

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
3/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$51,820.58
1110-000 - A/R-Maintenance Fees	\$485.00
1112-000 - A/R-Late Fees	\$130.00
1114-000 - A/R-Administrative Fees	\$10.00
1410-000 - Prepaid Insurance-General	\$33,779.28
<u>Operating Total</u>	<u>\$86,224.86</u>

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$216,017.79
1076-001 - CD - Bank OZK 10/17/26 (7972)	\$247,359.89
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$420,528.20
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$193,630.63
<u>Reserve Total</u>	<u>\$2,030,396.51</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

\$2,282,749.38

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$25,433.00
2460-000 - Unearned Revenue-Cable Rebate	\$36,502.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00
<u>Other Total</u>	<u>\$230,063.90</u>

Reserve

3020-000 - Reserve-House Paint	\$123,913.92
3022-000 - Reserve-Streets	\$273,993.07
3022-001 - Reserve-Walks/Gutters	\$65,690.03
3023-000 - Reserve-Roof Repair/Replace	\$940,657.89
3025-001 - Reserve-Pool Remarcite	\$19,967.84
3027-000 - Reserve-Sea Walls	\$51,677.18
3028-000 - Reserve-Def Maintenance	\$69,984.48
3031-000 - Reserve-House Repair/Wood	\$8,663.56
3039-000 - Reserve-Recreation Area	\$131,126.47
3040-000 - Reserve-Sewer	\$125,107.36
3041-000 - Reserve-Water	\$38,747.42
3046-000 - Reserve-Sprinklers Irrigation	\$25,821.57
3052-000 - Reserve-Storm Drains	\$86,502.27
3080-000 - Reserve-Interest	\$68,543.45
<u>Reserve Total</u>	<u>\$2,030,396.51</u>

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Balance Sheet
3/31/2026

<u>Retained Earnings</u>	\$34,835.90
<u>Net Income</u>	(\$12,546.93)
<i>Liabilities & Equity Total</i>	\$2,282,749.38

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$456,870.00
6070-000 - Interest Income-Operating	\$2.14	\$5.97
6071-000 - Interest Income-Reserve	\$13,547.73	\$44,281.75
6082-000 - Late Fee Income	\$75.00	\$165.00
6083-000 - Other Income-General	\$315.00	\$1,630.00
<u>Total Revenues</u>	<u>\$166,229.87</u>	<u>\$502,952.72</u>
<i>Total Income</i>	<i>\$166,229.87</i>	<i>\$502,952.72</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$7,215.00
7210-000 - Legal & Professional	\$0.00	\$945.44
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$311.01
7510-000 - Admin Expenses-Office	\$285.37	\$845.04
<u>Total Administrative</u>	<u>\$2,690.37</u>	<u>\$11,816.49</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$28,108.80
8021-000 - Salaries/Payroll Expense	\$617.62	\$4,449.82
8110-038 - R&M-Rec Area	\$2,824.54	\$8,462.98
8210-007 - Grounds-Landscape	\$12,760.90	\$34,344.70
8710-001 - Utilities-Electric	\$2,090.40	\$6,517.89
8710-004 - Utilities-Electric-Pool Heating	\$579.11	\$3,327.74
8710-010 - Utilities-Reclaimed Water	\$2,290.67	\$7,440.49
8710-012 - Utilities-Cable TV	\$17,362.16	\$52,086.48
8710-022 - Pinellas Park City Service	\$30,695.56	\$95,903.32
<u>Total Services & Utilities</u>	<u>\$78,590.56</u>	<u>\$240,642.22</u>
<i>Total Expense</i>	<i>\$81,280.93</i>	<i>\$252,458.71</i>
Operating Net Income	<u>\$84,948.94</u>	<u>\$250,494.01</u>
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$11,101.45	\$33,304.35
9622-000 - Reserve-Streets	\$416.67	\$1,250.01
9622-001 - Reserve-Walks/Gutters	\$250.00	\$750.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$155,583.57
9625-001 - Reserve-Pool Remarcite	\$250.00	\$750.00
9627-000 - Reserve-Sea Walls	\$83.33	\$249.99

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026	Year To Date
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$7,500.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$3,249.99
9640-000 - Reserve-Sewer	\$666.67	\$2,000.01
9641-000 - Reserve-Water	\$1,666.67	\$5,000.01
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$6,750.00
9652-000 - Reserve-Storm Drains	\$790.42	\$2,371.26
9900-000 - Reserve-Interest	\$13,547.73	\$44,281.75
<u>Total Reserve Expense</u>	<u>\$86,467.46</u>	<u>\$263,040.94</u>
<i>Total Reserve Expense</i>	\$86,467.46	\$263,040.94
Reserve Net Income	<u>(\$86,467.46)</u>	<u>(\$263,040.94)</u>
Net Income	<u>(\$1,518.52)</u>	<u>(\$12,546.93)</u>

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				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%	\$456,870.00	\$456,867.96	\$2.04	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$2.14	\$0.00	\$2.14	100.00%	\$5.97	\$0.00	\$5.97	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$13,547.73	\$3,333.33	\$10,214.40	306.43%	\$44,281.75	\$9,999.99	\$34,281.76	342.82%	\$40,000.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$165.00	\$0.00	\$165.00	100.00%	\$0.00
6083-000 - Other Income-General	\$315.00	\$0.00	\$315.00	100.00%	\$1,630.00	\$0.00	\$1,630.00	100.00%	\$0.00
<u>Total Revenues</u>	\$166,229.87	\$155,622.65	\$10,607.22	6.82%	\$502,952.72	\$466,867.95	\$36,084.77	7.73%	\$1,867,471.89
Total Income	\$166,229.87	\$155,622.65	\$10,607.22	6.82%	\$502,952.72	\$466,867.95	\$36,084.77	7.73%	\$1,867,471.89
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$7,215.00	\$8,499.99	\$1,284.99	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$945.44	\$875.01	(\$70.43)	(8.05%)	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$750.00	\$750.00	100.00%	\$2,500.00	\$2,250.00	(\$250.00)	(11.11%)	\$9,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$311.01	\$1,749.99	\$1,438.98	82.23%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.31	\$208.31	100.00%	\$0.00	\$624.93	\$624.93	100.00%	\$2,500.00
7510-000 - Admin Expenses-Office	\$285.37	\$500.00	\$214.63	42.93%	\$845.04	\$1,500.00	\$654.96	43.66%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$375.00	\$375.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$2,690.37	\$5,291.64	\$2,601.27	49.16%	\$11,816.49	\$15,874.92	\$4,058.43	25.57%	\$63,500.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$28,108.80	\$28,108.80	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$617.62	\$1,500.00	\$882.38	58.83%	\$4,449.82	\$4,500.00	\$50.18	1.12%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,824.54	\$2,791.67	(\$32.87)	(1.18%)	\$8,462.98	\$8,375.01	(\$87.97)	(1.05%)	\$33,500.00
8210-007 - Grounds-Landscape	\$12,760.90	\$12,750.00	(\$10.90)	(0.09%)	\$34,344.70	\$38,250.00	\$3,905.30	10.21%	\$153,000.00
8710-001 - Utilities-Electric	\$2,090.40	\$2,666.67	\$576.27	21.61%	\$6,517.89	\$8,000.01	\$1,482.12	18.53%	\$32,000.00
8710-004 - Utilities-Electric-Pool Heating	\$579.11	\$1,000.00	\$420.89	42.09%	\$3,327.74	\$3,000.00	(\$327.74)	(10.92%)	\$12,000.00
8710-010 - Utilities-Reclaimed	\$2,290.67	\$1,916.67	(\$374.00)	(19.51%)	\$7,440.49	\$5,750.01	(\$1,690.48)	(29.40%)	\$23,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
3/1/2026 - 3/31/2026

	3/1/2026 - 3/31/2026				1/1/2026 - 3/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Water									
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$52,086.48	\$52,500.00	\$413.52	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$30,695.56	\$27,916.67	(\$2,778.89)	(9.95%)	\$95,903.32	\$83,750.01	(\$12,153.31)	(14.51%)	\$335,000.00
<u>Total Services & Utilities</u>	\$78,590.56	\$77,411.28	(\$1,179.28)	(1.52%)	\$240,642.22	\$232,233.84	(\$8,408.38)	(3.62%)	\$928,935.17
Total Expense	\$81,280.93	\$82,702.92	\$1,421.99	1.72%	\$252,458.71	\$248,108.76	(\$4,349.95)	(1.75%)	\$992,435.17
Operating Net Income	\$84,948.94	\$72,919.73	\$12,029.21	16.50%	\$250,494.01	\$218,759.19	\$31,734.82	14.51%	\$875,036.72
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$33,304.35	\$33,304.35	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$1,250.01	\$1,250.01	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$155,583.57	\$155,583.57	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$750.00	\$750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$249.99	\$249.99	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$7,500.00	\$7,500.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$3,249.99	\$3,249.99	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$2,000.01	\$2,000.01	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$5,000.01	\$5,000.01	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$6,750.00	\$6,750.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$2,371.26	\$2,371.26	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$13,547.73	\$0.00	(\$13,547.73)	(100.00%)	\$44,281.75	\$0.00	(\$44,281.75)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$86,467.46	\$72,919.73	(\$13,547.73)	(18.58%)	\$263,040.94	\$218,759.19	(\$44,281.75)	(20.24%)	\$875,036.72
Total Reserve Expense	\$86,467.46	\$72,919.73	(\$13,547.73)	(18.58%)	\$263,040.94	\$218,759.19	(\$44,281.75)	(20.24%)	\$875,036.72
Reserve Net Income	(\$86,467.46)	(\$72,919.73)	(\$13,547.73)	18.58%	(\$263,040.94)	(\$218,759.19)	(\$44,281.75)	20.24%	(\$875,036.72)
4/15/2026 Net Income	(\$1,518.52)	\$0.00	(\$1,518.52)	100.00%	(\$12,546.93)	\$0.00	(\$12,546.93)	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
3/1/2026 - 3/31/2026

Account	3/1/2026 - 3/31/2026		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	\$33,304.35	\$0.00	\$123,913.92
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$1,250.01	\$0.00	\$273,993.07
3022-001 Reserve-Walks/Gutters	\$250.00	\$135.90	\$66,575.93	\$750.00	\$1,635.90	\$65,690.03
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$76,329.22	\$879,242.77	\$155,583.57	\$94,168.45	\$940,657.89
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$750.00	\$0.00	\$19,967.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$249.99	\$0.00	\$51,677.18
3028-000 Reserve-Def Maintenance	\$0.00	\$8,700.00	\$78,684.48	\$0.00	\$8,700.00	\$69,984.48
3031-000 Reserve-House Repair/Wood	\$6,913.00	\$10,691.13	\$14,836.34	\$11,913.00	\$18,085.78	\$8,663.56
3039-000 Reserve-Recreation Area	\$1,083.33	\$1,396.99	\$131,244.25	\$3,249.99	\$3,367.77	\$131,126.47
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$2,000.01	\$0.00	\$125,107.36
3041-000 Reserve-Water	\$1,666.67	\$174.56	\$36,145.53	\$5,000.01	\$2,398.12	\$38,747.42
3046-000 Reserve-Sprinklers Irrigation	\$2,250.00	\$1,840.38	\$26,875.69	\$6,850.00	\$7,904.12	\$25,821.57
3052-000 Reserve-Storm Drains	\$790.42	\$0.00	\$84,131.01	\$2,371.26	\$0.00	\$86,502.27
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$13,547.73	\$0.00	\$24,261.70	\$44,281.75	\$0.00	\$68,543.45
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$90,880.46	\$99,268.18	\$1,869,683.07	\$267,553.94	\$136,260.14	\$2,000,976.87