

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
11/30/2025

AssetsOperating

| | |
|--|--------------------|
| 1030-000 - Alliance Assoc Bank- Operating (5775) | \$83,182.23 |
| 1110-000 - A/R-Maintenance Fees | \$450.00 |
| 1112-000 - A/R-Late Fees | \$75.00 |
| 1114-000 - A/R-Administrative Fees | \$10.00 |
| 1410-000 - Prepaid Insurance-General | \$15,541.28 |
| <u>Operating Total</u> | <u>\$99,258.51</u> |

Reserve

| | |
|--|-----------------------|
| 1050-002 - Suncoast Credit Union-Savings | \$5.00 |
| 1061-000 - Bay First 6100 | \$212,878.87 |
| 1076-001 - CD - Bank OZK 10/17/26 (7972) | \$242,593.24 |
| 1086-000 - Edward Jones | \$952,855.00 |
| 1090-000 - Alliance Assoc Bank- Reserve (2992) | \$373,747.13 |
| 1090-001 - Alliance Assoc Bank - ICS Account (783) | \$153,459.91 |
| <u>Reserve Total</u> | <u>\$1,935,539.15</u> |

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 |
| <u>Other Total</u> | <u>\$166,128.01</u> |

Assets Total

\$2,200,925.67

Liabilities and EquityOther

| | |
|--|---------------------|
| 2450-000 - Unearned Revenue-Prepaid Maint Fees | \$12,353.02 |
| 2460-000 - Unearned Revenue-Cable Rebate | \$41,212.90 |
| 2510-000 - Rent Deposit/Security | \$2,000.00 |
| 4997-000 - Fund Balance-Fixed Assets | \$166,128.00 |
| <u>Other Total</u> | <u>\$221,693.92</u> |

Reserve

| | |
|--|-----------------------|
| 3020-000 - Reserve-House Paint | \$169,976.24 |
| 3022-000 - Reserve-Streets | \$272,326.39 |
| 3022-001 - Reserve-Walks/Gutters | \$66,325.93 |
| 3023-000 - Reserve-Roof Repair/Replace | \$840,996.82 |
| 3025-001 - Reserve-Pool Remarcite | \$18,967.84 |
| 3027-000 - Reserve-Sea Walls | \$51,302.19 |
| 3028-000 - Reserve-Def Maintenance | \$78,684.48 |
| 3031-000 - Reserve-House Repair/Wood | \$12,694.48 |
| 3039-000 - Reserve-Recreation Area | \$131,337.87 |
| 3040-000 - Reserve-Sewer | \$122,565.68 |
| 3041-000 - Reserve-Water | \$35,020.53 |
| 3046-000 - Reserve-Sprinklers Irrigation | \$30,315.66 |
| 3052-000 - Reserve-Storm Drains | \$83,593.10 |
| 3080-000 - Reserve-Interest | \$21,431.94 |
| <u>Reserve Total</u> | <u>\$1,935,539.15</u> |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
11/30/2025

| | |
|---------------------------------------|----------------|
| <u>Retained Earnings</u> | \$86,315.11 |
| <u>Net Income</u> | (\$42,622.51) |
| <i>Liabilities & Equity Total</i> | \$2,200,925.67 |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
11/1/2025 - 11/30/2025

| | 11/1/2025 - 11/30/2025 | Year To Date |
|--|------------------------|----------------|
| Income | | |
| <u>Revenues</u> | | |
| 6010-000 - Maintenance Fees | \$141,256.00 | \$1,554,300.00 |
| 6070-000 - Interest Income-Operating | \$2.47 | \$33.77 |
| 6071-000 - Interest Income-Reserve | \$443.31 | \$60,511.45 |
| 6082-000 - Late Fee Income | \$75.00 | \$775.00 |
| 6083-000 - Other Income-General | \$730.00 | \$5,565.00 |
| 6083-098 - Other Income-Legal | \$0.00 | \$504.72 |
| 6084-000 - Other Income-Misc | \$0.00 | \$1,275.00 |
| <u>Total Revenues</u> | \$142,506.78 | \$1,622,964.94 |
| <i>Total Income</i> | \$142,506.78 | \$1,622,964.94 |
| Expense | | |
| <u>Administrative</u> | | |
| 7110-000 - Insurance-General | \$2,623.00 | \$28,853.00 |
| 7210-000 - Legal & Professional | \$0.00 | \$999.72 |
| 7212-001 - Professional-Audit Fees | \$0.00 | \$6,000.00 |
| 7310-008 - Taxes-Federal Income | \$0.00 | \$4,932.00 |
| 7310-012 - Permit License Fee | \$0.00 | \$361.25 |
| 7510-000 - Admin Expenses-Office | \$234.28 | \$3,762.00 |
| 7810-000 - Uncollectible Assessments | \$0.00 | \$2.03 |
| <u>Total Administrative</u> | \$2,857.28 | \$44,910.00 |
| <u>Services & Utilities</u> | | |
| 8010-000 - Master Association Fees | \$8,910.75 | \$98,018.25 |
| 8021-000 - Salaries/Payroll Expense | \$1,982.03 | \$18,597.89 |
| 8110-038 - R&M-Rec Area | \$2,728.41 | \$27,370.25 |
| 8110-040 - Gate Project | \$0.00 | \$0.00 |
| 8210-007 - Grounds-Landscape | \$12,361.90 | \$121,850.90 |
| 8710-001 - Utilities-Electric | \$2,317.81 | \$25,174.36 |
| 8710-004 - Utilities-Electric-Pool Heating | \$507.22 | \$7,209.75 |
| 8710-005 - Utilities-Telephone | \$0.00 | \$131.60 |
| 8710-010 - Utilities-Reclaimed Water | \$3,033.02 | \$21,571.84 |
| 8710-012 - Utilities-Cable TV | \$16,823.54 | \$186,288.57 |
| 8710-022 - Pinellas Park City Service | \$30,605.65 | \$308,606.34 |
| <u>Total Services & Utilities</u> | \$79,270.33 | \$814,819.75 |
| <i>Total Expense</i> | \$82,127.61 | \$859,729.75 |
| Operating Net Income | \$60,379.17 | \$763,235.19 |
| Reserve Income | | |
| <i>Total Reserve Income</i> | \$0.00 | \$0.00 |
| Reserve Expense | | |
| <u>Reserve Expense</u> | | |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
11/1/2025 - 11/30/2025

| | 11/1/2025 - 11/30/2025 | Year To Date |
|--|------------------------|----------------|
| 9620-000 - Reserve-House Painting | \$7,833.33 | \$86,166.63 |
| 9622-000 - Reserve-Streets | \$416.67 | \$4,583.37 |
| 9622-001 - Reserve-Walks/Gutters | \$250.00 | \$2,750.00 |
| 9623-000 - Reserve-Roof Repair/Replace | \$51,304.17 | \$564,345.87 |
| 9625-001 - Reserve-Pool Remarcite | \$250.00 | \$2,750.00 |
| 9627-000 - Reserve-Sea Walls | \$125.00 | \$1,375.00 |
| 9631-000 - Reserve-House Repair/Wood | \$2,166.67 | \$23,833.37 |
| 9639-000 - Reserve-Recreation Area | \$1,083.33 | \$11,916.63 |
| 9640-000 - Reserve-Sewer | \$541.67 | \$5,958.37 |
| 9641-000 - Reserve-Water | \$1,125.00 | \$12,375.00 |
| 9646-000 - Reserve-Sprinklers irrigation | \$2,125.00 | \$23,375.00 |
| 9652-000 - Reserve-Storm Drains | \$537.91 | \$5,917.01 |
| 9900-000 - Reserve-Interest | \$443.31 | \$60,511.45 |
| <u>Total Reserve Expense</u> | \$68,202.06 | \$805,857.70 |
| <i>Total Reserve Expense</i> | \$68,202.06 | \$805,857.70 |
| | | |
| Reserve Net Income | (\$68,202.06) | (\$805,857.70) |
| | | |
| Net Income | (\$7,822.89) | (\$42,622.51) |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025

| | 11/1/2025 - 11/30/2025 | | | | 1/1/2025 - 11/30/2025 | | | | Annual Budget |
|--------------------------------------|------------------------|--------------|--------------|----------|-----------------------|----------------|--------------|----------|----------------|
| | Actual | Budget | Variance | Percent | Actual | Budget | Variance | Percent | |
| Income | | | | | | | | | |
| <u>Revenues</u> | | | | | | | | | |
| 6010-000 - Maintenance Fees | \$141,256.00 | \$141,300.76 | (\$44.76) | (0.03%) | \$1,554,300.00 | \$1,554,308.36 | (\$8.36) | 0.00% | \$1,695,609.11 |
| 6070-000 - Interest Income-Operating | \$2.47 | \$0.00 | \$2.47 | 100.00% | \$33.77 | \$0.00 | \$33.77 | 100.00% | \$0.00 |
| 6071-000 - Interest Income-Reserve | \$443.31 | \$5,250.00 | (\$4,806.69) | (91.56%) | \$60,511.45 | \$57,750.00 | \$2,761.45 | 4.78% | \$63,000.00 |
| 6082-000 - Late Fee Income | \$75.00 | \$0.00 | \$75.00 | 100.00% | \$775.00 | \$0.00 | \$775.00 | 100.00% | \$0.00 |
| 6083-000 - Other Income-General | \$730.00 | \$0.00 | \$730.00 | 100.00% | \$5,565.00 | \$0.00 | \$5,565.00 | 100.00% | \$0.00 |
| 6083-098 - Other Income-Legal | \$0.00 | \$0.00 | \$0.00 | 0.00% | \$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 |
| <u>Total Revenues</u> | \$142,506.78 | \$146,550.76 | (\$4,043.98) | (2.76%) | \$1,622,964.94 | \$1,612,058.36 | \$10,906.58 | 0.68% | \$1,758,609.11 |
| Total Income | \$142,506.78 | \$146,550.76 | (\$4,043.98) | (2.76%) | \$1,622,964.94 | \$1,612,058.36 | \$10,906.58 | 0.68% | \$1,758,609.11 |
| Expense | | | | | | | | | |
| <u>Administrative</u> | | | | | | | | | |
| 7110-000 - Insurance-General | \$2,623.00 | \$2,358.33 | (\$264.67) | (11.22%) | \$28,853.00 | \$25,941.63 | (\$2,911.37) | (11.22%) | \$28,300.00 |
| 7210-000 - Legal & Professional | \$0.00 | \$291.67 | \$291.67 | 100.00% | \$999.72 | \$3,208.37 | \$2,208.65 | 68.84% | \$3,500.00 |
| 7212-001 - Professional-Audit Fees | \$0.00 | \$625.00 | \$625.00 | 100.00% | \$6,000.00 | \$6,875.00 | \$875.00 | 12.73% | \$7,500.00 |
| 7310-008 - Taxes-Federal Income | \$0.00 | \$583.33 | \$583.33 | 100.00% | \$4,932.00 | \$6,416.63 | \$1,484.63 | 23.14% | \$7,000.00 |
| 7310-012 - Permit License Fee | \$0.00 | \$208.33 | \$208.33 | 100.00% | \$361.25 | \$2,291.63 | \$1,930.38 | 84.24% | \$2,500.00 |
| 7510-000 - Admin Expenses-Office | \$234.28 | \$500.00 | \$265.72 | 53.14% | \$3,762.00 | \$5,500.00 | \$1,738.00 | 31.60% | \$6,000.00 |
| 7810-000 - Uncollectible Assessments | \$0.00 | \$125.00 | \$125.00 | 100.00% | \$2.03 | \$1,375.00 | \$1,372.97 | 99.85% | \$1,500.00 |
| <u>Total Administrative</u> | \$2,857.28 | \$4,691.66 | \$1,834.38 | 39.10% | \$44,910.00 | \$51,608.26 | \$6,698.26 | 12.98% | \$56,300.00 |
| <u>Services & Utilities</u> | | | | | | | | | |
| 8010-000 - Master Association Fees | \$8,910.75 | \$8,910.76 | \$0.01 | 0.00% | \$98,018.25 | \$98,018.36 | \$0.11 | 0.00% | \$106,929.11 |
| 8021-000 - Salaries/Payroll Expense | \$1,982.03 | \$1,500.00 | (\$482.03) | (32.14%) | \$18,597.89 | \$16,500.00 | (\$2,097.89) | (12.71%) | \$18,000.00 |
| 8110-038 - R&M-Rec Area | \$2,728.41 | \$2,708.33 | (\$20.08) | (0.74%) | \$27,370.25 | \$29,791.63 | \$2,421.38 | 8.13% | \$32,500.00 |
| 8210-007 - Grounds-Landscape | \$12,361.90 | \$12,500.00 | \$138.10 | 1.10% | \$121,850.90 | \$137,500.00 | \$15,649.10 | 11.38% | \$150,000.00 |
| 8710-001 - Utilities-Electric | \$2,317.81 | \$2,583.33 | \$265.52 | 10.28% | \$25,174.36 | \$28,416.63 | \$3,242.27 | 11.41% | \$31,000.00 |
| 8710-004 - Utilities-Electric-Pool | \$507.22 | \$791.67 | \$284.45 | 35.93% | \$7,209.75 | \$8,708.37 | \$1,498.62 | 17.21% | \$9,500.00 |

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
11/1/2025 - 11/30/2025**

| | 11/1/2025 - 11/30/2025 | | | | 1/1/2025 - 11/30/2025 | | | | 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 | \$710.38 | \$578.78 | 81.47% | \$775.00 |
| 8710-010 - Utilities-Reclaimed Water | \$3,033.02 | \$1,541.67 | (\$1,491.35) | (96.74%) | \$21,571.84 | \$16,958.37 | (\$4,613.47) | (27.20%) | \$18,500.00 |
| 8710-012 - Utilities-Cable TV | \$16,823.54 | \$16,666.67 | (\$156.87) | (0.94%) | \$186,288.57 | \$183,333.37 | (\$2,955.20) | (1.61%) | \$200,000.00 |
| 8710-022 - Pinellas Park City Service | \$30,605.65 | \$26,833.33 | (\$3,772.32) | (14.06%) | \$308,606.34 | \$295,166.63 | (\$13,439.71) | (4.55%) | \$322,000.00 |
| <u>Total Services & Utilities</u> | \$79,270.33 | \$74,100.34 | (\$5,169.99) | (6.98%) | \$814,819.75 | \$815,103.74 | \$283.99 | 0.03% | \$889,204.11 |
| Total Expense | \$82,127.61 | \$78,792.00 | (\$3,335.61) | (4.23%) | \$859,729.75 | \$866,712.00 | \$6,982.25 | 0.81% | \$945,504.11 |
| Operating Net Income | \$60,379.17 | \$67,758.76 | (\$7,379.59) | (10.89%) | \$763,235.19 | \$745,346.36 | \$17,888.83 | 2.40% | \$813,105.00 |
| Reserve Expense | | | | | | | | | |
| <u>Reserve Expense</u> | | | | | | | | | |
| 9620-000 - Reserve-House Painting | \$7,833.33 | \$7,833.33 | \$0.00 | 0.00% | \$86,166.63 | \$86,166.63 | \$0.00 | 0.00% | \$94,000.00 |
| 9622-000 - Reserve-Streets | \$416.67 | \$416.67 | \$0.00 | 0.00% | \$4,583.37 | \$4,583.37 | \$0.00 | 0.00% | \$5,000.00 |
| 9622-001 - Reserve-Walks/Gutters | \$250.00 | \$250.00 | \$0.00 | 0.00% | \$2,750.00 | \$2,750.00 | \$0.00 | 0.00% | \$3,000.00 |
| 9623-000 - Reserve-Roof Repair/Replace | \$51,304.17 | \$51,304.17 | \$0.00 | 0.00% | \$564,345.87 | \$564,345.87 | \$0.00 | 0.00% | \$615,650.00 |
| 9625-001 - Reserve-Pool Remarcite | \$250.00 | \$250.00 | \$0.00 | 0.00% | \$2,750.00 | \$2,750.00 | \$0.00 | 0.00% | \$3,000.00 |
| 9627-000 - Reserve-Sea Walls | \$125.00 | \$125.00 | \$0.00 | 0.00% | \$1,375.00 | \$1,375.00 | \$0.00 | 0.00% | \$1,500.00 |
| 9631-000 - Reserve-House Repair/Wood | \$2,166.67 | \$2,166.67 | \$0.00 | 0.00% | \$23,833.37 | \$23,833.37 | \$0.00 | 0.00% | \$26,000.00 |
| 9639-000 - Reserve-Recreation Area | \$1,083.33 | \$1,083.33 | \$0.00 | 0.00% | \$11,916.63 | \$11,916.63 | \$0.00 | 0.00% | \$13,000.00 |
| 9640-000 - Reserve-Sewer | \$541.67 | \$541.67 | \$0.00 | 0.00% | \$5,958.37 | \$5,958.37 | \$0.00 | 0.00% | \$6,500.00 |
| 9641-000 - Reserve-Water | \$1,125.00 | \$1,125.00 | \$0.00 | 0.00% | \$12,375.00 | \$12,375.00 | \$0.00 | 0.00% | \$13,500.00 |
| 9646-000 - Reserve-Sprinklers irrigation | \$2,125.00 | \$2,125.00 | \$0.00 | 0.00% | \$23,375.00 | \$23,375.00 | \$0.00 | 0.00% | \$25,500.00 |
| 9652-000 - Reserve-Storm Drains | \$537.91 | \$537.92 | \$0.01 | 0.00% | \$5,917.01 | \$5,917.12 | \$0.11 | 0.00% | \$6,455.00 |
| 9900-000 - Reserve-Interest | \$443.31 | \$0.00 | (\$443.31) | (100.00%) | \$60,511.45 | \$0.00 | (\$60,511.45) | (100.00%) | \$0.00 |
| <u>Total Reserve Expense</u> | \$68,202.06 | \$67,758.76 | (\$443.30) | (0.65%) | \$805,857.70 | \$745,346.36 | (\$60,511.34) | (8.12%) | \$813,105.00 |
| Total Reserve Expense | \$68,202.06 | \$67,758.76 | (\$443.30) | (0.65%) | \$805,857.70 | \$745,346.36 | (\$60,511.34) | (8.12%) | \$813,105.00 |
| 12/15/2025 Reserve Net Income | (\$68,202.06) | (\$67,758.76) | (\$443.30) | .65% | (\$805,857.70) | (\$745,346.36) | (\$60,511.34) | 8.12% | (\$813,105.00) |

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
11/1/2025 - 11/30/2025

| Account | 11/1/2025 - 11/30/2025 | | 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 | \$146,166.63 | \$43,203.51 | \$169,976.24 |
| 3022-000 Reserve-Streets | \$416.67 | \$0.00 | \$267,743.02 | \$4,583.37 | \$0.00 | \$272,326.39 |
| 3022-001 Reserve-Walks/Gutters | \$250.00 | \$102.37 | \$63,755.91 | \$2,750.00 | \$179.98 | \$66,325.93 |
| 3023-000 Reserve-Roof Repair/Replace | \$51,304.17 | \$908.44 | \$851,317.82 | \$616,335.87 | \$626,656.87 | \$840,996.82 |
| 3025-001 Reserve-Pool Remarcite | \$250.00 | \$0.00 | \$16,217.84 | \$2,750.00 | \$0.00 | \$18,967.84 |
| 3027-000 Reserve-Sea Walls | \$125.00 | \$0.00 | \$49,927.19 | \$1,375.00 | \$0.00 | \$51,302.19 |
| 3028-000 Reserve-Def Maintenance | \$0.00 | \$11,676.85 | \$99,295.21 | \$0.00 | \$20,610.73 | \$78,684.48 |
| 3031-000 Reserve-House Repair/Wood | \$2,166.67 | \$2,798.40 | \$12,750.91 | \$34,001.57 | \$34,058.00 | \$12,694.48 |
| 3039-000 Reserve-Recreation Area | \$1,083.33 | \$0.00 | \$143,570.38 | \$11,916.63 | \$24,149.14 | \$131,337.87 |
| 3040-000 Reserve-Sewer | \$541.67 | \$0.00 | \$113,607.31 | \$8,958.37 | \$0.00 | \$122,565.68 |
| 3041-000 Reserve-Water | \$1,125.00 | \$432.28 | \$23,505.32 | \$15,375.00 | \$3,859.79 | \$35,020.53 |
| 3046-000 Reserve-Sprinklers Irrigation | \$2,214.27 | \$6,461.25 | \$28,322.18 | \$29,464.27 | \$27,470.79 | \$30,315.66 |
| 3052-000 Reserve-Storm Drains | \$537.91 | \$0.00 | \$93,898.60 | \$11,717.07 | \$22,022.57 | \$83,593.10 |
| 3062-000 Reserve-Shuffleboard Maintenance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| 3080-000 Reserve-Interest | \$443.31 | \$0.00 | \$85,920.49 | \$75,059.71 | \$139,548.26 | \$21,431.94 |
| 3081-000 Reserve-BBQ Pavilion | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Total: | \$68,291.33 | \$22,379.59 | \$1,887,425.66 | \$960,453.49 | \$941,759.64 | \$1,906,119.51 |