

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
4/30/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$113,859.98
1031-000 - Alliance Assoc Bank-Misc (4841)	\$7,938.97
1110-000 - A/R-Maintenance Fees	\$2,650.00
1112-000 - A/R-Late Fees	\$250.00
1114-000 - A/R-Administrative Fees	\$30.00
1115-000 - A/R-Legal Costs	\$244.28
1410-000 - Prepaid Insurance-General	\$30,165.28

Operating Total

\$155,138.51

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$210,080.42
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)	\$145,942.84
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$352,839.74

Reserve Total

\$1,910,879.81

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

\$2,232,146.33

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$25,495.02
2460-000 - Unearned Revenue-Cable Rebate	\$49,455.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$243,078.42

Reserve

3020-000 - Reserve-House Paint	\$98,017.93
3022-000 - Reserve-Streets	\$269,409.70
3022-001 - Reserve-Walks/Gutters	\$64,755.91
3023-000 - Reserve-Roof Repair/Replace	\$786,560.30
3025-001 - Reserve-Pool Remarcite	\$17,217.84
3027-000 - Reserve-Sea Walls	\$50,427.19
3028-000 - Reserve-Def Maintenance	\$90,595.21
3031-000 - Reserve-House Repair/Wood	\$8,628.19
3039-000 - Reserve-Recreation Area	\$128,756.56
3040-000 - Reserve-Sewer	\$115,773.99
3041-000 - Reserve-Water	\$26,883.73
3046-000 - Reserve-Sprinklers Irrigation	\$28,382.44
3052-000 - Reserve-Storm Drains	\$88,329.06
3080-000 - Reserve-Interest	\$137,141.76

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Balance Sheet
4/30/2025

<u>Reserve Total</u>	\$1,910,879.81
<u>Retained Earnings</u>	\$86,315.11
<u>Net Income</u>	(\$8,127.01)
<i>Liabilities & Equity Total</i>	\$2,232,146.33

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,212.00	\$565,200.00
6070-000 - Interest Income-Operating	\$3.26	\$13.17
6071-000 - Interest Income-Reserve	\$600.42	\$51,221.27
6082-000 - Late Fee Income	\$75.00	\$350.00
6083-000 - Other Income-General	\$430.00	\$1,430.00
6083-098 - Other Income-Legal	\$244.28	\$244.28
6084-000 - Other Income-Misc	\$360.00	\$975.00
<u>Total Revenues</u>	<u>\$142,924.96</u>	<u>\$619,433.72</u>
<i>Total Income</i>	\$142,924.96	\$619,433.72
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,623.00	\$10,492.00
7210-000 - Legal & Professional	\$0.00	\$82.50
7310-012 - Permit License Fee	\$300.00	\$361.25
7510-000 - Admin Expenses-Office	\$100.85	\$983.11
<u>Total Administrative</u>	<u>\$3,023.85</u>	<u>\$11,918.86</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,910.75	\$35,643.00
8021-000 - Salaries/Payroll Expense	\$1,141.84	\$5,205.64
8110-038 - R&M-Rec Area	\$2,179.30	\$9,650.09
8110-040 - Gate Project	\$182.26	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$43,167.60
8710-001 - Utilities-Electric	\$2,279.49	\$8,468.99
8710-004 - Utilities-Electric-Pool Heating	\$2,377.33	\$5,925.95
8710-005 - Utilities-Telephone	\$0.00	\$131.60
8710-010 - Utilities-Reclaimed Water	\$1,820.68	\$7,251.46
8710-012 - Utilities-Cable TV	\$18,053.17	\$68,523.79
8710-022 - Pinellas Park City Service	\$26,427.06	\$109,417.48
<u>Total Services & Utilities</u>	<u>\$74,163.78</u>	<u>\$293,385.60</u>
<i>Total Expense</i>	\$77,187.63	\$305,304.46
Operating Net Income	<u>\$65,737.33</u>	<u>\$314,129.26</u>
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	\$31,333.32
9622-000 - Reserve-Streets	\$416.67	\$1,666.68
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025	Year To Date
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$205,216.68
9625-001 - Reserve-Pool Remarcite	\$250.00	\$1,000.00
9627-000 - Reserve-Sea Walls	\$125.00	\$500.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$8,666.68
9639-000 - Reserve-Recreation Area	\$1,083.33	\$4,333.32
9640-000 - Reserve-Sewer	\$541.67	\$2,166.68
9641-000 - Reserve-Water	\$1,125.00	\$4,500.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$8,500.00
9652-000 - Reserve-Storm Drains	\$537.91	\$2,151.64
9900-000 - Reserve-Interest	\$600.42	\$51,221.27
<u>Total Reserve Expense</u>	<u>\$68,359.17</u>	<u>\$322,256.27</u>
<i>Total Reserve Expense</i>	\$68,359.17	\$322,256.27
Reserve Net Income	<u>(\$68,359.17)</u>	<u>(\$322,256.27)</u>
Net Income	<u>(\$2,621.84)</u>	<u>(\$8,127.01)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025				1/1/2025 - 4/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,212.00	\$141,300.76	(\$88.76)	(0.06%)	\$565,200.00	\$565,203.04	(\$3.04)	0.00%	\$1,695,609.11
6070-000 - Interest Income-Operating	\$3.26	\$0.00	\$3.26	100.00%	\$13.17	\$0.00	\$13.17	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$600.42	\$5,250.00	(\$4,649.58)	(88.56%)	\$51,221.27	\$21,000.00	\$30,221.27	143.91%	\$63,000.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$350.00	\$0.00	\$350.00	100.00%	\$0.00
6083-000 - Other Income-General	\$430.00	\$0.00	\$430.00	100.00%	\$1,430.00	\$0.00	\$1,430.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$244.28	\$0.00	\$244.28	100.00%	\$244.28	\$0.00	\$244.28	100.00%	\$0.00
6084-000 - Other Income-Misc	\$360.00	\$0.00	\$360.00	100.00%	\$975.00	\$0.00	\$975.00	100.00%	\$0.00
<u>Total Revenues</u>	\$142,924.96	\$146,550.76	(\$3,625.80)	(2.47%)	\$619,433.72	\$586,203.04	\$33,230.68	5.67%	\$1,758,609.11
Total Income	\$142,924.96	\$146,550.76	(\$3,625.80)	(2.47%)	\$619,433.72	\$586,203.04	\$33,230.68	5.67%	\$1,758,609.11
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,623.00	\$2,358.33	(\$264.67)	(11.22%)	\$10,492.00	\$9,433.32	(\$1,058.68)	(11.22%)	\$28,300.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$82.50	\$1,166.68	\$1,084.18	92.93%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$0.00	\$2,500.00	\$2,500.00	100.00%	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$0.00	\$2,333.32	\$2,333.32	100.00%	\$7,000.00
7310-012 - Permit License Fee	\$300.00	\$208.33	(\$91.67)	(44.00%)	\$361.25	\$833.32	\$472.07	56.65%	\$2,500.00
7510-000 - Admin Expenses-Office	\$100.85	\$500.00	\$399.15	79.83%	\$983.11	\$2,000.00	\$1,016.89	50.84%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$3,023.85	\$4,691.66	\$1,667.81	35.55%	\$11,918.86	\$18,766.64	\$6,847.78	36.49%	\$56,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,910.75	\$8,910.76	\$0.01	0.00%	\$35,643.00	\$35,643.04	\$0.04	0.00%	\$106,929.11
8021-000 - Salaries/Payroll Expense	\$1,141.84	\$1,500.00	\$358.16	23.88%	\$5,205.64	\$6,000.00	\$794.36	13.24%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,179.30	\$2,708.33	\$529.03	19.53%	\$9,650.09	\$10,833.32	\$1,183.23	10.92%	\$32,500.00
8110-040 - Gate Project	\$182.26	\$0.00	(\$182.26)	(100.00%)	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,500.00	\$1,708.10	13.66%	\$43,167.60	\$50,000.00	\$6,832.40	13.66%	\$150,000.00
8710-001 - Utilities-Electric	\$2,279.49	\$2,583.33	\$303.84	11.76%	\$8,468.99	\$10,333.32	\$1,864.33	18.04%	\$31,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
4/1/2025 - 4/30/2025

	4/1/2025 - 4/30/2025				1/1/2025 - 4/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-004 - Utilities-Electric-Pool Heating	\$2,377.33	\$791.67	(\$1,585.66)	(200.29%)	\$5,925.95	\$3,166.68	(\$2,759.27)	(87.13%)	\$9,500.00
8710-005 - Utilities-Telephone	\$0.00	\$64.58	\$64.58	100.00%	\$131.60	\$258.32	\$126.72	49.06%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$1,820.68	\$1,541.67	(\$279.01)	(18.10%)	\$7,251.46	\$6,166.68	(\$1,084.78)	(17.59%)	\$18,500.00
8710-012 - Utilities-Cable TV	\$18,053.17	\$16,666.67	(\$1,386.50)	(8.32%)	\$68,523.79	\$66,666.68	(\$1,857.11)	(2.79%)	\$200,000.00
8710-022 - Pinellas Park City Service	\$26,427.06	\$26,833.33	\$406.27	1.51%	\$109,417.48	\$107,333.32	(\$2,084.16)	(1.94%)	\$322,000.00
<u>Total Services & Utilities</u>	\$74,163.78	\$74,100.34	(\$63.44)	(0.09%)	\$293,385.60	\$296,401.36	\$3,015.76	1.02%	\$889,204.11
Total Expense	\$77,187.63	\$78,792.00	\$1,604.37	2.04%	\$305,304.46	\$315,168.00	\$9,863.54	3.13%	\$945,504.11
Operating Net Income	\$65,737.33	\$67,758.76	(\$2,021.43)	(2.98%)	\$314,129.26	\$271,035.04	\$43,094.22	15.90%	\$813,105.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,833.33	\$7,833.33	\$0.00	0.00%	\$31,333.32	\$31,333.32	\$0.00	0.00%	\$94,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$1,666.68	\$1,666.68	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$51,304.17	\$0.00	0.00%	\$205,216.68	\$205,216.68	\$0.00	0.00%	\$615,650.00
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$2,166.67	\$0.00	0.00%	\$8,666.68	\$8,666.68	\$0.00	0.00%	\$26,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$4,333.32	\$4,333.32	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$541.67	\$541.67	\$0.00	0.00%	\$2,166.68	\$2,166.68	\$0.00	0.00%	\$6,500.00
9641-000 - Reserve-Water	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$4,500.00	\$4,500.00	\$0.00	0.00%	\$13,500.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$2,125.00	\$0.00	0.00%	\$8,500.00	\$8,500.00	\$0.00	0.00%	\$25,500.00
9652-000 - Reserve-Storm Drains	\$537.91	\$537.92	\$0.01	0.00%	\$2,151.64	\$2,151.68	\$0.04	0.00%	\$6,455.00
9900-000 - Reserve-Interest	\$600.42	\$0.00	(\$600.42)	(100.00%)	\$51,221.27	\$0.00	(\$51,221.27)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$68,359.17	\$67,758.76	(\$600.41)	(0.89%)	\$322,256.27	\$271,035.04	(\$51,221.23)	(18.90%)	\$813,105.00
Total Reserve Expense	\$68,359.17	\$67,758.76	(\$600.41)	(0.89%)	\$322,256.27	\$271,035.04	(\$51,221.23)	(18.90%)	\$813,105.00
Reserve Net Income	(\$68,359.17)	(\$67,758.76)	(\$600.41)	.89%	(\$322,256.27)	(\$271,035.04)	(\$51,221.23)	18.90%	(\$813,105.00)
Net Income	(\$2,621.84)	\$0.00	(\$2,621.84)	100.00%	(\$8,127.01)	\$0.00	(\$8,127.01)	100.00%	\$0.00

5/17/2025

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
4/1/2025 - 4/30/2025

Account	4/1/2025 - 4/30/2025		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	\$328.51	\$67,013.12	\$31,333.32	\$328.51	\$98,017.93
3022-000 Reserve-Streets	\$416.67	\$0.00	\$267,743.02	\$1,666.68	\$0.00	\$269,409.70
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$63,755.91	\$1,000.00	\$0.00	\$64,755.91
3023-000 Reserve-Roof Repair/Replace	\$51,304.17	\$123,634.38	\$851,317.82	\$217,206.68	\$281,964.20	\$786,560.30
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$16,217.84	\$1,000.00	\$0.00	\$17,217.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$49,927.19	\$500.00	\$0.00	\$50,427.19
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$99,295.21	\$0.00	\$8,700.00	\$90,595.21
3031-000 Reserve-House Repair/Wood	\$2,166.67	\$1,419.68	\$12,750.91	\$8,834.88	\$12,957.60	\$8,628.19
3039-000 Reserve-Recreation Area	\$1,083.33	\$0.00	\$143,570.38	\$4,333.32	\$19,147.14	\$128,756.56
3040-000 Reserve-Sewer	\$541.67	\$0.00	\$113,607.31	\$2,166.68	\$0.00	\$115,773.99
3041-000 Reserve-Water	\$1,125.00	\$339.23	\$23,505.32	\$4,500.00	\$1,121.59	\$26,883.73
3046-000 Reserve-Sprinklers Irrigation	\$2,275.00	\$3,204.72	\$28,322.18	\$8,700.00	\$8,639.74	\$28,382.44
3052-000 Reserve-Storm Drains	\$2,337.92	\$2,234.11	\$93,898.60	\$3,951.70	\$9,521.24	\$88,329.06
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$600.42	\$0.00	\$85,920.49	\$51,221.27	\$0.00	\$137,141.76
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$70,309.18	\$131,160.63	\$1,887,425.66	\$336,414.53	\$342,380.02	\$1,881,460.17