

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
5/31/2024

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$135,953.29
1031-000 - Alliance Assoc Bank-Misc (4841)	\$5,719.76
1110-000 - A/R-Maintenance Fees	\$1,322.00
1112-000 - A/R-Late Fees	\$225.00
1114-000 - A/R-Administrative Fees	\$40.00
1410-000 - Prepaid Insurance-General	\$24,579.38
1420-000 - Prepaid Expenses	\$755.99

Operating Total

\$168,595.42

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$144,406.97
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)	\$408,769.59
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$351,389.98

Reserve Total

\$2,105,418.78

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

\$2,440,142.21

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$22,395.02
2460-000 - Unearned Revenue-Cable Rebate	\$62,407.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$252,930.92

Reserve

3020-000 - Reserve-House Paint	\$115,195.49
3022-000 - Reserve-Streets	\$264,826.37
3022-001 - Reserve-Walks/Gutters	\$62,308.53
3023-000 - Reserve-Roof Repair/Replace	\$982,779.11
3025-001 - Reserve-Pool Remarcite	\$14,905.34
3027-000 - Reserve-Sea Walls	\$49,052.19
3028-000 - Reserve-Def Maintenance	\$122,953.96
3031-000 - Reserve-House Repair/Wood	\$10,839.29
3039-000 - Reserve-Recreation Area	\$138,311.93
3040-000 - Reserve-Sewer	\$111,373.93
3041-000 - Reserve-Water	\$24,733.47
3046-000 - Reserve-Sprinklers Irrigation	\$36,184.64
3052-000 - Reserve-Storm Drains	\$103,169.19
3080-000 - Reserve-Interest	\$68,785.34

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
5/31/2024

<u>Reserve Total</u>	\$2,105,418.78
<u>Retained Earnings</u>	\$85,610.65
<u>Net Income</u>	(\$3,818.14)
<i>Liabilities & Equity Total</i>	\$2,440,142.21

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,342.00	\$706,542.00
6070-000 - Interest Income-Operating	\$3.74	\$19.21
6071-000 - Interest Income-Reserve	\$655.28	\$47,306.34
6082-000 - Late Fee Income	\$100.00	\$300.00
6083-000 - Other Income-General	\$300.00	\$2,950.00
6084-000 - Other Income-Misc	\$230.00	\$1,230.00
<u>Total Revenues</u>	<u>\$142,631.02</u>	<u>\$758,347.55</u>
<i>Total Income</i>	\$142,631.02	\$758,347.55
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$8,318.75
7210-000 - Legal & Professional	\$682.50	\$1,040.00
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-012 - Permit License Fee	\$166.67	\$861.26
7510-000 - Admin Expenses-Office	(\$101.35)	\$695.75
7810-000 - Uncollectible Assessments	\$0.00	\$0.00
7820-000 - General Expenses	\$52.12	\$259.74
<u>Total Administrative</u>	<u>\$2,463.69</u>	<u>\$15,175.50</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,725.40	\$43,627.00
8021-000 - Salaries/Payroll Expense	\$1,205.54	\$6,172.67
8110-038 - R&M-Rec Area	\$1,328.45	\$10,526.26
8210-007 - Grounds-Landscape	\$10,791.90	\$62,659.50
8710-001 - Utilities-Electric	\$2,137.26	\$10,623.65
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$6,682.57
8710-005 - Utilities-Telephone	\$65.51	\$318.18
8710-010 - Utilities-Reclaimed Water	\$1,104.37	\$5,326.72
8710-012 - Utilities-Cable TV	\$16,065.64	\$80,328.20
8710-022 - Pinellas Park City Service	\$26,169.54	\$128,731.55
<u>Total Services & Utilities</u>	<u>\$67,593.61</u>	<u>\$354,996.30</u>
<i>Total Expense</i>	\$70,057.30	\$370,171.80
Operating Net Income	<u>\$72,573.72</u>	<u>\$388,175.75</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	\$37,500.00
9622-000 - Reserve-Streets	\$416.67	\$2,083.35

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024	Year To Date
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,250.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$268,750.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$937.50
9627-000 - Reserve-Sea Walls	\$125.00	\$625.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$10,208.35
9639-000 - Reserve-Recreation Area	\$958.33	\$4,791.65
9640-000 - Reserve-Sewer	\$375.00	\$1,875.00
9641-000 - Reserve-Water	\$916.67	\$4,583.35
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$10,208.35
9652-000 - Reserve-Storm Drains	\$375.00	\$1,875.00
9900-000 - Reserve-Interest	\$655.28	\$47,306.34
<u>Total Reserve Expense</u>	<u>\$69,592.79</u>	<u>\$391,993.89</u>
<i>Total Reserve Expense</i>	\$69,592.79	\$391,993.89
Reserve Net Income	<u>(\$69,592.79)</u>	<u>(\$391,993.89)</u>
Net Income	\$2,980.93	(\$3,818.14)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024				1/1/2024 - 5/31/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,342.00	\$141,298.69	\$43.31	0.03%	\$706,542.00	\$706,493.45	\$48.55	0.01%	\$1,695,584.24
6070-000 - Interest Income-Operating	\$3.74	\$0.00	\$3.74	100.00%	\$19.21	\$0.00	\$19.21	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$655.28	\$5,000.00	(\$4,344.72)	(86.89%)	\$47,306.34	\$25,000.00	\$22,306.34	89.23%	\$60,000.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$300.00	\$0.00	\$300.00	100.00%	\$0.00
6083-000 - Other Income-General	\$300.00	\$0.00	\$300.00	100.00%	\$2,950.00	\$0.00	\$2,950.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$230.00	\$0.00	\$230.00	100.00%	\$1,230.00	\$0.00	\$1,230.00	100.00%	\$0.00
Total Revenues	\$142,631.02	\$146,298.69	(\$3,667.67)	(2.51%)	\$758,347.55	\$731,493.45	\$26,854.10	3.67%	\$1,755,584.24
Total Income	\$142,631.02	\$146,298.69	(\$3,667.67)	(2.51%)	\$758,347.55	\$731,493.45	\$26,854.10	3.67%	\$1,755,584.24
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$8,318.75	\$10,250.00	\$1,931.25	18.84%	\$24,600.00
7210-000 - Legal & Professional	\$682.50	\$350.00	(\$332.50)	(95.00%)	\$1,040.00	\$1,750.00	\$710.00	40.57%	\$4,200.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$4,000.00	\$3,125.00	(\$875.00)	(28.00%)	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$2,708.35	\$2,708.35	100.00%	\$6,500.00
7310-012 - Permit License Fee	\$166.67	\$208.33	\$41.66	20.00%	\$861.26	\$1,041.65	\$180.39	17.32%	\$2,500.00
7510-000 - Admin Expenses-Office	(\$101.35)	\$541.67	\$643.02	118.71%	\$695.75	\$2,708.35	\$2,012.60	74.31%	\$6,500.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$625.00	\$625.00	100.00%	\$1,500.00
7820-000 - General Expenses	\$52.12	\$0.00	(\$52.12)	(100.00%)	\$259.74	\$0.00	(\$259.74)	(100.00%)	\$0.00
Total Administrative	\$2,463.69	\$4,441.67	\$1,977.98	44.53%	\$15,175.50	\$22,208.35	\$7,032.85	31.67%	\$53,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$43,627.00	\$43,627.00	\$0.00	0.00%	\$104,704.81
8021-000 - Salaries/Payroll Expense	\$1,205.54	\$1,629.52	\$423.98	26.02%	\$6,172.67	\$8,147.60	\$1,974.93	24.24%	\$19,554.43
8110-038 - R&M-Rec Area	\$1,328.45	\$2,625.00	\$1,296.55	49.39%	\$10,526.26	\$13,125.00	\$2,598.74	19.80%	\$31,500.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,166.67	\$1,374.77	11.30%	\$62,659.50	\$60,833.35	(\$1,826.15)	(3.00%)	\$146,000.00
8710-001 - Utilities-Electric	\$2,137.26	\$2,708.33	\$571.07	21.09%	\$10,623.65	\$13,541.65	\$2,918.00	21.55%	\$32,500.00
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$729.17	\$729.17	100.00%	\$6,682.57	\$3,645.85	(\$3,036.72)	(83.29%)	\$8,750.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024				1/1/2024 - 5/31/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-005 - Utilities-Telephone	\$65.51	\$64.58	(\$0.93)	(1.44%)	\$318.18	\$322.90	\$4.72	1.46%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$1,104.37	\$1,479.17	\$374.80	25.34%	\$5,326.72	\$7,395.85	\$2,069.13	27.98%	\$17,750.00
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$80,328.20	\$82,708.35	\$2,380.15	2.88%	\$198,500.00
8710-022 - Pinellas Park City Service	\$26,169.54	\$26,250.00	\$80.46	0.31%	\$128,731.55	\$131,250.00	\$2,518.45	1.92%	\$315,000.00
<u>Total Services & Utilities</u>	\$67,593.61	\$72,919.51	\$5,325.90	7.30%	\$354,996.30	\$364,597.55	\$9,601.25	2.63%	\$875,034.24
Total Expense	\$70,057.30	\$77,361.18	\$7,303.88	9.44%	\$370,171.80	\$386,805.90	\$16,634.10	4.30%	\$928,334.24
Operating Net Income	\$72,573.72	\$68,937.51	\$3,636.21	5.27%	\$388,175.75	\$344,687.55	\$43,488.20	12.62%	\$827,250.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$37,500.00	\$37,500.00	\$0.00	0.00%	\$90,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,083.35	\$2,083.35	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$268,750.00	\$268,750.00	\$0.00	0.00%	\$645,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50	\$0.00	0.00%	\$937.50	\$937.50	\$0.00	0.00%	\$2,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$625.00	\$625.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$10,208.35	\$10,208.35	\$0.00	0.00%	\$24,500.00
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33	\$0.00	0.00%	\$4,791.65	\$4,791.65	\$0.00	0.00%	\$11,500.00
9640-000 - Reserve-Sewer	\$375.00	\$375.00	\$0.00	0.00%	\$1,875.00	\$1,875.00	\$0.00	0.00%	\$4,500.00
9641-000 - Reserve-Water	\$916.67	\$916.67	\$0.00	0.00%	\$4,583.35	\$4,583.35	\$0.00	0.00%	\$11,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$10,208.35	\$10,208.35	\$0.00	0.00%	\$24,500.00
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00	\$0.00	0.00%	\$1,875.00	\$1,875.00	\$0.00	0.00%	\$4,500.00
9900-000 - Reserve-Interest	\$655.28	\$0.00	(\$655.28)	(100.00%)	\$47,306.34	\$0.00	(\$47,306.34)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$69,592.79	\$68,937.51	(\$655.28)	(0.95%)	\$391,993.89	\$344,687.55	(\$47,306.34)	(13.72%)	\$827,250.00
Total Reserve Expense	\$69,592.79	\$68,937.51	(\$655.28)	(0.95%)	\$391,993.89	\$344,687.55	(\$47,306.34)	(13.72%)	\$827,250.00
Reserve Net Income	(\$69,592.79)	(\$68,937.51)	(\$655.28)	.95%	(\$391,993.89)	(\$344,687.55)	(\$47,306.34)	13.72%	(\$827,250.00)
Net Income	\$2,980.93	\$0.00	\$2,980.93	100.00%	(\$3,818.14)	\$0.00	(\$3,818.14)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
5/1/2024 - 5/31/2024

Account	5/1/2024 - 5/31/2024		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
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)
3020-000 Reserve-House Paint	\$7,500.00	\$7,341.62	\$123,433.25	\$37,500.00	\$45,737.76	\$115,195.49
3022-000 Reserve-Streets	\$416.67	\$0.00	\$262,743.02	\$2,083.35	\$0.00	\$264,826.37
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$61,121.70	\$1,250.00	\$63.17	\$62,308.53
3023-000 Reserve-Roof Repair/Replace	\$53,750.00	\$12,113.38	\$847,961.53	\$268,750.00	\$133,932.42	\$982,779.11
3025-001 Reserve-Pool Remarcite	\$187.50	\$0.00	\$13,967.84	\$937.50	\$0.00	\$14,905.34
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$48,427.19	\$625.00	\$0.00	\$49,052.19
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	\$2,779.87	\$10,596.94	\$10,208.35	\$9,966.00	\$10,839.29
3039-000 Reserve-Recreation Area	\$958.33	\$6,900.00	\$142,022.67	\$4,791.65	\$8,502.39	\$138,311.93
3040-000 Reserve-Sewer	\$375.00	\$465.95	\$109,964.88	\$1,875.00	\$465.95	\$111,373.93
3041-000 Reserve-Water	\$916.67	\$1,117.58	\$22,832.94	\$4,583.35	\$2,682.82	\$24,733.47
3046-000 Reserve-Sprinklers Irrigation	\$2,041.67	\$1,863.65	\$32,614.43	\$10,408.35	\$6,838.14	\$36,184.64
3052-000 Reserve-Storm Drains	\$375.00	\$0.00	\$101,294.19	\$1,875.00	\$0.00	\$103,169.19
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$655.28	\$0.00	\$21,479.00	\$47,306.34	\$0.00	\$68,785.34
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$69,592.79	\$32,582.05	\$1,858,082.89	\$426,104.90	\$208,188.65	\$2,075,999.14