

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
9/30/2024

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$137,310.96
1031-000 - Alliance Assoc Bank-Misc (4841)	\$6,282.86
1110-000 - A/R-Maintenance Fees	\$690.00
1112-000 - A/R-Late Fees	\$200.00
1114-000 - A/R-Administrative Fees	\$60.00
1410-000 - Prepaid Insurance-General	\$17,924.38
1420-000 - Prepaid Expenses	\$89.31

Operating Total

\$162,557.51

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$160,875.17
1076-001 - CD - Bank OZK 9/17/25 (7972)	\$243,545.24
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$282,495.49
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$351,918.85

Reserve Total

\$1,991,694.75

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

\$2,320,380.27

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$17,495.02
2460-000 - Unearned Revenue-Cable Rebate	\$57,697.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$243,320.92

Reserve

3020-000 - Reserve-House Paint	\$132,685.82
3022-000 - Reserve-Streets	\$266,493.05
3022-001 - Reserve-Walks/Gutters	\$63,308.53
3023-000 - Reserve-Roof Repair/Replace	\$853,942.56
3025-001 - Reserve-Pool Remarcite	\$15,655.34
3027-000 - Reserve-Sea Walls	\$49,552.19
3028-000 - Reserve-Def Maintenance	\$99,295.21
3031-000 - Reserve-House Repair/Wood	\$12,093.23
3039-000 - Reserve-Recreation Area	\$142,145.25
3040-000 - Reserve-Sewer	\$112,482.31
3041-000 - Reserve-Water	\$27,910.00
3046-000 - Reserve-Sprinklers Irrigation	\$30,095.00
3052-000 - Reserve-Storm Drains	\$104,669.19
3080-000 - Reserve-Interest	\$81,367.07

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Balance Sheet
9/30/2024

<u>Reserve Total</u>	\$1,991,694.75
<u>Retained Earnings</u>	\$85,610.65
<u>Net Income</u>	(\$246.05)
<i>Liabilities & Equity Total</i>	\$2,320,380.27

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$1,271,700.00
6070-000 - Interest Income-Operating	\$3.71	\$34.34
6071-000 - Interest Income-Reserve	\$1,682.25	\$59,888.07
6082-000 - Late Fee Income	\$50.00	\$550.00
6083-000 - Other Income-General	\$380.00	\$4,325.00
6084-000 - Other Income-Misc	\$550.00	\$2,180.00
<u>Total Revenues</u>	\$143,965.96	\$1,338,677.41
<i>Total Income</i>	\$143,965.96	\$1,338,677.41
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$1,663.75	\$14,973.75
7210-000 - Legal & Professional	\$312.14	\$2,222.97
7212-001 - Professional-Audit Fees	\$0.00	\$4,000.00
7310-012 - Permit License Fee	\$166.67	\$1,527.94
7510-000 - Admin Expenses-Office	\$1,428.19	\$4,326.38
7810-000 - Uncollectible Assessments	\$0.00	\$0.00
7820-000 - General Expenses	\$0.00	\$647.13
<u>Total Administrative</u>	\$3,570.75	\$27,698.17
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,725.40	\$78,528.60
8021-000 - Salaries/Payroll Expense	\$874.81	\$11,349.65
8110-038 - R&M-Rec Area	\$1,293.26	\$21,375.23
8110-040 - Gate Project	\$0.00	\$0.00
8210-007 - Grounds-Landscape	\$10,877.07	\$105,912.27
8710-001 - Utilities-Electric	\$2,307.67	\$20,173.54
8710-004 - Utilities-Electric-Pool Heating	\$46.54	\$6,945.11
8710-005 - Utilities-Telephone	\$65.69	\$580.78
8710-010 - Utilities-Reclaimed Water	\$663.76	\$11,091.18
8710-012 - Utilities-Cable TV	\$16,065.64	\$144,590.76
8710-022 - Pinellas Park City Service	\$25,311.54	\$230,352.51
<u>Total Services & Utilities</u>	\$66,231.38	\$630,899.63
<i>Total Expense</i>	\$69,802.13	\$658,597.80
Operating Net Income	\$74,163.83	\$680,079.61
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	\$67,500.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024	Year To Date
9622-000 - Reserve-Streets	\$416.67	\$3,750.03
9622-001 - Reserve-Walks/Gutters	\$250.00	\$2,250.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$483,750.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$1,687.50
9627-000 - Reserve-Sea Walls	\$125.00	\$1,125.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$18,375.03
9639-000 - Reserve-Recreation Area	\$958.33	\$8,624.97
9640-000 - Reserve-Sewer	\$375.00	\$3,375.00
9641-000 - Reserve-Water	\$916.67	\$8,250.03
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$18,375.03
9652-000 - Reserve-Storm Drains	\$375.00	\$3,375.00
9900-000 - Reserve-Interest	\$1,682.25	\$59,888.07
<u>Total Reserve Expense</u>	\$70,619.76	\$680,325.66
<i>Total Reserve Expense</i>	\$70,619.76	\$680,325.66
Reserve Net Income	(\$70,619.76)	(\$680,325.66)
Net Income	\$3,544.07	(\$246.05)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024				1/1/2024 - 9/30/2024				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%	\$1,271,700.00	\$1,271,688.21	\$11.79	0.00%	\$1,695,584.24
6070-000 - Interest Income-Operating	\$3.71	\$0.00	\$3.71	100.00%	\$34.34	\$0.00	\$34.34	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$1,682.25	\$5,000.00	(\$3,317.75)	(66.36%)	\$59,888.07	\$45,000.00	\$14,888.07	33.08%	\$60,000.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	100.00%	\$550.00	\$0.00	\$550.00	100.00%	\$0.00
6083-000 - Other Income-General	\$380.00	\$0.00	\$380.00	100.00%	\$4,325.00	\$0.00	\$4,325.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$550.00	\$0.00	\$550.00	100.00%	\$2,180.00	\$0.00	\$2,180.00	100.00%	\$0.00
Total Revenues	\$143,965.96	\$146,298.69	(\$2,332.73)	(1.59%)	\$1,338,677.41	\$1,316,688.21	\$21,989.20	1.67%	\$1,755,584.24
Total Income	\$143,965.96	\$146,298.69	(\$2,332.73)	(1.59%)	\$1,338,677.41	\$1,316,688.21	\$21,989.20	1.67%	\$1,755,584.24
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$1,663.75	\$2,050.00	\$386.25	18.84%	\$14,973.75	\$18,450.00	\$3,476.25	18.84%	\$24,600.00
7210-000 - Legal & Professional	\$312.14	\$350.00	\$37.86	10.82%	\$2,222.97	\$3,150.00	\$927.03	29.43%	\$4,200.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$4,000.00	\$5,625.00	\$1,625.00	28.89%	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$4,875.03	\$4,875.03	100.00%	\$6,500.00
7310-012 - Permit License Fee	\$166.67	\$208.33	\$41.66	20.00%	\$1,527.94	\$1,874.97	\$347.03	18.51%	\$2,500.00
7510-000 - Admin Expenses-Office	\$1,428.19	\$541.67	(\$886.52)	(163.66%)	\$4,326.38	\$4,875.03	\$548.65	11.25%	\$6,500.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$1,125.00	\$1,125.00	100.00%	\$1,500.00
7820-000 - General Expenses	\$0.00	\$0.00	\$0.00	0.00%	\$647.13	\$0.00	(\$647.13)	(100.00%)	\$0.00
Total Administrative	\$3,570.75	\$4,441.67	\$870.92	19.61%	\$27,698.17	\$39,975.03	\$12,276.86	30.71%	\$53,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,725.40	\$8,725.40	\$0.00	0.00%	\$78,528.60	\$78,528.60	\$0.00	0.00%	\$104,704.81
8021-000 - Salaries/Payroll Expense	\$874.81	\$1,629.52	\$754.71	46.31%	\$11,349.65	\$14,665.68	\$3,316.03	22.61%	\$19,554.43
8110-038 - R&M-Rec Area	\$1,293.26	\$2,625.00	\$1,331.74	50.73%	\$21,375.23	\$23,625.00	\$2,249.77	9.52%	\$31,500.00
8210-007 - Grounds-Landscape	\$10,877.07	\$12,166.67	\$1,289.60	10.60%	\$105,912.27	\$109,500.03	\$3,587.76	3.28%	\$146,000.00
8710-001 - Utilities-Electric	\$2,307.67	\$2,708.33	\$400.66	14.79%	\$20,173.54	\$24,374.97	\$4,201.43	17.24%	\$32,500.00
8710-004 - Utilities-Electric-Pool	\$46.54	\$729.17	\$682.63	93.62%	\$6,945.11	\$6,562.53	(\$382.58)	(5.83%)	\$8,750.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
9/1/2024 - 9/30/2024

	9/1/2024 - 9/30/2024				1/1/2024 - 9/30/2024				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Heating									
8710-005 - Utilities-Telephone	\$65.69	\$64.58	(\$1.11)	(1.72%)	\$580.78	\$581.22	\$0.44	0.08%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$663.76	\$1,479.17	\$815.41	55.13%	\$11,091.18	\$13,312.53	\$2,221.35	16.69%	\$17,750.00
8710-012 - Utilities-Cable TV	\$16,065.64	\$16,541.67	\$476.03	2.88%	\$144,590.76	\$148,875.03	\$4,284.27	2.88%	\$198,500.00
8710-022 - Pinellas Park City Service	\$25,311.54	\$26,250.00	\$938.46	3.58%	\$230,352.51	\$236,250.00	\$5,897.49	2.50%	\$315,000.00
<u>Total Services & Utilities</u>	\$66,231.38	\$72,919.51	\$6,688.13	9.17%	\$630,899.63	\$656,275.59	\$25,375.96	3.87%	\$875,034.24
Total Expense	\$69,802.13	\$77,361.18	\$7,559.05	9.77%	\$658,597.80	\$696,250.62	\$37,652.82	5.41%	\$928,334.24
Operating Net Income	\$74,163.83	\$68,937.51	\$5,226.32	7.58%	\$680,079.61	\$620,437.59	\$59,642.02	9.61%	\$827,250.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$67,500.00	\$67,500.00	\$0.00	0.00%	\$90,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$3,750.03	\$3,750.03	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$53,750.00	\$53,750.00	\$0.00	0.00%	\$483,750.00	\$483,750.00	\$0.00	0.00%	\$645,000.00
9625-001 - Reserve-Pool Remarcite	\$187.50	\$187.50	\$0.00	0.00%	\$1,687.50	\$1,687.50	\$0.00	0.00%	\$2,250.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$18,375.03	\$18,375.03	\$0.00	0.00%	\$24,500.00
9639-000 - Reserve-Recreation Area	\$958.33	\$958.33	\$0.00	0.00%	\$8,624.97	\$8,624.97	\$0.00	0.00%	\$11,500.00
9640-000 - Reserve-Sewer	\$375.00	\$375.00	\$0.00	0.00%	\$3,375.00	\$3,375.00	\$0.00	0.00%	\$4,500.00
9641-000 - Reserve-Water	\$916.67	\$916.67	\$0.00	0.00%	\$8,250.03	\$8,250.03	\$0.00	0.00%	\$11,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,041.67	\$2,041.67	\$0.00	0.00%	\$18,375.03	\$18,375.03	\$0.00	0.00%	\$24,500.00
9652-000 - Reserve-Storm Drains	\$375.00	\$375.00	\$0.00	0.00%	\$3,375.00	\$3,375.00	\$0.00	0.00%	\$4,500.00
9900-000 - Reserve-Interest	\$1,682.25	\$0.00	(\$1,682.25)	(100.00%)	\$59,888.07	\$0.00	(\$59,888.07)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$70,619.76	\$68,937.51	(\$1,682.25)	(2.44%)	\$680,325.66	\$620,437.59	(\$59,888.07)	(9.65%)	\$827,250.00
Total Reserve Expense	\$70,619.76	\$68,937.51	(\$1,682.25)	(2.44%)	\$680,325.66	\$620,437.59	(\$59,888.07)	(9.65%)	\$827,250.00
10/17/2024 Reserve Net Income	(\$70,619.76)	(\$68,937.51)	(\$1,682.25)	2.44%	(\$680,325.66)	(\$620,437.59)	(\$59,888.07)	9.65%	(\$827,250.00)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
9/1/2024 - 9/30/2024

Account	9/1/2024 - 9/30/2024		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	\$0.00	\$123,433.25	\$67,500.00	\$58,247.43	\$132,685.82
3022-000 Reserve-Streets	\$416.67	\$0.00	\$262,743.02	\$3,750.03	\$0.00	\$266,493.05
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$61,121.70	\$2,250.00	\$63.17	\$63,308.53
3023-000 Reserve-Roof Repair/Replace	\$53,750.00	\$68,940.38	\$847,961.53	\$514,171.72	\$508,190.69	\$853,942.56
3025-001 Reserve-Pool Remarcite	\$187.50	\$0.00	\$13,967.84	\$1,687.50	\$0.00	\$15,655.34
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$48,427.19	\$1,125.00	\$0.00	\$49,552.19
3028-000 Reserve-Def Maintenance	\$0.00	\$23,658.75	\$122,953.96	\$0.00	\$23,658.75	\$99,295.21
3031-000 Reserve-House Repair/Wood	\$2,041.67	\$929.08	\$10,596.94	\$18,616.20	\$17,119.91	\$12,093.23
3039-000 Reserve-Recreation Area	\$958.33	\$0.00	\$142,022.67	\$8,624.97	\$8,502.39	\$142,145.25
3040-000 Reserve-Sewer	\$375.00	\$0.00	\$109,964.88	\$3,375.00	\$857.57	\$112,482.31
3041-000 Reserve-Water	\$916.67	\$346.57	\$22,832.94	\$8,250.03	\$3,172.97	\$27,910.00
3046-000 Reserve-Sprinklers Irrigation	\$2,191.67	\$5,848.77	\$32,614.43	\$18,736.32	\$21,255.75	\$30,095.00
3052-000 Reserve-Storm Drains	\$375.00	\$0.00	\$101,294.19	\$3,375.00	\$0.00	\$104,669.19
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$1,682.25	\$0.00	\$21,479.00	\$59,891.68	\$3.61	\$81,367.07
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$70,769.76	\$99,723.55	\$1,858,082.89	\$745,264.46	\$641,072.24	\$1,962,275.11