

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
6/30/2024

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$130,506.70
1031-000 - Alliance Assoc Bank-Misc (4841)	\$5,719.88
1110-000 - A/R-Maintenance Fees	\$345.00
1112-000 - A/R-Late Fees	\$250.00
1114-000 - A/R-Administrative Fees	\$40.00
1410-000 - Prepaid Insurance-General	\$22,915.63
1420-000 - Prepaid Expenses	\$589.32

Operating Total

\$160,366.53

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$144,842.96
1076-001 - CD - Bank OZK 8/17/24 (7972)	\$254,850.66
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$360,064.20
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$351,519.96

Reserve Total

\$2,064,137.78

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

\$2,390,632.32

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,170.02
2460-000 - Unearned Revenue-Cable Rebate	\$61,230.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$245,528.42

Reserve

3020-000 - Reserve-House Paint	\$110,185.82
3022-000 - Reserve-Streets	\$265,243.04
3022-001 - Reserve-Walks/Gutters	\$62,558.53
3023-000 - Reserve-Roof Repair/Replace	\$938,124.41
3025-001 - Reserve-Pool Remarcite	\$15,092.84
3027-000 - Reserve-Sea Walls	\$49,177.19
3028-000 - Reserve-Def Maintenance	\$122,953.96
3031-000 - Reserve-House Repair/Wood	\$9,751.41
3039-000 - Reserve-Recreation Area	\$139,270.26
3040-000 - Reserve-Sewer	\$111,563.31
3041-000 - Reserve-Water	\$25,650.14
3046-000 - Reserve-Sprinklers Irrigation	\$34,804.20
3052-000 - Reserve-Storm Drains	\$103,544.19
3080-000 - Reserve-Interest	\$76,218.48

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
6/30/2024

<u>Reserve Total</u>	\$2,064,137.78
<u>Retained Earnings</u>	\$85,610.65
<u>Net Income</u>	(\$4,644.53)
<i>Liabilities & Equity Total</i>	\$2,390,632.32

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
6/1/2024 - 6/30/2024

	6/1/2024 - 6/30/2024	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$847,842.00
6070-000 - Interest Income-Operating	\$3.73	\$22.94
6071-000 - Interest Income-Reserve	\$7,433.14	\$54,739.48
6082-000 - Late Fee Income	\$100.00	\$400.00
6083-000 - Other Income-General	\$415.00	\$3,365.00
6084-000 - Other Income-Misc	\$0.00	\$1,230.00
<u>Total Revenues</u>	<u>\$149,251.87</u>	<u>\$907,599.42</u>
<i>Total Income</i>	\$149,251.87	\$907,599.42
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$9,982.50
7210-000 - Legal & Professional	\$55.00	\$1,095.00
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-012 - Permit License Fee	\$166.67	\$1,027.93
7510-000 - Admin Expenses-Office	\$806.71	\$1,502.46
7810-000 - Uncollectible Assessments	\$0.00	\$0.00
7820-000 - General Expenses	\$0.00	\$259.74
<u>Total Administrative</u>	<u>\$2,692.13</u>	<u>\$17,867.63</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,725.40	\$52,352.40
8021-000 - Salaries/Payroll Expense	\$732.01	\$6,904.68
8110-038 - R&M-Rec Area	\$4,575.54	\$15,101.80
8110-040 - Gate Project	\$42.00	\$42.00
8210-007 - Grounds-Landscape	\$10,791.90	\$73,451.40
8710-001 - Utilities-Electric	\$2,554.69	\$13,178.34
8710-004 - Utilities-Electric-Pool Heating	\$177.87	\$6,860.44
8710-005 - Utilities-Telephone	\$65.51	\$383.69
8710-010 - Utilities-Reclaimed Water	\$1,806.30	\$7,133.02
8710-012 - Utilities-Cable TV	\$16,065.64	\$96,393.84
8710-022 - Pinellas Park City Service	\$25,478.62	\$154,210.17
<u>Total Services & Utilities</u>	<u>\$71,015.48</u>	<u>\$426,011.78</u>
<i>Total Expense</i>	\$73,707.61	\$443,879.41
Operating Net Income	<u>\$75,544.26</u>	<u>\$463,720.01</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	\$45,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
6/1/2024 - 6/30/2024

	6/1/2024 - 6/30/2024	Year To Date
9622-000 - Reserve-Streets	\$416.67	\$2,500.02
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,500.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$322,500.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$1,125.00
9627-000 - Reserve-Sea Walls	\$125.00	\$750.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$12,250.02
9639-000 - Reserve-Recreation Area	\$958.33	\$5,749.98
9640-000 - Reserve-Sewer	\$375.00	\$2,250.00
9641-000 - Reserve-Water	\$916.67	\$5,500.02
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$12,250.02
9652-000 - Reserve-Storm Drains	\$375.00	\$2,250.00
9900-000 - Reserve-Interest	\$7,433.14	\$54,739.48
<u>Total Reserve Expense</u>	<u>\$76,370.65</u>	<u>\$468,364.54</u>
<i>Total Reserve Expense</i>	\$76,370.65	\$468,364.54
Reserve Net Income	<u>(\$76,370.65)</u>	<u>(\$468,364.54)</u>
Net Income	<u>(\$826.39)</u>	<u>(\$4,644.53)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
6/1/2024 - 6/30/2024

	6/1/2024 - 6/30/2024				1/1/2024 - 6/30/2024				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%	\$847,842.00	\$847,792.14	\$49.86	0.01%	\$1,695,584.24
6070-000 - Interest Income-Operating	\$3.73	\$0.00	\$3.73	100.00%	\$22.94	\$0.00	\$22.94	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$7,433.14	\$5,000.00	\$2,433.14	48.66%	\$54,739.48	\$30,000.00	\$24,739.48	82.46%	\$60,000.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$400.00	\$0.00	\$400.00	100.00%	\$0.00
6083-000 - Other Income-General	\$415.00	\$0.00	\$415.00	100.00%	\$3,365.00	\$0.00	\$3,365.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$0.00	\$0.00	\$0.00	0.00%	\$1,230.00	\$0.00	\$1,230.00	100.00%	\$0.00
Total Revenues	\$149,251.87	\$146,298.69	\$2,953.18	2.02%	\$907,599.42	\$877,792.14	\$29,807.28	3.40%	\$1,755,584.24
Total Income	\$149,251.87	\$146,298.69	\$2,953.18	2.02%	\$907,599.42	\$877,792.14	\$29,807.28	3.40%	\$1,755,584.24
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$9,982.50	\$12,300.00	\$2,317.50	18.84%	\$24,600.00
7210-000 - Legal & Professional	\$55.00	\$350.00	\$295.00	84.29%	\$1,095.00	\$2,100.00	\$1,005.00	47.86%	\$4,200.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$4,000.00	\$3,750.00	(\$250.00)	(6.67%)	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$3,250.02	\$3,250.02	100.00%	\$6,500.00
7310-012 - Permit License Fee	\$166.67	\$208.33	\$41.66	20.00%	\$1,027.93	\$1,249.98	\$222.05	17.76%	\$2,500.00
7510-000 - Admin Expenses-Office	\$806.71	\$541.67	(\$265.04)	(48.93%)	\$1,502.46	\$3,250.02	\$1,747.56	53.77%	\$6,500.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$750.00	\$750.00	100.00%	\$1,500.00
7820-000 - General Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$259.74	\$0.00	(\$259.74)	(100.00%)	\$0.00
Total Administrative	\$2,692.13	\$4,441.67	\$1,749.54	39.39%	\$17,867.63	\$26,650.02	\$8,782.39	32.95%	\$53,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$52,352.40	\$52,352.40	\$0.00	0.00%	\$104,704.81
8021-000 - Salaries/Payroll Expense	\$732.01	\$1,629.52	\$897.51	55.08%	\$6,904.68	\$9,777.12	\$2,872.44	29.38%	\$19,554.43
8110-038 - R&M-Rec Area	\$4,575.54	\$2,625.00	(\$1,950.54)	(74.31%)	\$15,101.80	\$15,750.00	\$648.20	4.12%	\$31,500.00
8110-040 - Gate Project	\$42.00	\$0.00	(\$42.00)	(100.00%)	\$42.00	\$0.00	(\$42.00)	(100.00%)	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,166.67	\$1,374.77	11.30%	\$73,451.40	\$73,000.02	(\$451.38)	(0.62%)	\$146,000.00
8710-001 - Utilities-Electric	\$2,554.69	\$2,708.33	\$153.64	5.67%	\$13,178.34	\$16,249.98	\$3,071.64	18.90%	\$32,500.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
6/1/2024 - 6/30/2024**

	6/1/2024 - 6/30/2024				1/1/2024 - 6/30/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-004 - Utilities-Electric-Pool Heating	\$177.87	\$729.17	\$551.30	75.61%	\$6,860.44	\$4,375.02	(\$2,485.42)	(56.81%)	\$8,750.00
8710-005 - Utilities-Telephone	\$65.51	\$64.58	(\$0.93)	(1.44%)	\$383.69	\$387.48	\$3.79	0.98%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$1,806.30	\$1,479.17	(\$327.13)	(22.12%)	\$7,133.02	\$8,875.02	\$1,742.00	19.63%	\$17,750.00
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$96,393.84	\$99,250.02	\$2,856.18	2.88%	\$198,500.00
8710-022 - Pinellas Park City Service	\$25,478.62	\$26,250.00	\$771.38	2.94%	\$154,210.17	\$157,500.00	\$3,289.83	2.09%	\$315,000.00
<u>Total Services & Utilities</u>	\$71,015.48	\$72,919.51	\$1,904.03	2.61%	\$426,011.78	\$437,517.06	\$11,505.28	2.63%	\$875,034.24
Total Expense	\$73,707.61	\$77,361.18	\$3,653.57	4.72%	\$443,879.41	\$464,167.08	\$20,287.67	4.37%	\$928,334.24
Operating Net Income	\$75,544.26	\$68,937.51	\$6,606.75	9.58%	\$463,720.01	\$413,625.06	\$50,094.95	12.11%	\$827,250.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$45,000.00	\$45,000.00	\$0.00	0.00%	\$90,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,500.02	\$2,500.02	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$322,500.00	\$322,500.00	\$0.00	0.00%	\$645,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50	\$0.00	0.00%	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$2,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$12,250.02	\$12,250.02	\$0.00	0.00%	\$24,500.00
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33	\$0.00	0.00%	\$5,749.98	\$5,749.98	\$0.00	0.00%	\$11,500.00
9640-000 - Reserve-Sewer	\$375.00	\$375.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$4,500.00
9641-000 - Reserve-Water	\$916.67	\$916.67	\$0.00	0.00%	\$5,500.02	\$5,500.02	\$0.00	0.00%	\$11,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$12,250.02	\$12,250.02	\$0.00	0.00%	\$24,500.00
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$4,500.00
9900-000 - Reserve-Interest	\$7,433.14	\$0.00	(\$7,433.14)	(100.00%)	\$54,739.48	\$0.00	(\$54,739.48)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$76,370.65	\$68,937.51	(\$7,433.14)	(10.78%)	\$468,364.54	\$413,625.06	(\$54,739.48)	(13.23%)	\$827,250.00
Total Reserve Expense	\$76,370.65	\$68,937.51	(\$7,433.14)	(10.78%)	\$468,364.54	\$413,625.06	(\$54,739.48)	(13.23%)	\$827,250.00
Reserve Net Income	(\$76,370.65)	(\$68,937.51)	(\$7,433.14)	10.78%	(\$468,364.54)	(\$413,625.06)	(\$54,739.48)	13.23%	(\$827,250.00)
Net Income	(\$826.39)	\$0.00	(\$826.39)	100.00%	(\$4,644.53)	\$0.00	(\$4,644.53)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
6/1/2024 - 6/30/2024

Account	6/1/2024 - 6/30/2024		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	\$12,509.67	\$123,433.25	\$45,000.00	\$58,247.43	\$110,185.82
3022-000 Reserve-Streets	\$416.67	\$0.00	\$262,743.02	\$2,500.02	\$0.00	\$265,243.04
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$61,121.70	\$1,500.00	\$63.17	\$62,558.53
3023-000 Reserve-Roof Repair/Replace	\$53,750.00	\$98,404.70	\$847,961.53	\$322,500.00	\$232,337.12	\$938,124.41
3025-001 Reserve-Pool Remarcite	\$187.50	\$0.00	\$13,967.84	\$1,125.00	\$0.00	\$15,092.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$48,427.19	\$750.00	\$0.00	\$49,177.19
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	\$2,080.09	\$3,167.97	\$10,596.94	\$12,288.44	\$13,133.97	\$9,751.41
3039-000 Reserve-Recreation Area	\$958.33	\$0.00	\$142,022.67	\$5,749.98	\$8,502.39	\$139,270.26
3040-000 Reserve-Sewer	\$375.00	\$185.62	\$109,964.88	\$2,250.00	\$651.57	\$111,563.31
3041-000 Reserve-Water	\$916.67	\$0.00	\$22,832.94	\$5,500.02	\$2,682.82	\$25,650.14
3046-000 Reserve-Sprinklers Irrigation	\$2,041.67	\$3,422.11	\$32,614.43	\$12,450.02	\$10,260.25	\$34,804.20
3052-000 Reserve-Storm Drains	\$375.00	\$0.00	\$101,294.19	\$2,250.00	\$0.00	\$103,544.19
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$7,436.75	\$3.61	\$21,479.00	\$54,743.09	\$3.61	\$76,218.48
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$76,412.68	\$117,693.68	\$1,858,082.89	\$502,517.58	\$325,882.33	\$2,034,718.14