.12	2.88%	\$198,500.00
8710-022 - Pinellas Park City Service	\$25,679.58	\$26,250.00	\$570.42	2.17%	\$102,562.01	\$105,000.00	\$2,437.99	2.32%	\$315,000.00
<u>Total Services & Utilities</u>	\$69,828.80	\$72,919.51	\$3,090.71	4.24%	\$287,402.69	\$291,678.04	\$4,275.35	1.47%	\$875,034.24
Total Expense	\$72,265.38	\$77,361.18	\$5,095.80	6.59%	\$300,114.50	\$309,444.72	\$9,330.22	3.02%	\$928,334.24
Operating Net Income	\$70,139.87	\$68,937.51	\$1,202.36	1.74%	\$315,602.03	\$275,750.04	\$39,851.99	14.45%	\$827,250.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$30,000.00	\$30,000.00	\$0.00	0.00%	\$90,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$1,666.68	\$1,666.68	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$215,000.00	\$215,000.00	\$0.00	0.00%	\$645,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$2,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$8,166.68	\$8,166.68	\$0.00	0.00%	\$24,500.00
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33	\$0.00	0.00%	\$3,833.32	\$3,833.32	\$0.00	0.00%	\$11,500.00
9640-000 - Reserve-Sewer	\$375.00	\$375.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$4,500.00
9641-000 - Reserve-Water	\$916.67	\$916.67	\$0.00	0.00%	\$3,666.68	\$3,666.68	\$0.00	0.00%	\$11,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$8,166.68	\$8,166.68	\$0.00	0.00%	\$24,500.00
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$4,500.00
9900-000 - Reserve-Interest	\$601.65	\$0.00	(\$601.65)	(100.00%)	\$46,651.06	\$0.00	(\$46,651.06)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$69,539.16	\$68,937.51	(\$601.65)	(0.87%)	\$322,401.10	\$275,750.04	(\$46,651.06)	(16.92%)	\$827,250.00
Total Reserve Expense	\$69,539.16	\$68,937.51	(\$601.65)	(0.87%)	\$322,401.10	\$275,750.04	(\$46,651.06)	(16.92%)	\$827,250.00
Reserve Net Income	(\$69,539.16)	(\$68,937.51)	(\$601.65)	.87%	(\$322,401.10)	(\$275,750.04)	(\$46,651.06)	16.92%	(\$827,250.00)
Net Income	\$600.71	\$0.00	\$600.71	100.00%	(\$6,799.07)	\$0.00	(\$6,799.07)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
4/1/2024 - 4/30/2024

Account	4/1/2024 - 4/30/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
3020-000 Reserve-House Paint	\$7,500.00	\$0.00	\$123,433.25	\$30,000.00	\$38,396.14	\$115,037.11
3022-000 Reserve-Streets	\$416.67	\$0.00	\$262,743.02	\$1,666.68	\$0.00	\$264,409.70
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$61,121.70	\$1,000.00	\$63.17	\$62,058.53
3023-000 Reserve-Roof Repair/Replace	\$53,750.00	\$35,555.14	\$847,961.53	\$215,000.00	\$121,819.04	\$941,142.49
3025-001 Reserve-Pool Remarcite	\$187.50	\$0.00	\$13,967.84	\$750.00	\$0.00	\$14,717.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$48,427.19	\$500.00	\$0.00	\$48,927.19
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$122,953.96	\$0.00	\$0.00	\$122,953.96
3031-000 Reserve-House Repair/Wood	\$2,041.67	\$2,371.17	\$10,596.94	\$8,166.68	\$7,186.13	\$11,577.49
3039-000 Reserve-Recreation Area	\$958.33	\$0.00	\$142,022.67	\$3,833.32	\$1,602.39	\$144,253.60
3040-000 Reserve-Sewer	\$375.00	\$0.00	\$109,964.88	\$1,500.00	\$0.00	\$111,464.88
3041-000 Reserve-Water	\$916.67	\$673.75	\$22,832.94	\$3,666.68	\$1,565.24	\$24,934.38
3046-000 Reserve-Sprinklers Irrigation	\$2,041.67	\$1,425.64	\$32,614.43	\$8,366.68	\$4,974.49	\$36,006.62
3052-000 Reserve-Storm Drains	\$375.00	\$0.00	\$101,294.19	\$1,500.00	\$0.00	\$102,794.19
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$601.65	\$0.00	\$21,479.00	\$46,651.06	\$0.00	\$68,130.06
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	(\$63,330.65)	\$33,911.01	\$0.00	(\$29,419.64)
Total:	\$69,539.16	\$40,025.70	\$1,858,082.89	\$356,512.11	\$175,606.60	\$2,038,988.40