

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
2/28/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$55,348.74
1110-000 - A/R-Maintenance Fees	\$930.00
1112-000 - A/R-Late Fees	\$105.00
1114-000 - A/R-Administrative Fees	\$10.00
1410-000 - Prepaid Insurance-General	\$32,987.14
<u>Operating Total</u>	<u>\$89,380.88</u>

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$214,391.66
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)	\$443,453.92
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$183,099.84
<u>Reserve Total</u>	<u>\$2,038,784.23</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

\$2,294,293.12

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$485.00
<u>Operating Total</u>	<u>\$485.00</u>

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$25,408.00
2460-000 - Unearned Revenue-Cable Rebate	\$37,680.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00
<u>Other Total</u>	<u>\$231,216.40</u>

Reserve

3020-000 - Reserve-House Paint	\$112,812.47
3022-000 - Reserve-Streets	\$273,576.40
3022-001 - Reserve-Walks/Gutters	\$65,575.93
3023-000 - Reserve-Roof Repair/Replace	\$965,125.92
3025-001 - Reserve-Pool Remarcite	\$19,717.84
3027-000 - Reserve-Sea Walls	\$51,593.85
3028-000 - Reserve-Def Maintenance	\$78,684.48
3031-000 - Reserve-House Repair/Wood	\$12,441.69
3039-000 - Reserve-Recreation Area	\$131,440.13
3040-000 - Reserve-Sewer	\$124,440.69
3041-000 - Reserve-Water	\$37,255.31
3046-000 - Reserve-Sprinklers Irrigation	\$25,411.95

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3052-000 - Reserve-Storm Drains	\$85,711.85	
3080-000 - Reserve-Interest	\$54,995.72	
<u>Reserve Total</u>	<u>\$2,038,784.23</u>	
 <u>Retained Earnings</u>	 \$34,835.90	
 <u>Net Income</u>	 (\$11,028.41)	
 <i>Liabilities & Equity Total</i>		 \$2,294,293.12

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$304,580.00
6070-000 - Interest Income-Operating	\$1.72	\$3.83
6071-000 - Interest Income-Reserve	\$30,308.78	\$30,734.02
6082-000 - Late Fee Income	\$50.00	\$90.00
6083-000 - Other Income-General	\$915.00	\$1,315.00
<u>Total Revenues</u>	\$183,565.50	\$336,722.85
<i>Total Income</i>	\$183,565.50	\$336,722.85
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$4,810.00
7210-000 - Legal & Professional	\$450.44	\$945.44
7212-001 - Professional-Audit Fees	\$2,500.00	\$2,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$311.01
7510-000 - Admin Expenses-Office	\$176.60	\$559.67
<u>Total Administrative</u>	\$5,532.04	\$9,126.12
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$18,739.20
8021-000 - Salaries/Payroll Expense	\$1,290.37	\$3,832.20
8110-038 - R&M-Rec Area	\$2,368.93	\$5,638.44
8210-007 - Grounds-Landscape	\$10,791.90	\$21,583.80
8710-001 - Utilities-Electric	\$2,233.97	\$4,427.49
8710-004 - Utilities-Electric-Pool Heating	\$1,342.72	\$2,748.63
8710-010 - Utilities-Reclaimed Water	\$1,671.10	\$5,149.82
8710-012 - Utilities-Cable TV	\$17,362.16	\$34,724.32
8710-022 - Pinellas Park City Service	\$32,079.99	\$65,207.76
<u>Total Services & Utilities</u>	\$78,510.74	\$162,051.66
<i>Total Expense</i>	\$84,042.78	\$171,177.78
Operating Net Income	\$99,522.72	\$165,545.07
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	\$22,202.90
9622-000 - Reserve-Streets	\$416.67	\$833.34
9622-001 - Reserve-Walks/Gutters	\$250.00	\$500.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$103,722.38
9625-001 - Reserve-Pool Remarcite	\$250.00	\$500.00
9627-000 - Reserve-Sea Walls	\$83.33	\$166.66

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026	Year To Date
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$5,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$2,166.66
9640-000 - Reserve-Sewer	\$666.67	\$1,333.34
9641-000 - Reserve-Water	\$1,666.67	\$3,333.34
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$4,500.00
9652-000 - Reserve-Storm Drains	\$790.42	\$1,580.84
9900-000 - Reserve-Interest	\$30,308.78	\$30,734.02
<u>Total Reserve Expense</u>	<u>\$103,228.51</u>	<u>\$176,573.48</u>
<i>Total Reserve Expense</i>	<i>\$103,228.51</i>	<i>\$176,573.48</i>
Reserve Net Income	<u>(\$103,228.51)</u>	<u>(\$176,573.48)</u>
Net Income	<u>(\$3,705.79)</u>	<u>(\$11,028.41)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				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%	\$304,580.00	\$304,578.64	\$1.36	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$1.72	\$0.00	\$1.72	100.00%	\$3.83	\$0.00	\$3.83	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$30,308.78	\$3,333.33	\$26,975.45	809.26%	\$30,734.02	\$6,666.66	\$24,067.36	361.01%	\$40,000.00
6082-000 - Late Fee Income	\$50.00	\$0.00	\$50.00	100.00%	\$90.00	\$0.00	\$90.00	100.00%	\$0.00
6083-000 - Other Income-General	\$915.00	\$0.00	\$915.00	100.00%	\$1,315.00	\$0.00	\$1,315.00	100.00%	\$0.00
<u>Total Revenues</u>	\$183,565.50	\$155,622.65	\$27,942.85	17.96%	\$336,722.85	\$311,245.30	\$25,477.55	8.19%	\$1,867,471.89
Total Income	\$183,565.50	\$155,622.65	\$27,942.85	17.96%	\$336,722.85	\$311,245.30	\$25,477.55	8.19%	\$1,867,471.89
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$4,810.00	\$5,666.66	\$856.66	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$450.44	\$291.67	(\$158.77)	(54.43%)	\$945.44	\$583.34	(\$362.10)	(62.07%)	\$3,500.00
7212-001 - Professional-Audit Fees	\$2,500.00	\$750.00	(\$1,750.00)	(233.33%)	\$2,500.00	\$1,500.00	(\$1,000.00)	(66.67%)	\$9,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$311.01	\$1,166.66	\$855.65	73.34%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.31	\$208.31	100.00%	\$0.00	\$416.62	\$416.62	100.00%	\$2,500.00
7510-000 - Admin Expenses-Office	\$176.60	\$500.00	\$323.40	64.68%	\$559.67	\$1,000.00	\$440.33	44.03%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$250.00	\$250.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$5,532.04	\$5,291.64	(\$240.40)	(4.54%)	\$9,126.12	\$10,583.28	\$1,457.16	13.77%	\$63,500.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$18,739.20	\$18,739.20	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$1,290.37	\$1,500.00	\$209.63	13.98%	\$3,832.20	\$3,000.00	(\$832.20)	(27.74%)	\$18,000.00
8110-038 - R&M-Rec Area	\$2,368.93	\$2,791.67	\$422.74	15.14%	\$5,638.44	\$5,583.34	(\$55.10)	(0.99%)	\$33,500.00
8210-007 - Grounds-Landscape	\$10,791.90	\$12,750.00	\$1,958.10	15.36%	\$21,583.80	\$25,500.00	\$3,916.20	15.36%	\$153,000.00
8710-001 - Utilities-Electric	\$2,233.97	\$2,666.67	\$432.70	16.23%	\$4,427.49	\$5,333.34	\$905.85	16.98%	\$32,000.00

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Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-004 - Utilities-Electric-Pool Heating	\$1,342.72	\$1,000.00	(\$342.72)	(34.27%)	\$2,748.63	\$2,000.00	(\$748.63)	(37.43%)	\$12,000.00
8710-010 - Utilities-Reclaimed Water	\$1,671.10	\$1,916.67	\$245.57	12.81%	\$5,149.82	\$3,833.34	(\$1,316.48)	(34.34%)	\$23,000.00
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$34,724.32	\$35,000.00	\$275.68	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$32,079.99	\$27,916.67	(\$4,163.32)	(14.91%)	\$65,207.76	\$55,833.34	(\$9,374.42)	(16.79%)	\$335,000.00
<u>Total Services & Utilities</u>	\$78,510.74	\$77,411.28	(\$1,099.46)	(1.42%)	\$162,051.66	\$154,822.56	(\$7,229.10)	(4.67%)	\$928,935.17
Total Expense	\$84,042.78	\$82,702.92	(\$1,339.86)	(1.62%)	\$171,177.78	\$165,405.84	(\$5,771.94)	(3.49%)	\$992,435.17
Operating Net Income	\$99,522.72	\$72,919.73	\$26,602.99	36.48%	\$165,545.07	\$145,839.46	\$19,705.61	13.51%	\$875,036.72
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$22,202.90	\$22,202.90	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$833.34	\$833.34	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$103,722.38	\$103,722.38	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$500.00	\$500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$166.66	\$166.66	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$5,000.00	\$5,000.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$2,166.66	\$2,166.66	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$1,333.34	\$1,333.34	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$3,333.34	\$3,333.34	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$4,500.00	\$4,500.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$1,580.84	\$1,580.84	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$30,308.78	\$0.00	(\$30,308.78)	(100.00%)	\$30,734.02	\$0.00	(\$30,734.02)	(100.00%)	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
2/1/2026 - 2/28/2026

	2/1/2026 - 2/28/2026				1/1/2026 - 2/28/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<u>Total Reserve Expense</u>	\$103,228.51	\$72,919.73	(\$30,308.78)	(41.56%)	\$176,573.48	\$145,839.46	(\$30,734.02)	(21.07%)	\$875,036.72
Total Reserve Expense	\$103,228.51	\$72,919.73	(\$30,308.78)	(41.56%)	\$176,573.48	\$145,839.46	(\$30,734.02)	(21.07%)	\$875,036.72
Reserve Net Income	(\$103,228.51)	(\$72,919.73)	(\$30,308.78)	41.56%	(\$176,573.48)	(\$145,839.46)	(\$30,734.02)	21.07%	(\$875,036.72)
Net Income	(\$3,705.79)	\$0.00	(\$3,705.79)	100.00%	(\$11,028.41)	\$0.00	(\$11,028.41)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
2/1/2026 - 2/28/2026

Account	2/1/2026 - 2/28/2026		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	\$22,202.90	\$0.00	\$112,812.47
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$833.34	\$0.00	\$273,576.40
3022-001 Reserve-Walks/Gutters	\$250.00	\$1,500.00	\$66,575.93	\$500.00	\$1,500.00	\$65,575.93
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$9,673.09	\$879,242.77	\$103,722.38	\$17,839.23	\$965,125.92
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$500.00	\$0.00	\$19,717.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$166.66	\$0.00	\$51,593.85
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	\$5,277.58	\$14,836.34	\$5,000.00	\$7,394.65	\$12,441.69
3039-000 Reserve-Recreation Area	\$1,083.33	\$1,835.78	\$131,244.25	\$2,166.66	\$1,970.78	\$131,440.13
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$1,333.34	\$0.00	\$124,440.69
3041-000 Reserve-Water	\$1,666.67	\$254.09	\$36,145.53	\$3,333.34	\$2,223.56	\$37,255.31
3046-000 Reserve-Sprinklers Irrigation	\$2,350.00	\$3,276.05	\$26,875.69	\$4,600.00	\$6,063.74	\$25,411.95
3052-000 Reserve-Storm Drains	\$790.42	\$0.00	\$84,131.01	\$1,580.84	\$0.00	\$85,711.85
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$30,308.78	\$0.00	\$24,261.70	\$30,734.02	\$0.00	\$54,995.72
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$103,328.51	\$21,816.59	\$1,869,683.07	\$176,673.48	\$36,991.96	\$2,009,364.59