

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**2/28/2025**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$117,947.73
1031-000 - Alliance Assoc Bank-Misc (4841)	\$7,328.65
1110-000 - A/R-Maintenance Fees	\$2,669.00
1112-000 - A/R-Late Fees	\$200.00
1114-000 - A/R-Administrative Fees	\$40.00
1117-000 - A/R-Fines/Property Clean Up	\$100.00
1410-000 - Prepaid Insurance-General	\$35,411.28

Operating Total

\$163,696.66

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$196,512.43
1076-001 - CD - Bank OZK 9/17/25 (7972)	\$246,350.55
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$210,393.05
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$352,574.53

Reserve Total

\$1,958,690.56

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*

\$2,288,515.23

**Liabilities and Equity**Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$27,745.02
2460-000 - Unearned Revenue-Cable Rebate	\$51,810.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$247,683.42

Reserve

3020-000 - Reserve-House Paint	\$82,679.78
3022-000 - Reserve-Streets	\$268,576.36
3022-001 - Reserve-Walks/Gutters	\$64,255.91
3023-000 - Reserve-Roof Repair/Replace	\$859,459.91
3025-001 - Reserve-Pool Remarcite	\$16,717.84
3027-000 - Reserve-Sea Walls	\$50,177.19
3028-000 - Reserve-Def Maintenance	\$99,295.21
3031-000 - Reserve-House Repair/Wood	\$7,967.92
3039-000 - Reserve-Recreation Area	\$126,589.90
3040-000 - Reserve-Sewer	\$114,690.65
3041-000 - Reserve-Water	\$25,443.02
3046-000 - Reserve-Sprinklers Irrigation	\$31,159.97
3052-000 - Reserve-Storm Drains	\$91,184.00
3080-000 - Reserve-Interest	\$120,492.90

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**2/28/2025**

<u>Reserve Total</u>	\$1,958,690.56
<u>Retained Earnings</u>	\$86,315.11
<u>Net Income</u>	(\$4,173.86)
<i>Liabilities &amp; Equity Total</i>	\$2,288,515.23

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,344.00	\$282,644.00
6070-000 - Interest Income-Operating	\$3.18	\$6.68
6071-000 - Interest Income-Reserve	\$34,036.24	\$34,572.41
6082-000 - Late Fee Income	\$100.00	\$200.00
6083-000 - Other Income-General	\$200.00	\$600.00
6084-000 - Other Income-Misc	\$265.00	\$365.00
<u>Total Revenues</u>	<u>\$175,948.42</u>	<u>\$318,388.09</u>
<i>Total Income</i>	\$175,948.42	\$318,388.09
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,623.00	\$5,246.00
7210-000 - Legal & Professional	\$0.00	\$82.50
7310-012 - Permit License Fee	\$61.25	\$61.25
7510-000 - Admin Expenses-Office	\$186.68	\$587.26
<u>Total Administrative</u>	<u>\$2,870.93</u>	<u>\$5,977.01</u>
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$8,910.75	\$17,821.50
8021-000 - Salaries/Payroll Expense	\$965.43	\$2,510.24
8110-038 - R&M-Rec Area	\$2,374.07	\$4,920.56
8110-040 - Gate Project	(\$182.26)	(\$182.26)
8210-007 - Grounds-Landscape	\$10,791.90	\$21,583.80
8710-001 - Utilities-Electric	\$2,073.78	\$4,113.39
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$2,364.85
8710-005 - Utilities-Telephone	\$65.80	\$131.60
8710-010 - Utilities-Reclaimed Water	\$1,205.22	\$3,402.31
8710-012 - Utilities-Cable TV	\$16,823.54	\$33,647.08
8710-022 - Pinellas Park City Service	\$29,672.50	\$56,181.96
<u>Total Services &amp; Utilities</u>	<u>\$72,700.73</u>	<u>\$146,495.03</u>
<i>Total Expense</i>	\$75,571.66	\$152,472.04
Operating Net Income	<u>\$100,376.76</u>	<u>\$165,916.05</u>
<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	\$7,833.33	\$15,666.66
9622-000 - Reserve-Streets	\$416.67	\$833.34
9622-001 - Reserve-Walks/Gutters	\$250.00	\$500.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$102,608.34

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025	Year To Date
9625-001 - Reserve-Pool Remarcite	\$250.00	\$500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$250.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$4,333.34
9639-000 - Reserve-Recreation Area	\$1,083.33	\$2,166.66
9640-000 - Reserve-Sewer	\$541.67	\$1,083.34
9641-000 - Reserve-Water	\$1,125.00	\$2,250.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$4,250.00
9652-000 - Reserve-Storm Drains	\$537.91	\$1,075.82
9900-000 - Reserve-Interest	\$34,036.24	\$34,572.41
<u>Total Reserve Expense</u>	<u>\$101,794.99</u>	<u>\$170,089.91</u>
<i>Total Reserve Expense</i>	\$101,794.99	\$170,089.91
Reserve Net Income	<u>(\$101,794.99)</u>	<u>(\$170,089.91)</u>
Net Income	<u>(\$1,418.23)</u>	<u>(\$4,173.86)</u>

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025				1/1/2025 - 2/28/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,344.00	\$141,300.76	\$43.24	0.03%	\$282,644.00	\$282,601.52	\$42.48	0.02%	\$1,695,609.11
6070-000 - Interest Income-Operating	\$3.18	\$0.00	\$3.18	100.00%	\$6.68	\$0.00	\$6.68	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$34,036.24	\$5,250.00	\$28,786.24	548.31%	\$34,572.41	\$10,500.00	\$24,072.41	229.26%	\$63,000.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$200.00	\$0.00	\$200.00	100.00%	\$0.00
6083-000 - Other Income-General	\$200.00	\$0.00	\$200.00	100.00%	\$600.00	\$0.00	\$600.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$265.00	\$0.00	\$265.00	100.00%	\$365.00	\$0.00	\$365.00	100.00%	\$0.00
<u>Total Revenues</u>	\$175,948.42	\$146,550.76	\$29,397.66	20.06%	\$318,388.09	\$293,101.52	\$25,286.57	8.63%	\$1,758,609.11
<b>Total Income</b>	\$175,948.42	\$146,550.76	\$29,397.66	20.06%	\$318,388.09	\$293,101.52	\$25,286.57	8.63%	\$1,758,609.11
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,623.00	\$2,358.33	(\$264.67)	(11.22%)	\$5,246.00	\$4,716.66	(\$529.34)	(11.22%)	\$28,300.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$82.50	\$583.34	\$500.84	85.86%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$0.00	\$1,250.00	\$1,250.00	100.00%	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$0.00	\$1,166.66	\$1,166.66	100.00%	\$7,000.00
7310-012 - Permit License Fee	\$61.25	\$208.33	\$147.08	70.60%	\$61.25	\$416.66	\$355.41	85.30%	\$2,500.00
7510-000 - Admin Expenses-Office	\$186.68	\$500.00	\$313.32	62.66%	\$587.26	\$1,000.00	\$412.74	41.27%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$250.00	\$250.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$2,870.93	\$4,691.66	\$1,820.73	38.81%	\$5,977.01	\$9,383.32	\$3,406.31	36.30%	\$56,300.00
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$8,910.75	\$8,910.76	\$0.01	0.00%	\$17,821.50	\$17,821.52	\$0.02	0.00%	\$106,929.11
8021-000 - Salaries/Payroll Expense	\$965.43	\$1,500.00	\$534.57	35.64%	\$2,510.24	\$3,000.00	\$489.76	16.33%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,374.07	\$2,708.33	\$334.26	12.34%	\$4,920.56	\$5,416.66	\$496.10	9.16%	\$32,500.00
8110-040 - Gate Project	(\$182.26)	\$0.00	\$182.26	(100.00%)	(\$182.26)	\$0.00	\$182.26	(100.00%)	\$0.00

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Budget Comparison Report  
2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025				1/1/2025 - 2/28/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8210-007 - Grounds-Landscape	\$10,791.90	\$12,500.00	\$1,708.10	13.66%	\$21,583.80	\$25,000.00	\$3,416.20	13.66%	\$150,000.00
8710-001 - Utilities-Electric	\$2,073.78	\$2,583.33	\$509.55	19.72%	\$4,113.39	\$5,166.66	\$1,053.27	20.39%	\$31,000.00
8710-004 - Utilities-Electric-Pool Heating	\$0.00	\$791.67	\$791.67	100.00%	\$2,364.85	\$1,583.34	(\$781.51)	(49.36%)	\$9,500.00
8710-005 - Utilities-Telephone	\$65.80	\$64.58	(\$1.22)	(1.89%)	\$131.60	\$129.16	(\$2.44)	(1.89%)	\$775.00
8710-010 - Utilities-Reclaimed Water	\$1,205.22	\$1,541.67	\$336.45	21.82%	\$3,402.31	\$3,083.34	(\$318.97)	(10.34%)	\$18,500.00
8710-012 - Utilities-Cable TV	\$16,823.54	\$16,666.67	(\$156.87)	(0.94%)	\$33,647.08	\$33,333.34	(\$313.74)	(0.94%)	\$200,000.00
8710-022 - Pinellas Park City Service	\$29,672.50	\$26,833.33	(\$2,839.17)	(10.58%)	\$56,181.96	\$53,666.66	(\$2,515.30)	(4.69%)	\$322,000.00
<b>Total Services &amp; Utilities</b>	<b>\$72,700.73</b>	<b>\$74,100.34</b>	<b>\$1,399.61</b>	<b>1.89%</b>	<b>\$146,495.03</b>	<b>\$148,200.68</b>	<b>\$1,705.65</b>	<b>1.15%</b>	<b>\$889,204.11</b>
<b>Total Expense</b>	<b>\$75,571.66</b>	<b>\$78,792.00</b>	<b>\$3,220.34</b>	<b>4.09%</b>	<b>\$152,472.04</b>	<b>\$157,584.00</b>	<b>\$5,111.96</b>	<b>3.24%</b>	<b>\$945,504.11</b>
Operating Net Income	\$100,376.76	\$67,758.76	\$32,618.00	48.14%	\$165,916.05	\$135,517.52	\$30,398.53	22.43%	\$813,105.00
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,833.33	\$7,833.33	\$0.00	0.00%	\$15,666.66	\$15,666.66	\$0.00	0.00%	\$94,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$833.34	\$833.34	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$51,304.17	\$0.00	0.00%	\$102,608.34	\$102,608.34	\$0.00	0.00%	\$615,650.00
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$2,166.67	\$0.00	0.00%	\$4,333.34	\$4,333.34	\$0.00	0.00%	\$26,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$2,166.66	\$2,166.66	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$541.67	\$541.67	\$0.00	0.00%	\$1,083.34	\$1,083.34	\$0.00	0.00%	\$6,500.00
9641-000 - Reserve-Water	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$13,500.00
9646-000 -									

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**2/1/2025 - 2/28/2025**

	2/1/2025 - 2/28/2025				1/1/2025 - 2/28/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Reserve-Sprinklers irrigation	\$2,125.00	\$2,125.00	\$0.00	0.00%	\$4,250.00	\$4,250.00	\$0.00	0.00%	\$25,500.00
9652-000 - Reserve-Storm Drains	\$537.91	\$537.92	\$0.01	0.00%	\$1,075.82	\$1,075.84	\$0.02	0.00%	\$6,455.00
9900-000 - Reserve-Interest	\$34,036.24	\$0.00	(\$34,036.24)	(100.00%)	\$34,572.41	\$0.00	(\$34,572.41)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$101,794.99	\$67,758.76	(\$34,036.23)	(50.23%)	\$170,089.91	\$135,517.52	(\$34,572.39)	(25.51%)	\$813,105.00
<b>Total Reserve Expense</b>	\$101,794.99	\$67,758.76	(\$34,036.23)	(50.23%)	\$170,089.91	\$135,517.52	(\$34,572.39)	(25.51%)	\$813,105.00
Reserve Net Income	(\$101,794.99)	(\$67,758.76)	(\$34,036.23)	50.23%	(\$170,089.91)	(\$135,517.52)	(\$34,572.39)	25.51%	(\$813,105.00)
Net Income	(\$1,418.23)	\$0.00	(\$1,418.23)	100.00%	(\$4,173.86)	\$0.00	(\$4,173.86)	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Reserve Statement**  
**2/1/2025 - 2/28/2025**

Account	2/1/2025 - 2/28/2025		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	(\$29,419.64)	\$0.00	\$0.00	(\$29,419.64)
3020-000 Reserve-House Paint	\$7,833.33	\$0.00	\$67,013.12	\$15,666.66	\$0.00	\$82,679.78
3022-000 Reserve-Streets	\$416.67	\$0.00	\$267,743.02	\$833.34	\$0.00	\$268,576.36
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$63,755.91	\$500.00	\$0.00	\$64,255.91
3023-000 Reserve-Roof Repair/Replace	\$63,294.17	\$26,764.29	\$851,317.82	\$114,598.34	\$106,456.25	\$859,459.91
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$16,217.84	\$500.00	\$0.00	\$16,717.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$49,927.19	\$250.00	\$0.00	\$50,177.19
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$99,295.21	\$0.00	\$0.00	\$99,295.21
3031-000 Reserve-House Repair/Wood	\$2,166.67	\$4,877.26	\$12,750.91	\$4,501.54	\$9,284.53	\$7,967.92
3039-000 Reserve-Recreation Area	\$1,083.33	\$0.00	\$143,570.38	\$2,166.66	\$19,147.14	\$126,589.90
3040-000 Reserve-Sewer	\$541.67	\$0.00	\$113,607.31	\$1,083.34	\$0.00	\$114,690.65
3041-000 Reserve-Water	\$1,125.00	\$267.30	\$23,505.32	\$2,250.00	\$312.30	\$25,443.02
3046-000 Reserve-Sprinklers Irrigation	\$2,125.00	\$625.37	\$28,322.18	\$4,300.00	\$1,462.21	\$31,159.97
3052-000 Reserve-Storm Drains	\$537.93	\$3,790.44	\$93,898.60	\$1,075.85	\$3,790.45	\$91,184.00
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$34,036.24	\$0.00	\$85,920.49	\$34,572.41	\$0.00	\$120,492.90
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$113,785.01	\$36,324.66	\$1,887,425.66	\$182,298.14	\$140,452.88	\$1,929,270.92