

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**7/31/2024**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$133,671.26
1031-000 - Alliance Assoc Bank-Misc (4841)	\$5,920.00
1110-000 - A/R-Maintenance Fees	\$802.00
1112-000 - A/R-Late Fees	\$275.00
1114-000 - A/R-Administrative Fees	\$50.00
1410-000 - Prepaid Insurance-General	\$21,251.88
1420-000 - Prepaid Expenses	\$422.65

Operating Total

\$162,392.79

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$145,327.20
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)	\$324,291.55
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$351,519.96

Reserve Total

\$2,028,849.37

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*

\$2,357,370.17

**Liabilities and Equity**Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,270.02
2460-000 - Unearned Revenue-Cable Rebate	\$60,052.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$247,450.92

Reserve

3020-000 - Reserve-House Paint	\$117,685.82
3022-000 - Reserve-Streets	\$265,659.71
3022-001 - Reserve-Walks/Gutters	\$62,808.53
3023-000 - Reserve-Roof Repair/Replace	\$891,122.15
3025-001 - Reserve-Pool Remarcite	\$15,280.34
3027-000 - Reserve-Sea Walls	\$49,302.19
3028-000 - Reserve-Def Maintenance	\$122,953.96
3031-000 - Reserve-House Repair/Wood	\$11,365.05
3039-000 - Reserve-Recreation Area	\$140,228.59
3040-000 - Reserve-Sewer	\$111,732.31
3041-000 - Reserve-Water	\$26,423.23
3046-000 - Reserve-Sprinklers Irrigation	\$33,657.27
3052-000 - Reserve-Storm Drains	\$103,919.19
3080-000 - Reserve-Interest	\$76,711.03

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**7/31/2024**

<u>Reserve Total</u>	\$2,028,849.37
<u>Retained Earnings</u>	\$85,610.65
<u>Net Income</u>	(\$4,540.77)
<i>Liabilities &amp; Equity Total</i>	\$2,357,370.17

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,258.00	\$989,100.00
6070-000 - Interest Income-Operating	\$3.79	\$26.73
6071-000 - Interest Income-Reserve	\$492.55	\$55,232.03
6082-000 - Late Fee Income	\$75.00	\$475.00
6083-000 - Other Income-General	\$0.00	\$3,365.00
6084-000 - Other Income-Misc	\$200.00	\$1,430.00
<u>Total Revenues</u>	\$142,029.34	\$1,049,628.76
<i>Total Income</i>	\$142,029.34	\$1,049,628.76
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$11,646.25
7210-000 - Legal & Professional	\$82.50	\$1,177.50
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-012 - Permit License Fee	\$166.67	\$1,194.60
7510-000 - Admin Expenses-Office	\$167.61	\$1,670.07
7810-000 - Uncollectible Assessments	\$0.00	\$0.00
7820-000 - General Expenses	\$0.00	\$259.74
<u>Total Administrative</u>	\$2,080.53	\$19,948.16
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$8,725.40	\$61,077.80
8021-000 - Salaries/Payroll Expense	\$2,525.17	\$9,429.85
8110-038 - R&M-Rec Area	\$2,062.88	\$17,164.68
8110-040 - Gate Project	(\$42.00)	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$84,243.30
8710-001 - Utilities-Electric	\$2,395.09	\$15,573.43
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$6,860.44
8710-005 - Utilities-Telephone	\$65.70	\$449.39
8710-010 - Utilities-Reclaimed Water	\$2,235.95	\$9,368.97
8710-012 - Utilities-Cable TV	\$16,065.64	\$112,459.48
8710-022 - Pinellas Park City Service	\$25,589.26	\$179,799.43
<u>Total Services &amp; Utilities</u>	\$70,414.99	\$496,426.77
<i>Total Expense</i>	\$72,495.52	\$516,374.93
Operating Net Income	\$69,533.82	\$533,253.83
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	\$0.00	\$0.00
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,500.00	\$52,500.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024	Year To Date
9622-000 - Reserve-Streets	\$416.67	\$2,916.69
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,750.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$376,250.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$1,312.50
9627-000 - Reserve-Sea Walls	\$125.00	\$875.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$14,291.69
9639-000 - Reserve-Recreation Area	\$958.33	\$6,708.31
9640-000 - Reserve-Sewer	\$375.00	\$2,625.00
9641-000 - Reserve-Water	\$916.67	\$6,416.69
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$14,291.69
9652-000 - Reserve-Storm Drains	\$375.00	\$2,625.00
9900-000 - Reserve-Interest	\$492.55	\$55,232.03
<u>Total Reserve Expense</u>	\$69,430.06	\$537,794.60
<i>Total Reserve Expense</i>	\$69,430.06	\$537,794.60
Reserve Net Income	(\$69,430.06)	(\$537,794.60)
Net Income	\$103.76	(\$4,540.77)

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024				1/1/2024 - 7/31/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,258.00	\$141,298.69	(\$40.69)	(0.03%)	\$989,100.00	\$989,090.83	\$9.17	0.00%	\$1,695,584.24
6070-000 - Interest Income-Operating	\$3.79	\$0.00	\$3.79	100.00%	\$26.73	\$0.00	\$26.73	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$492.55	\$5,000.00	(\$4,507.45)	(90.15%)	\$55,232.03	\$35,000.00	\$20,232.03	57.81%	\$60,000.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$475.00	\$0.00	\$475.00	100.00%	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	0.00%	\$3,365.00	\$0.00	\$3,365.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$200.00	\$0.00	\$200.00	100.00%	\$1,430.00	\$0.00	\$1,430.00	100.00%	\$0.00
<b>Total Revenues</b>	<b>\$142,029.34</b>	<b>\$146,298.69</b>	<b>(\$4,269.35)</b>	<b>(2.92%)</b>	<b>\$1,049,628.76</b>	<b>\$1,024,090.83</b>	<b>\$25,537.93</b>	<b>2.49%</b>	<b>\$1,755,584.24</b>
<b>Total Income</b>	<b>\$142,029.34</b>	<b>\$146,298.69</b>	<b>(\$4,269.35)</b>	<b>(2.92%)</b>	<b>\$1,049,628.76</b>	<b>\$1,024,090.83</b>	<b>\$25,537.93</b>	<b>2.49%</b>	<b>\$1,755,584.24</b>
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$11,646.25	\$14,350.00	\$2,703.75	18.84%	\$24,600.00
7210-000 - Legal & Professional	\$82.50	\$350.00	\$267.50	76.43%	\$1,177.50	\$2,450.00	\$1,272.50	51.94%	\$4,200.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$4,000.00	\$4,375.00	\$375.00	8.57%	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$3,791.69	\$3,791.69	100.00%	\$6,500.00
7310-012 - Permit License Fee	\$166.67	\$208.33	\$41.66	20.00%	\$1,194.60	\$1,458.31	\$263.71	18.08%	\$2,500.00
7510-000 - Admin Expenses-Office	\$167.61	\$541.67	\$374.06	69.06%	\$1,670.07	\$3,791.69	\$2,121.62	55.95%	\$6,500.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$875.00	\$875.00	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
<b>Total Administrative</b>	<b>\$2,080.53</b>	<b>\$4,441.67</b>	<b>\$2,361.14</b>	<b>53.16%</b>	<b>\$19,948.16</b>	<b>\$31,091.69</b>	<b>\$11,143.53</b>	<b>35.84%</b>	<b>\$53,300.00</b>
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$61,077.80	\$61,077.80	\$0.00	0.00%	\$104,704.81
8021-000 - Salaries/Payroll Expense	\$2,525.17	\$1,629.52	(\$895.65)	(54.96%)	\$9,429.85	\$11,406.64	\$1,976.79	17.33%	\$19,554.43
8110-038 - R&M-Rec Area	\$2,062.88	\$2,625.00	\$562.12	21.41%	\$17,164.68	\$18,375.00	\$1,210.32	6.59%	\$31,500.00
8110-040 - Gate Project	(\$42.00)	\$0.00	\$42.00	(100.00%)	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,166.67	\$1,374.77	11.30%	\$84,243.30	\$85,166.69	\$923.39	1.08%	\$146,000.00
8710-001 - Utilities-Electric	\$2,395.09	\$2,708.33	\$313.24	11.57%	\$15,573.43	\$18,958.31	\$3,384.88	17.85%	\$32,500.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc  
Budget Comparison Report  
7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024				1/1/2024 - 7/31/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$729.17	\$729.17	100.00%	\$6,860.44	\$5,104.19	(\$1,756.25)	(34.41%)	\$8,750.00
8710-005 - Utilities-Telephone	\$65.70	\$64.58	(\$1.12)	(1.73%)	\$449.39	\$452.06	\$2.67	0.59%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$2,235.95	\$1,479.17	(\$756.78)	(51.16%)	\$9,368.97	\$10,354.19	\$985.22	9.52%	\$17,750.00
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$112,459.48	\$115,791.69	\$3,332.21	2.88%	\$198,500.00
8710-022 - Pinellas Park City Service	\$25,589.26	\$26,250.00	\$660.74	2.52%	\$179,799.43	\$183,750.00	\$3,950.57	2.15%	\$315,000.00
<u>Total Services &amp; Utilities</u>	\$70,414.99	\$72,919.51	\$2,504.52	3.43%	\$496,426.77	\$510,436.57	\$14,009.80	2.74%	\$875,034.24
<b>Total Expense</b>	\$72,495.52	\$77,361.18	\$4,865.66	6.29%	\$516,374.93	\$541,528.26	\$25,153.33	4.64%	\$928,334.24
Operating Net Income	\$69,533.82	\$68,937.51	\$596.31	.87%	\$533,253.83	\$482,562.57	\$50,691.26	10.50%	\$827,250.00
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$52,500.00	\$52,500.00	\$0.00	0.00%	\$90,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,916.69	\$2,916.69	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$376,250.00	\$376,250.00	\$0.00	0.00%	\$645,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50	\$0.00	0.00%	\$1,312.50	\$1,312.50	\$0.00	0.00%	\$2,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$875.00	\$875.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$14,291.69	\$14,291.69	\$0.00	0.00%	\$24,500.00
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33	\$0.00	0.00%	\$6,708.31	\$6,708.31	\$0.00	0.00%	\$11,500.00
9640-000 - Reserve-Sewer	\$375.00	\$375.00	\$0.00	0.00%	\$2,625.00	\$2,625.00	\$0.00	0.00%	\$4,500.00
9641-000 - Reserve-Water	\$916.67	\$916.67	\$0.00	0.00%	\$6,416.69	\$6,416.69	\$0.00	0.00%	\$11,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$14,291.69	\$14,291.69	\$0.00	0.00%	\$24,500.00
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00	\$0.00	0.00%	\$2,625.00	\$2,625.00	\$0.00	0.00%	\$4,500.00
9900-000 - Reserve-Interest	\$492.55	\$0.00	(\$492.55)	(100.00%)	\$55,232.03	\$0.00	(\$55,232.03)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$69,430.06	\$68,937.51	(\$492.55)	(0.71%)	\$537,794.60	\$482,562.57	(\$55,232.03)	(11.45%)	\$827,250.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**7/1/2024 - 7/31/2024**

	7/1/2024 - 7/31/2024				1/1/2024 - 7/31/2024				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<b>Total Reserve Expense</b>	\$69,430.06	\$68,937.51	(\$492.55)	(0.71%)	\$537,794.60	\$482,562.57	(\$55,232.03)	(11.45%)	\$827,250.00
Reserve Net Income	(\$69,430.06)	(\$68,937.51)	(\$492.55)	.71%	(\$537,794.60)	(\$482,562.57)	(\$55,232.03)	11.45%	(\$827,250.00)
Net Income	\$103.76	\$0.00	\$103.76	100.00%	(\$4,540.77)	\$0.00	(\$4,540.77)	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Reserve Statement**  
**7/1/2024 - 7/31/2024**

Account	7/1/2024 - 7/31/2024		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	\$0.00	\$123,433.25	\$52,500.00	\$58,247.43	\$117,685.82
3022-000 Reserve-Streets	\$416.67	\$0.00	\$262,743.02	\$2,916.69	\$0.00	\$265,659.71
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$61,121.70	\$1,750.00	\$63.17	\$62,808.53
3023-000 Reserve-Roof Repair/Replace	\$62,088.00	\$109,090.26	\$847,961.53	\$384,588.00	\$341,427.38	\$891,122.15
3025-001 Reserve-Pool Remarcite	\$187.50	\$0.00	\$13,967.84	\$1,312.50	\$0.00	\$15,280.34
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$48,427.19	\$875.00	\$0.00	\$49,302.19
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	\$428.03	\$10,596.94	\$14,330.11	\$13,562.00	\$11,365.05
3039-000 Reserve-Recreation Area	\$958.33	\$0.00	\$142,022.67	\$6,708.31	\$8,502.39	\$140,228.59
3040-000 Reserve-Sewer	\$375.00	\$206.00	\$109,964.88	\$2,625.00	\$857.57	\$111,732.31
3041-000 Reserve-Water	\$916.67	\$143.58	\$22,832.94	\$6,416.69	\$2,826.40	\$26,423.23
3046-000 Reserve-Sprinklers Irrigation	\$2,041.67	\$3,188.60	\$32,614.43	\$14,491.69	\$13,448.85	\$33,657.27
3052-000 Reserve-Storm Drains	\$375.00	\$0.00	\$101,294.19	\$2,625.00	\$0.00	\$103,919.19
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$492.55	\$0.00	\$21,479.00	\$55,235.64	\$3.61	\$76,711.03
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$77,768.06	\$113,056.47	\$1,858,082.89	\$580,285.64	\$438,938.80	\$1,999,429.73