

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
7/31/2025

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$100,720.02
1031-000 - Alliance Assoc Bank-Misc (4841)	\$8,239.48
1110-000 - A/R-Maintenance Fees	\$1,275.00
1112-000 - A/R-Late Fees	\$175.00
1115-000 - A/R-Legal Costs	\$260.44
1190-000 - Allowance for Bad Debts	\$2.03
1410-000 - Prepaid Insurance-General	\$29,770.28

Operating Total

\$140,442.25

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$211,514.94
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)	\$65,044.94
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$353,240.12

Reserve Total

\$1,834,718.47

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

\$2,141,288.73

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$21,478.02
2460-000 - Unearned Revenue-Cable Rebate	\$45,922.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$235,528.92

Reserve

3020-000 - Reserve-House Paint	\$98,992.92
3022-000 - Reserve-Streets	\$270,659.71
3022-001 - Reserve-Walks/Gutters	\$65,505.91
3023-000 - Reserve-Roof Repair/Replace	\$708,096.78
3025-001 - Reserve-Pool Remarcite	\$17,967.84
3027-000 - Reserve-Sea Walls	\$50,802.19
3028-000 - Reserve-Def Maintenance	\$90,595.21
3031-000 - Reserve-House Repair/Wood	\$5,080.59
3039-000 - Reserve-Recreation Area	\$127,004.55
3040-000 - Reserve-Sewer	\$117,399.00
3041-000 - Reserve-Water	\$28,247.22
3046-000 - Reserve-Sprinklers Irrigation	\$29,250.00
3052-000 - Reserve-Storm Drains	\$83,229.48

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Balance Sheet
7/31/2025

3080-000 - Reserve-Interest	\$141,887.07
<u>Reserve Total</u>	<u>\$1,834,718.47</u>
<u>Retained Earnings</u>	\$86,315.11
<u>Net Income</u>	(\$15,273.77)
<i>Liabilities & Equity Total</i>	\$2,141,288.73

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$141,300.00	\$989,100.00
6070-000 - Interest Income-Operating	\$2.99	\$22.31
6071-000 - Interest Income-Reserve	\$622.28	\$55,966.58
6082-000 - Late Fee Income	\$25.00	\$550.00
6083-000 - Other Income-General	\$400.00	\$2,745.00
6083-098 - Other Income-Legal	\$260.44	\$504.72
6084-000 - Other Income-Misc	\$0.00	\$1,275.00
<u>Total Revenues</u>	\$142,610.71	\$1,050,163.61
<i>Total Income</i>	\$142,610.71	\$1,050,163.61
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,623.00	\$18,361.00
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	\$254.53	\$1,903.13
<u>Total Administrative</u>	\$2,877.53	\$27,089.66
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$8,910.75	\$62,375.25
8021-000 - Salaries/Payroll Expense	\$2,012.93	\$9,028.31
8110-038 - R&M-Rec Area	\$1,980.32	\$17,074.31
8110-040 - Gate Project	\$0.00	\$0.00
8210-007 - Grounds-Landscape	\$10,791.90	\$75,543.30
8710-001 - Utilities-Electric	\$2,501.55	\$15,577.84
8710-004 - Utilities-Electric-Pool Heating	\$107.94	\$6,245.24
8710-005 - Utilities-Telephone	\$0.00	\$131.60
8710-010 - Utilities-Reclaimed Water	\$1,356.48	\$14,269.12
8710-012 - Utilities-Cable TV	\$16,823.54	\$118,994.41
8710-022 - Pinellas Park City Service	\$27,043.89	\$188,830.51
<u>Total Services & Utilities</u>	\$71,529.30	\$508,069.89
<i>Total Expense</i>	\$74,406.83	\$535,159.55
Operating Net Income	\$68,203.88	\$515,004.06
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	\$54,833.31
9622-000 - Reserve-Streets	\$416.67	\$2,916.69

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025	Year To Date
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,750.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$359,129.19
9625-001 - Reserve-Pool Remarcite	\$250.00	\$1,750.00
9627-000 - Reserve-Sea Walls	\$125.00	\$875.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$15,166.69
9639-000 - Reserve-Recreation Area	\$1,083.33	\$7,583.31
9640-000 - Reserve-Sewer	\$541.67	\$3,791.69
9641-000 - Reserve-Water	\$1,125.00	\$7,875.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$14,875.00
9652-000 - Reserve-Storm Drains	\$537.91	\$3,765.37
9900-000 - Reserve-Interest	\$622.28	\$55,966.58
<u>Total Reserve Expense</u>	<u>\$68,381.03</u>	<u>\$530,277.83</u>
<i>Total Reserve Expense</i>	\$68,381.03	\$530,277.83
Reserve Net Income	<u>(\$68,381.03)</u>	<u>(\$530,277.83)</u>
Net Income	<u>(\$177.15)</u>	<u>(\$15,273.77)</u>

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025**

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$141,300.00	\$141,300.76	(\$0.76)	0.00%	\$989,100.00	\$989,105.32	(\$5.32)	0.00%	\$1,695,609.11
6070-000 - Interest Income-Operating	\$2.99	\$0.00	\$2.99	100.00%	\$22.31	\$0.00	\$22.31	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$622.28	\$5,250.00	(\$4,627.72)	(88.15%)	\$55,966.58	\$36,750.00	\$19,216.58	52.29%	\$63,000.00
6082-000 - Late Fee Income	\$25.00	\$0.00	\$25.00	100.00%	\$550.00	\$0.00	\$550.00	100.00%	\$0.00
6083-000 - Other Income-General	\$400.00	\$0.00	\$400.00	100.00%	\$2,745.00	\$0.00	\$2,745.00	100.00%	\$0.00
6083-098 - Other Income-Legal	\$260.44	\$0.00	\$260.44	100.00%	\$504.72	\$0.00	\$504.72	100.00%	\$0.00
6084-000 - Other Income-Misc	\$0.00	\$0.00	\$0.00	0.00%	\$1,275.00	\$0.00	\$1,275.00	100.00%	\$0.00
Total Revenues	\$142,610.71	\$146,550.76	(\$3,940.05)	(2.69%)	\$1,050,163.61	\$1,025,855.32	\$24,308.29	2.37%	\$1,758,609.11
Total Income	\$142,610.71	\$146,550.76	(\$3,940.05)	(2.69%)	\$1,050,163.61	\$1,025,855.32	\$24,308.29	2.37%	\$1,758,609.11
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,623.00	\$2,358.33	(\$264.67)	(11.22%)	\$18,361.00	\$16,508.31	(\$1,852.69)	(11.22%)	\$28,300.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$464.28	\$2,041.69	\$1,577.41	77.26%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$625.00	\$625.00	100.00%	\$6,000.00	\$4,375.00	(\$1,625.00)	(37.14%)	\$7,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$0.00	\$4,083.31	\$4,083.31	100.00%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.33	\$208.33	100.00%	\$361.25	\$1,458.31	\$1,097.06	75.23%	\$2,500.00
7510-000 - Admin Expenses-Office	\$254.53	\$500.00	\$245.47	49.09%	\$1,903.13	\$3,500.00	\$1,596.87	45.62%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$875.00	\$875.00	100.00%	\$1,500.00
Total Administrative	\$2,877.53	\$4,691.66	\$1,814.13	38.67%	\$27,089.66	\$32,841.62	\$5,751.96	17.51%	\$56,300.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$8,910.75	\$8,910.76	\$0.01	0.00%	\$62,375.25	\$62,375.32	\$0.07	0.00%	\$106,929.11
8021-000 - Salaries/Payroll Expense	\$2,012.93	\$1,500.00	(\$512.93)	(34.20%)	\$9,028.31	\$10,500.00	\$1,471.69	14.02%	\$18,000.00
8110-038 - R&M-Rec Area	\$1,980.32	\$2,708.33	\$728.01	26.88%	\$17,074.31	\$18,958.31	\$1,884.00	9.94%	\$32,500.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,500.00	\$1,708.10	13.66%	\$75,543.30	\$87,500.00	\$11,956.70	13.66%	\$150,000.00
8710-001 - Utilities-Electric	\$2,501.55	\$2,583.33	\$81.78	3.17%	\$15,577.84	\$18,083.31	\$2,505.47	13.86%	\$31,000.00
8710-004 - Utilities-Electric-Pool	\$107.94	\$791.67	\$683.73	86.37%	\$6,245.24	\$5,541.69	(\$703.55)	(12.70%)	\$9,500.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
7/1/2025 - 7/31/2025

	7/1/2025 - 7/31/2025				1/1/2025 - 7/31/2025				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Heating									
8710-005 - Utilities-Telephone	\$0.00	\$64.58	\$64.58	100.00%	\$131.60	\$452.06	\$320.46	70.89%	\$775.00
8710-010 - Utilities-Reclaimed Water	\$1,356.48	\$1,541.67	\$185.19	12.01%	\$14,269.12	\$10,791.69	(\$3,477.43)	(32.22%)	\$18,500.00
8710-012 - Utilities-Cable TV	\$16,823.54	\$16,666.67	(\$156.87)	(0.94%)	\$118,994.41	\$116,666.69	(\$2,327.72)	(2.00%)	\$200,000.00
8710-022 - Pinellas Park City Service	\$27,043.89	\$26,833.33	(\$210.56)	(0.78%)	\$188,830.51	\$187,833.31	(\$997.20)	(0.53%)	\$322,000.00
<u>Total Services & Utilities</u>	\$71,529.30	\$74,100.34	\$2,571.04	3.47%	\$508,069.89	\$518,702.38	\$10,632.49	2.05%	\$889,204.11
Total Expense	\$74,406.83	\$78,792.00	\$4,385.17	5.57%	\$535,159.55	\$551,544.00	\$16,384.45	2.97%	\$945,504.11
Operating Net Income	\$68,203.88	\$67,758.76	\$445.12	.66%	\$515,004.06	\$474,311.32	\$40,692.74	8.58%	\$813,105.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$7,833.33	\$7,833.33	\$0.00	0.00%	\$54,833.31	\$54,833.31	\$0.00	0.00%	\$94,000.00
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,916.69	\$2,916.69	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,304.17	\$51,304.17	\$0.00	0.00%	\$359,129.19	\$359,129.19	\$0.00	0.00%	\$615,650.00
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$125.00	\$125.00	\$0.00	0.00%	\$875.00	\$875.00	\$0.00	0.00%	\$1,500.00
9631-000 - Reserve-House Repair/Wood	\$2,166.67	\$2,166.67	\$0.00	0.00%	\$15,166.69	\$15,166.69	\$0.00	0.00%	\$26,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$7,583.31	\$7,583.31	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$541.67	\$541.67	\$0.00	0.00%	\$3,791.69	\$3,791.69	\$0.00	0.00%	\$6,500.00
9641-000 - Reserve-Water	\$1,125.00	\$1,125.00	\$0.00	0.00%	\$7,875.00	\$7,875.00	\$0.00	0.00%	\$13,500.00
9646-000 - Reserve-Sprinklers irrigation	\$2,125.00	\$2,125.00	\$0.00	0.00%	\$14,875.00	\$14,875.00	\$0.00	0.00%	\$25,500.00
9652-000 - Reserve-Storm Drains	\$537.91	\$537.92	\$0.01	0.00%	\$3,765.37	\$3,765.44	\$0.07	0.00%	\$6,455.00
9900-000 - Reserve-Interest	\$622.28	\$0.00	(\$622.28)	(100.00%)	\$55,966.58	\$0.00	(\$55,966.58)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$68,381.03	\$67,758.76	(\$622.27)	(0.92%)	\$530,277.83	\$474,311.32	(\$55,966.51)	(11.80%)	\$813,105.00
Total Reserve Expense	\$68,381.03	\$67,758.76	(\$622.27)	(0.92%)	\$530,277.83	\$474,311.32	(\$55,966.51)	(11.80%)	\$813,105.00
8/20/2025 Reserve Net Income	(\$68,381.03)	(\$67,758.76)	(\$622.27)	.92%	(\$530,277.83)	(\$474,311.32)	(\$55,966.51)	11.80%	(\$813,105.00)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
7/1/2025 - 7/31/2025

Account	7/1/2025 - 7/31/2025		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	\$22,525.00	\$67,013.12	\$54,833.31	\$22,853.51	\$98,992.92
3022-000 Reserve-Streets	\$416.67	\$0.00	\$267,743.02	\$2,916.69	\$0.00	\$270,659.71
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$63,755.91	\$1,750.00	\$0.00	\$65,505.91
3023-000 Reserve-Roof Repair/Replace	\$51,304.17	\$77,060.10	\$851,317.82	\$371,119.19	\$514,340.23	\$708,096.78
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$16,217.84	\$1,750.00	\$0.00	\$17,967.84
3027-000 Reserve-Sea Walls	\$125.00	\$0.00	\$49,927.19	\$875.00	\$0.00	\$50,802.19
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	\$4,633.18	\$12,750.91	\$15,334.89	\$23,005.21	\$5,080.59
3039-000 Reserve-Recreation Area	\$1,083.33	\$2,501.00	\$143,570.38	\$7,583.31	\$24,149.14	\$127,004.55
3040-000 Reserve-Sewer	\$541.67	\$0.00	\$113,607.31	\$3,791.69	\$0.00	\$117,399.00
3041-000 Reserve-Water	\$1,125.00	\$264.50	\$23,505.32	\$7,875.00	\$3,133.10	\$28,247.22
3046-000 Reserve-Sprinklers Irrigation	\$2,125.00	\$2,122.43	\$28,322.18	\$15,525.00	\$14,597.18	\$29,250.00
3052-000 Reserve-Storm Drains	\$537.91	\$6,713.31	\$93,898.60	\$5,565.43	\$16,234.55	\$83,229.48
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$622.28	\$0.00	\$85,920.49	\$55,966.58	\$0.00	\$141,887.07
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$68,381.03	\$115,819.52	\$1,887,425.66	\$544,886.09	\$627,012.92	\$1,805,298.83