

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
1/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$53,134.99
1110-000 - A/R-Maintenance Fees	\$613.00
1112-000 - A/R-Late Fees	\$55.00
1410-000 - Prepaid Insurance-General	\$41,456.18

Operating Total

\$95,259.17

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$213,639.92
1076-001 - CD - Bank OZK 10/17/26 (7972)	\$244,978.81
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$392,242.42
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$153,551.16

Reserve Total

\$1,957,272.31

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

\$2,218,659.49

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$26,888.00
2460-000 - Unearned Revenue-Cable Rebate	\$38,857.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$233,873.90

Reserve

3020-000 - Reserve-House Paint	\$101,711.02
3022-000 - Reserve-Streets	\$273,159.73
3022-001 - Reserve-Walks/Gutters	\$66,825.93
3023-000 - Reserve-Roof Repair/Replace	\$922,937.82
3025-001 - Reserve-Pool Remarcite	\$19,467.84
3027-000 - Reserve-Sea Walls	\$51,510.52
3028-000 - Reserve-Def Maintenance	\$78,684.48
3031-000 - Reserve-House Repair/Wood	\$15,219.27
3039-000 - Reserve-Recreation Area	\$132,192.58
3040-000 - Reserve-Sewer	\$123,774.02
3041-000 - Reserve-Water	\$35,842.73
3046-000 - Reserve-Sprinklers Irrigation	\$26,338.00
3052-000 - Reserve-Storm Drains	\$84,921.43
3080-000 - Reserve-Interest	\$24,686.94

Reserve Total

\$1,957,272.31

Retained Earnings

\$34,835.90

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
1/31/2026

<u>Net Income</u>	(\$7,322.62)	
<i>Liabilities & Equity Total</i>		\$2,218,659.49

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$152,290.00
6070-000 - Interest Income-Operating	\$2.11	\$2.11
6071-000 - Interest Income-Reserve	\$425.24	\$425.24
6082-000 - Late Fee Income	\$40.00	\$40.00
6083-000 - Other Income-General	\$400.00	\$400.00
<u>Total Revenues</u>	\$153,157.35	\$153,157.35
<i>Total Income</i>	\$153,157.35	\$153,157.35
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$2,405.00
7210-000 - Legal & Professional	\$495.00	\$495.00
7310-008 - Taxes-Federal Income	\$311.01	\$311.01
7510-000 - Admin Expenses-Office	\$383.07	\$383.07
<u>Total Administrative</u>	\$3,594.08	\$3,594.08
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60
8021-000 - Salaries/Payroll Expense	\$2,541.83	\$2,541.83
8110-038 - R&M-Rec Area	\$3,269.51	\$3,269.51
8210-007 - Grounds-Landscape	\$10,791.90	\$10,791.90
8710-001 - Utilities-Electric	\$2,193.52	\$2,193.52
8710-004 - Utilities-Electric-Pool Heating	\$1,405.91	\$1,405.91
8710-010 - Utilities-Reclaimed Water	\$3,478.72	\$3,478.72
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,362.16
8710-022 - Pinellas Park City Service	\$33,127.77	\$33,127.77
<u>Total Services & Utilities</u>	\$83,540.92	\$83,540.92
<i>Total Expense</i>	\$87,135.00	\$87,135.00
Operating Net Income	\$66,022.35	\$66,022.35
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45
9622-000 - Reserve-Streets	\$416.67	\$416.67
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026	Year To Date
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33
9640-000 - Reserve-Sewer	\$666.67	\$666.67
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42
9900-000 - Reserve-Interest	\$425.24	\$425.24
<u>Total Reserve Expense</u>	<u>\$73,344.97</u>	<u>\$73,344.97</u>
<i>Total Reserve Expense</i>	\$73,344.97	\$73,344.97
Reserve Net Income	<u>(\$73,344.97)</u>	<u>(\$73,344.97)</u>
Net Income	<u>(\$7,322.62)</u>	<u>(\$7,322.62)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026				1/1/2026 - 1/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$152,290.00	\$152,289.32	\$0.68	0.00%	\$152,290.00	\$152,289.32	\$0.68	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$2.11	\$0.00	\$2.11	100.00%	\$2.11	\$0.00	\$2.11	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$425.24	\$3,333.33	(\$2,908.09)	(87.24%)	\$425.24	\$3,333.33	(\$2,908.09)	(87.24%)	\$40,000.00
6082-000 - Late Fee Income	\$40.00	\$0.00	\$40.00	100.00%	\$40.00	\$0.00	\$40.00	100.00%	\$0.00
6083-000 - Other Income-General	\$400.00	\$0.00	\$400.00	100.00%	\$400.00	\$0.00	\$400.00	100.00%	\$0.00
<u>Total Revenues</u>	\$153,157.35	\$155,622.65	(\$2,465.30)	(1.58%)	\$153,157.35	\$155,622.65	(\$2,465.30)	(1.58%)	\$1,867,471.89
Total Income	\$153,157.35	\$155,622.65	(\$2,465.30)	(1.58%)	\$153,157.35	\$155,622.65	(\$2,465.30)	(1.58%)	\$1,867,471.89
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$495.00	\$291.67	(\$203.33)	(69.71%)	\$495.00	\$291.67	(\$203.33)	(69.71%)	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$750.00	\$750.00	100.00%	\$0.00	\$750.00	\$750.00	100.00%	\$9,000.00
7310-008 - Taxes-Federal Income	\$311.01	\$583.33	\$272.32	46.68%	\$311.01	\$583.33	\$272.32	46.68%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.31	\$208.31	100.00%	\$0.00	\$208.31	\$208.31	100.00%	\$2,500.00
7510-000 - Admin Expenses-Office	\$383.07	\$500.00	\$116.93	23.39%	\$383.07	\$500.00	\$116.93	23.39%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$125.00	\$125.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$3,594.08	\$5,291.64	\$1,697.56	32.08%	\$3,594.08	\$5,291.64	\$1,697.56	32.08%	\$63,500.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$2,541.83	\$1,500.00	(\$1,041.83)	(69.46%)	\$2,541.83	\$1,500.00	(\$1,041.83)	(69.46%)	\$18,000.00
8110-038 - R&M-Rec Area	\$3,269.51	\$2,791.67	(\$477.84)	(17.12%)	\$3,269.51	\$2,791.67	(\$477.84)	(17.12%)	\$33,500.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,750.00	\$1,958.10	15.36%	\$10,791.90	\$12,750.00	\$1,958.10	15.36%	\$153,000.00
8710-001 - Utilities-Electric	\$2,193.52	\$2,666.67	\$473.15	17.74%	\$2,193.52	\$2,666.67	\$473.15	17.74%	\$32,000.00
8710-004 - Utilities-Electric-Pool Heating	\$1,405.91	\$1,000.00	(\$405.91)	(40.59%)	\$1,405.91	\$1,000.00	(\$405.91)	(40.59%)	\$12,000.00
8710-010 - Utilities-Reclaimed Water	\$3,478.72	\$1,916.67	(\$1,562.05)	(81.50%)	\$3,478.72	\$1,916.67	(\$1,562.05)	(81.50%)	\$23,000.00
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$33,127.77	\$27,916.67	(\$5,211.10)	(18.67%)	\$33,127.77	\$27,916.67	(\$5,211.10)	(18.67%)	\$335,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026				1/1/2026 - 1/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<u>Total Services & Utilities</u>	\$83,540.92	\$77,411.28	(\$6,129.64)	(7.92%)	\$83,540.92	\$77,411.28	(\$6,129.64)	(7.92%)	\$928,935.17
Total Expense	\$87,135.00	\$82,702.92	(\$4,432.08)	(5.36%)	\$87,135.00	\$82,702.92	(\$4,432.08)	(5.36%)	\$992,435.17
Operating Net Income	\$66,022.35	\$72,919.73	(\$6,897.38)	(9.46%)	\$66,022.35	\$72,919.73	(\$6,897.38)	(9.46%)	\$875,036.72
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$416.67	\$416.67	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$250.00	\$250.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$250.00	\$250.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$83.33	\$83.33	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$666.67	\$666.67	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$790.42	\$790.42	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$425.24	\$0.00	(\$425.24)	(100.00%)	\$425.24	\$0.00	(\$425.24)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$73,344.97	\$72,919.73	(\$425.24)	(0.58%)	\$73,344.97	\$72,919.73	(\$425.24)	(0.58%)	\$875,036.72
Total Reserve Expense	\$73,344.97	\$72,919.73	(\$425.24)	(0.58%)	\$73,344.97	\$72,919.73	(\$425.24)	(0.58%)	\$875,036.72
Reserve Net Income	(\$73,344.97)	(\$72,919.73)	(\$425.24)	.58%	(\$73,344.97)	(\$72,919.73)	(\$425.24)	.58%	(\$875,036.72)
Net Income	(\$7,322.62)	\$0.00	(\$7,322.62)	100.00%	(\$7,322.62)	\$0.00	(\$7,322.62)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
1/1/2026 - 1/31/2026

Account	1/1/2026 - 1/31/2026		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	\$11,101.45	\$0.00	\$90,609.57	\$11,101.45	\$0.00	\$101,711.02
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$416.67	\$0.00	\$273,159.73
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$66,575.93	\$250.00	\$0.00	\$66,825.93
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$8,166.14	\$879,242.77	\$51,861.19	\$8,166.14	\$922,937.82
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$250.00	\$0.00	\$19,467.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$83.33	\$0.00	\$51,510.52
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$78,684.48	\$0.00	\$0.00	\$78,684.48
3031-000 Reserve-House Repair/Wood	\$2,500.00	\$2,117.07	\$14,836.34	\$2,500.00	\$2,117.07	\$15,219.27
3039-000 Reserve-Recreation Area	\$1,083.33	\$135.00	\$131,244.25	\$1,083.33	\$135.00	\$132,192.58
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$666.67	\$0.00	\$123,774.02
3041-000 Reserve-Water	\$1,666.67	\$1,969.47	\$36,145.53	\$1,666.67	\$1,969.47	\$35,842.73
3046-000 Reserve-Sprinklers Irrigation	\$2,250.00	\$2,787.69	\$26,875.69	\$2,250.00	\$2,787.69	\$26,338.00
3052-000 Reserve-Storm Drains	\$790.42	\$0.00	\$84,131.01	\$790.42	\$0.00	\$84,921.43
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$425.24	\$0.00	\$24,261.70	\$425.24	\$0.00	\$24,686.94
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$73,344.97	\$15,175.37	\$1,869,683.07	\$73,344.97	\$15,175.37	\$1,927,852.67