

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
3/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$114,226.76
1031-000 - Alliance Assoc Bank-Misc (4841)	\$7,578.81
1110-000 - A/R-Maintenance Fees	\$3,125.00
1112-000 - A/R-Late Fees	\$225.00
1114-000 - A/R-Administrative Fees	\$50.00
1410-000 - Prepaid Insurance-General	\$32,788.28

Operating Total

\$157,993.85

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$209,614.75
1076-001 - CD - Bank OZK 9/17/25 (7972)	\$249,156.81
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$207,390.42
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$352,709.28

Reserve Total

\$1,971,731.26

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

\$2,295,853.12

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$24,551.02
2460-000 - Unearned Revenue-Cable Rebate	\$50,632.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$243,311.92

Reserve

3020-000 - Reserve-House Paint	\$90,513.11
3022-000 - Reserve-Streets	\$268,993.03
3022-001 - Reserve-Walks/Gutters	\$64,505.91
3023-000 - Reserve-Roof Repair/Replace	\$858,890.51
3025-001 - Reserve-Pool Remarcite	\$16,967.84
3027-000 - Reserve-Sea Walls	\$50,302.19
3028-000 - Reserve-Def Maintenance	\$90,595.21
3031-000 - Reserve-House Repair/Wood	\$7,881.20
3039-000 - Reserve-Recreation Area	\$127,673.23
3040-000 - Reserve-Sewer	\$115,232.32
3041-000 - Reserve-Water	\$26,097.96
3046-000 - Reserve-Sprinklers Irrigation	\$29,312.16
3052-000 - Reserve-Storm Drains	\$88,225.25
3080-000 - Reserve-Interest	\$136,541.34

Reserve Total

\$1,971,731.26

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Balance Sheet
3/31/2025

<u>Retained Earnings</u>	\$86,315.11	
<u>Net Income</u>	(\$5,505.17)	
<i>Liabilities & Equity Total</i>		\$2,295,853.12

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
3/1/2025 - 3/31/2025

	3/1/2025 - 3/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,344.00	\$423,988.00
6070-000 - Interest Income-Operating	\$3.23	\$9.91
6071-000 - Interest Income-Reserve	\$16,048.44	\$50,620.85
6082-000 - Late Fee Income	\$75.00	\$275.00
6083-000 - Other Income-General	\$400.00	\$1,000.00
6084-000 - Other Income-Misc	\$250.00	\$615.00
<u>Total Revenues</u>	<u>\$158,120.67</u>	<u>\$476,508.76</u>
<i>Total Income</i>	\$158,120.67	\$476,508.76
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,623.00	\$7,869.00
7210-000 - Legal & Professional	\$0.00	\$82.50
7310-012 - Permit License Fee	\$0.00	\$61.25
7510-000 - Admin Expenses-Office	\$295.00	\$882.26
<u>Total Administrative</u>	<u>\$2,918.00</u>	<u>\$8,895.01</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,910.75	\$26,732.25
8021-000 - Salaries/Payroll Expense	\$1,553.56	\$4,063.80
8110-038 - R&M-Rec Area	\$2,550.23	\$7,470.79
8110-040 - Gate Project	\$0.00	(\$182.26)
8210-007 - Grounds-Landscape	\$10,791.90	\$32,375.70
8710-001 - Utilities-Electric	\$2,076.11	\$6,189.50
8710-004 - Utilities-Electric-Pool Heating	\$1,183.77	\$3,548.62
8710-005 - Utilities-Telephone	\$0.00	\$131.60
8710-010 - Utilities-Reclaimed Water	\$2,028.47	\$5,430.78
8710-012 - Utilities-Cable TV	\$16,823.54	\$50,470.62
8710-022 - Pinellas Park City Service	\$26,808.46	\$82,990.42
<u>Total Services & Utilities</u>	<u>\$72,726.79</u>	<u>\$219,221.82</u>
<i>Total Expense</i>	\$75,644.79	\$228,116.83
Operating Net Income	\$82,475.88	\$248,391.93
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$7,833.33	\$23,499.99
9622-000 - Reserve-Streets	\$416.67	\$1,250.01
9622-001 - Reserve-Walks/Gutters	\$250.00	\$750.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$153,912.51

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
3/1/2025 - 3/31/2025

	3/1/2025 - 3/31/2025	Year To Date
9625-001 - Reserve-Pool Remarcite	\$250.00	\$750.00
9627-000 - Reserve-Sea Walls	\$125.00	\$375.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$6,500.01
9639-000 - Reserve-Recreation Area	\$1,083.33	\$3,249.99
9640-000 - Reserve-Sewer	\$541.67	\$1,625.01
9641-000 - Reserve-Water	\$1,125.00	\$3,375.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$6,375.00
9652-000 - Reserve-Storm Drains	\$537.91	\$1,613.73
9900-000 - Reserve-Interest	\$16,048.44	\$50,620.85
<u>Total Reserve Expense</u>	<u>\$83,807.19</u>	<u>\$253,897.10</u>
<i>Total Reserve Expense</i>	\$83,807.19	\$253,897.10
Reserve Net Income	<u>(\$83,807.19)</u>	<u>(\$253,897.10)</u>
Net Income	<u>(\$1,331.31)</u>	<u>(\$5,505.17)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
3/1/2025 - 3/31/2025

	3/1/2025 - 3/31/2025				1/1/2025 - 3/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,344.00	\$141,300.76	\$43.24	0.03%	\$423,988.00	\$423,902.28	\$85.72	0.02%	\$1,695,609.11
6070-000 - Interest Income-Operating	\$3.23	\$0.00	\$3.23	100.00%	\$9.91	\$0.00	\$9.91	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$16,048.44	\$5,250.00	\$10,798.44	205.68%	\$50,620.85	\$15,750.00	\$34,870.85	221.40%	\$63,000.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$275.00	\$0.00	\$275.00	100.00%	\$0.00
6083-000 - Other Income-General	\$400.00	\$0.00	\$400.00	100.00%	\$1,000.00	\$0.00	\$1,000.00	100.00%	\$0.00
6084-000 - Other Income-Misc	\$250.00	\$0.00	\$250.00	100.00%	\$615.00	\$0.00	\$615.00	100.00%	\$0.00
<u>Total Revenues</u>	\$158,120.67	\$146,550.76	\$11,569.91	7.89%	\$476,508.76	\$439,652.28	\$36,856.48	8.38%	\$1,758,609.11
Total Income	\$158,120.67	\$146,550.76	\$11,569.91	7.89%	\$476,508.76	\$439,652.28	\$36,856.48	8.38%	\$1,758,609.11
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,623.00	\$2,358.33	(\$264.67)	(11.22%)	\$7,869.00	\$7,074.99	(\$794.01)	(11.22%)	\$28,300.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$82.50	\$875.01	\$792.51	90.57%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$0.00	\$1,875.00	\$1,875.00	100.00%	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$0.00	\$1,749.99	\$1,749.99	100.00%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.33	\$208.33	100.00%	\$61.25	\$624.99	\$563.74	90.20%	\$2,500.00
7510-000 - Admin Expenses-Office	\$295.00	\$500.00	\$205.00	41.00%	\$882.26	\$1,500.00	\$617.74	41.18%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$375.00	\$375.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$2,918.00	\$4,691.66	\$1,773.66	37.80%	\$8,895.01	\$14,074.98	\$5,179.97	36.80%	\$56,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,910.75	\$8,910.76	\$0.01	0.00%	\$26,732.25	\$26,732.28	\$0.03	0.00%	\$106,929.11
8021-000 - Salaries/Payroll Expense	\$1,553.56	\$1,500.00	(\$53.56)	(3.57%)	\$4,063.80	\$4,500.00	\$436.20	9.69%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,550.23	\$2,708.33	\$158.10	5.84%	\$7,470.79	\$8,124.99	\$654.20	8.05%	\$32,500.00
8110-040 - Gate Project	\$0.00	\$0.00	\$0.00	0.00%	(\$182.26)	\$0.00	\$182.26	(100.00%)	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,500.00	\$1,708.10	13.66%	\$32,375.70	\$37,500.00	\$5,124.30	13.66%	\$150,000.00
8710-001 - Utilities-Electric	\$2,076.11	\$2,583.33	\$507.22	19.63%	\$6,189.50	\$7,749.99	\$1,560.49	20.14%	\$31,000.00
8710-004 -									

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
3/1/2025 - 3/31/2025**

	3/1/2025 - 3/31/2025				1/1/2025 - 3/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Utilities-Electric-Pool Heating	\$1,183.77	\$791.67	(\$392.10)	(49.53%)	\$3,548.62	\$2,375.01	(\$1,173.61)	(49.41%)	\$9,500.00
8710-005 - Utilities-Telephone	\$0.00	\$64.58	\$64.58	100.00%	\$131.60	\$193.74	\$62.14	32.07%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$2,028.47	\$1,541.67	(\$486.80)	(31.58%)	\$5,430.78	\$4,625.01	(\$805.77)	(17.42%)	\$18,500.00
8710-012 - Utilities-Cable TV	\$16,823.54	\$16,666.67	(\$156.87)	(0.94%)	\$50,470.62	\$50,000.01	(\$470.61)	(0.94%)	\$200,000.00
8710-022 - Pinellas Park City Service	\$26,808.46	\$26,833.33	\$24.87	0.09%	\$82,990.42	\$80,499.99	(\$2,490.43)	(3.09%)	\$322,000.00
<u>Total Services & Utilities</u>	\$72,726.79	\$74,100.34	\$1,373.55	1.85%	\$219,221.82	\$222,301.02	\$3,079.20	1.39%	\$889,204.11
Total Expense	\$75,644.79	\$78,792.00	\$3,147.21	3.99%	\$228,116.83	\$236,376.00	\$8,259.17	3.49%	\$945,504.11
Operating Net Income	\$82,475.88	\$67,758.76	\$14,717.12	21.72%	\$248,391.93	\$203,276.28	\$45,115.65	22.19%	\$813,105.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,833.33	\$7,833.33	\$0.00	0.00%	\$23,499.99	\$23,499.99	\$0.00	0.00%	\$94,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$1,250.01	\$1,250.01	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$51,304.17	\$0.00	0.00%	\$153,912.51	\$153,912.51	\$0.00	0.00%	\$615,650.00
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$375.00	\$375.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$2,166.67	\$0.00	0.00%	\$6,500.01	\$6,500.01	\$0.00	0.00%	\$26,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$3,249.99	\$3,249.99	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$541.67	\$541.67	\$0.00	0.00%	\$1,625.01	\$1,625.01	\$0.00	0.00%	\$6,500.00
9641-000 - Reserve-Water	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$3,375.00	\$3,375.00	\$0.00	0.00%	\$13,500.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$2,125.00	\$0.00	0.00%	\$6,375.00	\$6,375.00	\$0.00	0.00%	\$25,500.00
9652-000 - Reserve-Storm Drains	\$537.91	\$537.92	\$0.01	0.00%	\$1,613.73	\$1,613.76	\$0.03	0.00%	\$6,455.00
9900-000 - Reserve-Interest	\$16,048.44	\$0.00	(\$16,048.44)	(100.00%)	\$50,620.85	\$0.00	(\$50,620.85)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$83,807.19	\$67,758.76	(\$16,048.43)	(23.68%)	\$253,897.10	\$203,276.28	(\$50,620.82)	(24.90%)	\$813,105.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
3/1/2025 - 3/31/2025

	3/1/2025 - 3/31/2025				1/1/2025 - 3/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Total Reserve Expense	\$83,807.19	\$67,758.76	(\$16,048.43)	(23.68%)	\$253,897.10	\$203,276.28	(\$50,620.82)	(24.90%)	\$813,105.00
Reserve Net Income	(\$83,807.19)	(\$67,758.76)	(\$16,048.43)	23.68%	(\$253,897.10)	(\$203,276.28)	(\$50,620.82)	24.90%	(\$813,105.00)
Net Income	(\$1,331.31)	\$0.00	(\$1,331.31)	100.00%	(\$5,505.17)	\$0.00	(\$5,505.17)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
3/1/2025 - 3/31/2025

Account	3/1/2025 - 3/31/2025		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	\$23,499.99	\$0.00	\$90,513.11
3022-000 Reserve-Streets	\$416.67	\$0.00	\$267,743.02	\$1,250.01	\$0.00	\$268,993.03
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$63,755.91	\$750.00	\$0.00	\$64,505.91
3023-000 Reserve-Roof Repair/Replace	\$51,304.17	\$51,873.57	\$851,317.82	\$165,902.51	\$158,329.82	\$858,890.51
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$16,217.84	\$750.00	\$0.00	\$16,967.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$49,927.19	\$375.00	\$0.00	\$50,302.19
3028-000 Reserve-Def Maintenance	\$0.00	\$8,700.00	\$99,295.21	\$0.00	\$8,700.00	\$90,595.21
3031-000 Reserve-House Repair/Wood	\$2,166.67	\$2,253.39	\$12,750.91	\$6,668.21	\$11,537.92	\$7,881.20
3039-000 Reserve-Recreation Area	\$1,083.33	\$0.00	\$143,570.38	\$3,249.99	\$19,147.14	\$127,673.23
3040-000 Reserve-Sewer	\$541.67	\$0.00	\$113,607.31	\$1,625.01	\$0.00	\$115,232.32
3041-000 Reserve-Water	\$1,125.00	\$470.06	\$23,505.32	\$3,375.00	\$782.36	\$26,097.96
3046-000 Reserve-Sprinklers Irrigation	\$2,125.00	\$3,972.81	\$28,322.18	\$6,425.00	\$5,435.02	\$29,312.16
3052-000 Reserve-Storm Drains	\$537.93	\$3,496.68	\$93,898.60	\$1,613.78	\$7,287.13	\$88,225.25
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$16,048.44	\$0.00	\$85,920.49	\$50,620.85	\$0.00	\$136,541.34
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$83,807.21	\$70,766.51	\$1,887,425.66	\$266,105.35	\$211,219.39	\$1,942,311.62