

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**6/30/2025**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$91,972.04
1031-000 - Alliance Assoc Bank-Misc (4841)	\$8,239.30
1110-000 - A/R-Maintenance Fees	\$6,673.00
1112-000 - A/R-Late Fees	\$425.00
1114-000 - A/R-Administrative Fees	\$40.00
1115-000 - A/R-Legal Costs	\$244.28
1190-000 - Allowance for Bad Debts	\$2.00
1410-000 - Prepaid Insurance-General	\$32,393.28

Operating Total

\$139,988.90

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$211,030.48
1076-000 - CD - Bank OZK (4953) 6/25/23	\$2,901.66
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)	\$113,102.86
1090-001 - Alliance Assoc Bank - ICS Account (2992)	\$353,105.15

Reserve Total

\$1,882,156.96

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*

\$2,188,273.87

**Liabilities and Equity**Operating

2010-000 - Accounts Payable	\$477.00
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Operating Total

\$477.00

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,193.02
2460-000 - Unearned Revenue-Cable Rebate	\$47,100.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$234,421.42

Reserve

3020-000 - Reserve-House Paint	\$113,684.59
3022-000 - Reserve-Streets	\$270,243.04
3022-001 - Reserve-Walks/Gutters	\$65,255.91
3023-000 - Reserve-Roof Repair/Replace	\$733,852.71
3025-001 - Reserve-Pool Remarcite	\$17,717.84
3027-000 - Reserve-Sea Walls	\$50,677.19
3028-000 - Reserve-Def Maintenance	\$90,595.21
3031-000 - Reserve-House Repair/Wood	\$7,547.10

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc****Balance Sheet****6/30/2025**

3039-000 - Reserve-Recreation Area	\$128,422.22	
3040-000 - Reserve-Sewer	\$116,857.33	
3041-000 - Reserve-Water	\$27,386.72	
3046-000 - Reserve-Sprinklers Irrigation	\$29,247.43	
3052-000 - Reserve-Storm Drains	\$89,404.88	
3080-000 - Reserve-Interest	\$141,264.79	
<u>Reserve Total</u>	\$1,882,156.96	
<u>Retained Earnings</u>	\$86,315.11	
<u>Net Income</u>	(\$15,096.62)	
<i>Liabilities &amp; Equity Total</i>		\$2,188,273.87

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**6/1/2025 - 6/30/2025**

	6/1/2025 - 6/30/2025	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$847,800.00
6070-000 - Interest Income-Operating	\$2.78	\$19.32
6071-000 - Interest Income-Reserve	\$3,487.03	\$55,344.30
6082-000 - Late Fee Income	\$100.00	\$525.00
6083-000 - Other Income-General	\$215.00	\$2,345.00
6083-098 - Other Income-Legal	\$0.00	\$244.28
6084-000 - Other Income-Misc	\$300.00	\$1,275.00
<u>Total Revenues</u>	<u>\$145,404.81</u>	<u>\$907,552.90</u>
<i>Total Income</i>	\$145,404.81	\$907,552.90
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,623.00	\$15,738.00
7210-000 - Legal & Professional	\$0.00	\$464.28
7212-001 - Professional-Audit Fees	\$0.00	\$6,000.00
7310-012 - Permit License Fee	\$0.00	\$361.25
7510-000 - Admin Expenses-Office	\$207.61	\$1,648.60
<u>Total Administrative</u>	<u>\$2,830.61</u>	<u>\$24,212.13</u>
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$8,910.75	\$53,464.50
8021-000 - Salaries/Payroll Expense	\$278.29	\$7,015.38
8110-038 - R&M-Rec Area	\$2,002.45	\$15,093.99
8110-040 - Gate Project	\$0.00	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$64,751.40
8710-001 - Utilities-Electric	\$2,394.95	\$13,076.29
8710-004 - Utilities-Electric-Pool Heating	\$211.35	\$6,137.30
8710-005 - Utilities-Telephone	\$0.00	\$131.60
8710-010 - Utilities-Reclaimed Water	\$2,778.60	\$12,912.64
8710-012 - Utilities-Cable TV	\$16,823.54	\$102,170.87
8710-022 - Pinellas Park City Service	\$26,196.34	\$161,786.62
<u>Total Services &amp; Utilities</u>	<u>\$70,388.17</u>	<u>\$436,540.59</u>
<i>Total Expense</i>	\$73,218.78	\$460,752.72
Operating Net Income	<u>\$72,186.03</u>	<u>\$446,800.18</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	\$46,999.98
9622-000 - Reserve-Streets	\$416.67	\$2,500.02

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**6/1/2025 - 6/30/2025**

	6/1/2025 - 6/30/2025	Year To Date
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,500.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$307,825.02
9625-001 - Reserve-Pool Remarcite	\$250.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$125.00	\$750.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$13,000.02
9639-000 - Reserve-Recreation Area	\$1,083.33	\$6,499.98
9640-000 - Reserve-Sewer	\$541.67	\$3,250.02
9641-000 - Reserve-Water	\$1,125.00	\$6,750.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$12,750.00
9652-000 - Reserve-Storm Drains	\$537.91	\$3,227.46
9900-000 - Reserve-Interest	\$3,487.03	\$55,344.30
<u>Total Reserve Expense</u>	<u>\$71,245.78</u>	<u>\$461,896.80</u>
<i>Total Reserve Expense</i>	\$71,245.78	\$461,896.80
Reserve Net Income	<u>(\$71,245.78)</u>	<u>(\$461,896.80)</u>
Net Income	\$940.25	(\$15,096.62)

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**6/1/2025 - 6/30/2025**

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,300.00	\$141,300.76	(\$0.76)	0.00%	\$847,800.00	\$847,804.56	(\$4.56)	0.00%	\$1,695,609.11
6070-000 - Interest Income-Operating	\$2.78	\$0.00	\$2.78	100.00%	\$19.32	\$0.00	\$19.32	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$3,487.03	\$5,250.00	(\$1,762.97)	(33.58%)	\$55,344.30	\$31,500.00	\$23,844.30	75.70%	\$63,000.00
6082-000 - Late Fee Income	\$100.00	\$0.00	\$100.00	100.00%	\$525.00	\$0.00	\$525.00	100.00%	\$0.00
6083-000 - Other Income-General	\$215.00	\$0.00	\$215.00	100.00%	\$2,345.00	\$0.00	\$2,345.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$0.00	\$0.00	\$0.00	0.00%	\$244.28	\$0.00	\$244.28	100.00%	\$0.00
6084-000 - Other Income-Misc	\$300.00	\$0.00	\$300.00	100.00%	\$1,275.00	\$0.00	\$1,275.00	100.00%	\$0.00
<u>Total Revenues</u>	\$145,404.81	\$146,550.76	(\$1,145.95)	(0.78%)	\$907,552.90	\$879,304.56	\$28,248.34	3.21%	\$1,758,609.11
<b>Total Income</b>	\$145,404.81	\$146,550.76	(\$1,145.95)	(0.78%)	\$907,552.90	\$879,304.56	\$28,248.34	3.21%	\$1,758,609.11
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,623.00	\$2,358.33	(\$264.67)	(11.22%)	\$15,738.00	\$14,149.98	(\$1,588.02)	(11.22%)	\$28,300.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$464.28	\$1,750.02	\$1,285.74	73.47%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$6,000.00	\$3,750.00	(\$2,250.00)	(60.00%)	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$0.00	\$3,499.98	\$3,499.98	100.00%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.33	\$208.33	100.00%	\$361.25	\$1,249.98	\$888.73	71.10%	\$2,500.00
7510-000 - Admin Expenses-Office	\$207.61	\$500.00	\$292.39	58.48%	\$1,648.60	\$3,000.00	\$1,351.40	45.05%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$750.00	\$750.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$2,830.61	\$4,691.66	\$1,861.05	39.67%	\$24,212.13	\$28,149.96	\$3,937.83	13.99%	\$56,300.00
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$8,910.75	\$8,910.76	\$0.01	0.00%	\$53,464.50	\$53,464.56	\$0.06	0.00%	\$106,929.11
8021-000 - Salaries/Payroll Expense	\$278.29	\$1,500.00	\$1,221.71	81.45%	\$7,015.38	\$9,000.00	\$1,984.62	22.05%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,002.45	\$2,708.33	\$705.88	26.06%	\$15,093.99	\$16,249.98	\$1,155.99	7.11%	\$32,500.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,500.00	\$1,708.10	13.66%	\$64,751.40	\$75,000.00	\$10,248.60	13.66%	\$150,000.00
8710-001 - Utilities-Electric	\$2,394.95	\$2,583.33	\$188.38	7.29%	\$13,076.29	\$15,499.98	\$2,423.69	15.64%	\$31,000.00
8710-004 - Utilities-Electric-Pool Heating	\$211.35	\$791.67	\$580.32	73.30%	\$6,137.30	\$4,750.02	(\$1,387.28)	(29.21%)	\$9,500.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**6/1/2025 - 6/30/2025**

	6/1/2025 - 6/30/2025				1/1/2025 - 6/30/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-005 - Utilities-Telephone	\$0.00	\$64.58	\$64.58	100.00%	\$131.60	\$387.48	\$255.88	66.04%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$2,778.60	\$1,541.67	(\$1,236.93)	(80.23%)	\$12,912.64	\$9,250.02	(\$3,662.62)	(39.60%)	\$18,500.00
8710-012 - Utilities-Cable TV	\$16,823.54	\$16,666.67	(\$156.87)	(0.94%)	\$102,170.87	\$100,000.02	(\$2,170.85)	(2.17%)	\$200,000.00
8710-022 - Pinellas Park City Service	\$26,196.34	\$26,833.33	\$636.99	2.37%	\$161,786.62	\$160,999.98	(\$786.64)	(0.49%)	\$322,000.00
<u>Total Services &amp; Utilities</u>	\$70,388.17	\$74,100.34	\$3,712.17	5.01%	\$436,540.59	\$444,602.04	\$8,061.45	1.81%	\$889,204.11
<b>Total Expense</b>	\$73,218.78	\$78,792.00	\$5,573.22	7.07%	\$460,752.72	\$472,752.00	\$11,999.28	2.54%	\$945,504.11
Operating Net Income	\$72,186.03	\$67,758.76	\$4,427.27	6.53%	\$446,800.18	\$406,552.56	\$40,247.62	9.90%	\$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%	\$46,999.98	\$46,999.98	\$0.00	0.00%	\$94,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,500.02	\$2,500.02	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$51,304.17	\$0.00	0.00%	\$307,825.02	\$307,825.02	\$0.00	0.00%	\$615,650.00
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$2,166.67	\$0.00	0.00%	\$13,000.02	\$13,000.02	\$0.00	0.00%	\$26,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$6,499.98	\$6,499.98	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$541.67	\$541.67	\$0.00	0.00%	\$3,250.02	\$3,250.02	\$0.00	0.00%	\$6,500.00
9641-000 - Reserve-Water	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$6,750.00	\$6,750.00	\$0.00	0.00%	\$13,500.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$2,125.00	\$0.00	0.00%	\$12,750.00	\$12,750.00	\$0.00	0.00%	\$25,500.00
9652-000 - Reserve-Storm Drains	\$537.91	\$537.92	\$0.01	0.00%	\$3,227.46	\$3,227.52	\$0.06	0.00%	\$6,455.00
9900-000 - Reserve-Interest	\$3,487.03	\$0.00	(\$3,487.03)	(100.00%)	\$55,344.30	\$0.00	(\$55,344.30)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$71,245.78	\$67,758.76	(\$3,487.02)	(5.15%)	\$461,896.80	\$406,552.56	(\$55,344.24)	(13.61%)	\$813,105.00
<b>Total Reserve Expense</b>	\$71,245.78	\$67,758.76	(\$3,487.02)	(5.15%)	\$461,896.80	\$406,552.56	(\$55,344.24)	(13.61%)	\$813,105.00
Reserve Net Income	(\$71,245.78)	(\$67,758.76)	(\$3,487.02)	5.15%	(\$461,896.80)	(\$406,552.56)	(\$55,344.24)	13.61%	(\$813,105.00)
Net Income	\$940.25	\$0.00	\$940.25	100.00%	(\$15,096.62)	\$0.00	(\$15,096.62)	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Reserve Statement**  
**6/1/2025 - 6/30/2025**

Account	6/1/2025 - 6/30/2025		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	\$0.00	\$67,013.12	\$46,999.98	\$328.51	\$113,684.59
3022-000 Reserve-Streets	\$416.67	\$0.00	\$267,743.02	\$2,500.02	\$0.00	\$270,243.04
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$63,755.91	\$1,500.00	\$0.00	\$65,255.91
3023-000 Reserve-Roof Repair/Replace	\$51,304.17	\$59,668.94	\$851,317.82	\$319,815.02	\$437,280.13	\$733,852.71
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$16,217.84	\$1,500.00	\$0.00	\$17,717.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$49,927.19	\$750.00	\$0.00	\$50,677.19
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	\$5,109.89	\$12,750.91	\$13,168.22	\$18,372.03	\$7,547.10
3039-000 Reserve-Recreation Area	\$1,083.33	\$0.00	\$143,570.38	\$6,499.98	\$21,648.14	\$128,422.22
3040-000 Reserve-Sewer	\$541.67	\$0.00	\$113,607.31	\$3,250.02	\$0.00	\$116,857.33
3041-000 Reserve-Water	\$1,125.00	\$77.51	\$23,505.32	\$6,750.00	\$2,868.60	\$27,386.72
3046-000 Reserve-Sprinklers Irrigation	\$2,275.00	\$1,393.17	\$28,322.18	\$13,400.00	\$12,474.75	\$29,247.43
3052-000 Reserve-Storm Drains	\$537.91	\$0.00	\$93,898.60	\$5,027.52	\$9,521.24	\$89,404.88
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$3,487.03	\$0.00	\$85,920.49	\$55,344.30	\$0.00	\$141,264.79
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$71,395.78	\$66,249.51	\$1,887,425.66	\$476,505.06	\$511,193.40	\$1,852,737.32