

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc

Balance Sheet

4/30/2026

Assets

Operating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$92,994.28
1110-000 - A/R-Maintenance Fees	\$1,465.00
1112-000 - A/R-Late Fees	\$205.00
1114-000 - A/R-Administrative Fees	\$10.00
1410-000 - Prepaid Insurance-General	\$30,837.28

Operating Total

\$125,511.56

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$216,542.17
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)	\$417,084.24
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$193,686.33

Reserve Total

\$2,027,532.63

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

\$2,319,172.20

Liabilities and Equity

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$23,108.00
2460-000 - Unearned Revenue-Cable Rebate	\$35,325.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$226,561.40

Reserve

3020-000 - Reserve-House Paint	\$135,015.37
3022-000 - Reserve-Streets	\$274,409.74
3022-001 - Reserve-Walks/Gutters	\$65,940.03
3023-000 - Reserve-Roof Repair/Replace	\$968,807.46
3025-001 - Reserve-Pool Remarcite	\$20,217.84
3027-000 - Reserve-Sea Walls	\$51,760.51
3028-000 - Reserve-Def Maintenance	\$69,984.48
3031-000 - Reserve-House Repair/Wood	\$8,489.78
3039-000 - Reserve-Recreation Area	\$132,209.80
3040-000 - Reserve-Sewer	\$125,774.03
3041-000 - Reserve-Water	\$40,414.09
3046-000 - Reserve-Sprinklers Irrigation	\$26,179.95
3052-000 - Reserve-Storm Drains	\$79,196.70
3080-000 - Reserve-Interest	\$29,132.85

Reserve Total

\$2,027,532.63

Retained Earnings

\$34,835.90

Net Income

\$30,242.27

Liabilities & Equity Total

\$2,319,172.20

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$609,160.00
6070-000 - Interest Income-Operating	\$1.99	\$7.96
6071-000 - Interest Income-Reserve	\$589.40	\$44,871.15
6082-000 - Late Fee Income	\$75.00	\$240.00
6083-000 - Other Income-General	\$250.00	\$1,880.00
6100-000 - Prior Year Adjustment	\$40,000.00	\$40,000.00
<u>Total Revenues</u>	\$193,206.39	\$696,159.11
 <i>Total Income</i>	 \$193,206.39	 \$696,159.11
 Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$9,620.00
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
7310-012 - Permit License Fee	\$61.25	\$61.25
7510-000 - Admin Expenses-Office	\$364.13	\$1,209.17
<u>Total Administrative</u>	\$2,830.38	\$14,646.87
 <u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$37,478.40
8021-000 - Salaries/Payroll Expense	\$613.67	\$5,063.49
8110-038 - R&M-Rec Area	\$2,068.08	\$10,531.06
8210-007 - Grounds-Landscape	\$11,190.90	\$45,535.60
8710-001 - Utilities-Electric	\$2,164.43	\$8,682.32
8710-004 - Utilities-Electric-Pool Heating	\$858.71	\$4,186.45
8710-010 - Utilities-Reclaimed Water	\$1,434.43	\$8,874.92
8710-012 - Utilities-Cable TV	\$17,362.16	\$69,448.64
8710-022 - Pinellas Park City Service	\$29,015.70	\$124,919.02
<u>Total Services & Utilities</u>	\$74,077.68	\$314,719.90
 <i>Total Expense</i>	 \$76,908.06	 \$329,366.77
 Operating Net Income	 \$116,298.33	 \$366,792.34
 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	\$44,405.80
9622-000 - Reserve-Streets	\$416.67	\$1,666.68
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$207,444.76
9625-001 - Reserve-Pool Renarrcite	\$250.00	\$1,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$333.32
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$10,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$4,333.32
9640-000 - Reserve-Sewer	\$666.67	\$2,666.68
9641-000 - Reserve-Water	\$1,666.67	\$6,666.68
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$9,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$3,161.68
9900-000 - Reserve-Interest	\$589.40	\$44,871.15
<u>Total Reserve Expense</u>	\$73,509.13	\$336,550.07
 <i>Total Reserve Expense</i>	 \$73,509.13	 \$336,550.07

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc

Income Statement

4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026	Year To Date
Reserve Net Income	(\$73,509.13)	(\$336,550.07)
Net Income	\$42,789.20	\$30,242.27

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
4/1/2026 - 4/30/2026

	4/1/2026 - 4/30/2026				1/1/2026 - 4/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$152,290.00	\$152,289.32	\$0.68	0.00%	\$609,160.00	\$609,157.28	\$2.72	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$1.99	\$0.00	\$1.99	100.00%	\$7.96	\$0.00	\$7.96	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$589.40	\$3,333.33	(\$2,743.93)	(82.32%)	\$44,871.15	\$13,333.32	\$31,537.83	236.53%	\$40,000.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$240.00	\$0.00	\$240.00	100.00%	\$0.00
6083-000 - Other Income-General	\$250.00	\$0.00	\$250.00	100.00%	\$1,880.00	\$0.00	\$1,880.00	100.00%	\$0.00
6100-000 - Prior Year Adjustment	\$40,000.00	\$0.00	\$40,000.00	100.00%	\$40,000.00	\$0.00	\$40,000.00	100.00%	\$0.00
Total Revenues	\$193,206.39	\$155,622.65	\$37,583.74	24.15%	\$696,159.11	\$622,490.60	\$73,668.51	11.83%	\$1,867,471.89
Total Income	\$193,206.39	\$155,622.65	\$37,583.74	24.15%	\$696,159.11	\$622,490.60	\$73,668.51	11.83%	\$1,867,471.89
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$9,620.00	\$11,333.32	\$1,713.32	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$945.44	\$1,166.68	\$221.24	18.96%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$750.00	\$750.00	100.00%	\$2,500.00	\$3,000.00	\$500.00	16.67%	\$9,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$311.01	\$2,333.32	\$2,022.31	86.67%	\$7,000.00
7310-012 - Permit License Fee	\$61.25	\$208.31	\$147.06	70.60%	\$61.25	\$833.24	\$771.99	92.65%	\$2,500.00
7510-000 - Admin Expenses-Office	\$364.13	\$500.00	\$135.87	27.17%	\$1,209.17	\$2,000.00	\$790.83	39.54%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$500.00	\$500.00	100.00%	\$1,500.00
Total Administrative	\$2,830.38	\$5,291.64	\$2,461.26	46.51%	\$14,646.87	\$21,166.56	\$6,519.69	30.80%	\$63,500.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$37,478.40	\$37,478.40	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$613.67	\$1,500.00	\$886.33	59.09%	\$5,063.49	\$6,000.00	\$936.51	15.61%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,068.08	\$2,791.67	\$723.59	25.92%	\$10,531.06	\$11,166.68	\$635.62	5.69%	\$33,500.00
8210-007 - Grounds-Landscape	\$11,190.90	\$12,750.00	\$1,559.10	12.23%	\$45,535.60	\$51,000.00	\$5,464.40	10.71%	\$153,000.00
8710-001 - Utilities-Electric	\$2,164.43	\$2,666.67	\$502.24	18.83%	\$8,682.32	\$10,666.68	\$1,984.36	18.60%	\$32,000.00
8710-004 - Utilities-Electric-Pool Heating	\$858.71	\$1,000.00	\$141.29	14.13%	\$4,186.45	\$4,000.00	(\$186.45)	(4.66%)	\$12,000.00
8710-010 - Utilities-Reclaimed Water	\$1,434.43	\$1,916.67	\$482.24	25.16%	\$8,874.92	\$7,666.68	(\$1,208.24)	(15.76%)	\$23,000.00
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$69,448.64	\$70,000.00	\$551.36	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$29,015.70	\$27,916.67	(\$1,099.03)	(3.94%)	\$124,919.02	\$111,666.68	(\$13,252.34)	(11.87%)	\$335,000.00
Total Services & Utilities	\$74,077.68	\$77,411.28	\$3,333.60	4.31%	\$314,719.90	\$309,645.12	(\$5,074.78)	(1.64%)	\$928,935.17
Total Expense	\$76,908.06	\$82,702.92	\$5,794.86	7.01%	\$329,366.77	\$330,811.68	\$1,444.91	0.44%	\$992,435.17
Operating Net Income	\$116,298.33	\$72,919.73	\$43,378.60	59.49%	\$366,792.34	\$291,678.92	\$75,113.42	25.75%	\$875,036.72
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$44,405.80	\$44,405.80	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$1,666.68	\$1,666.68	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$207,444.76	\$207,444.76	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$333.32	\$333.32	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$10,000.00	\$10,000.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$4,333.32	\$4,333.32	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$2,666.68	\$2,666.68	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$6,666.68	\$6,666.68	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$9,000.00	\$9,000.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$3,161.68	\$3,161.68	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$589.40	\$0.00	(\$589.40)	(100.00%)	\$44,871.15	\$0.00	(\$44,871.15)	(100.00%)	\$0.00
Total Reserve Expense	\$73,509.13	\$72,919.73	(\$589.40)	(0.81%)	\$336,550.07	\$291,678.92	(\$44,871.15)	(15.38%)	\$875,036.72
Total Reserve Expense	\$73,509.13	\$72,919.73	(\$589.40)	(0.81%)	\$336,550.07	\$291,678.92	(\$44,871.15)	(15.38%)	\$875,036.72
Reserve Net Income	(\$73,509.13)	(\$72,919.73)	(\$589.40)	.81%	(\$336,550.07)	(\$291,678.92)	(\$44,871.15)	15.38%	(\$875,036.72)

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc

Budget Comparison Report

4/1/2026 - 4/30/2026

4/1/2026 - 4/30/2026	1/1/2026 - 4/30/2026
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Net Income

Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
\$42,789.20	\$0.00	\$42,789.20	100.00%	\$30,242.27	\$0.00	\$30,242.27	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
4/1/2026 - 4/30/2026

Account	4/1/2026 - 4/30/2026		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	\$44,405.80	\$0.00	\$135,015.37
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$1,666.68	\$0.00	\$274,409.74
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$66,575.93	\$1,000.00	\$1,635.90	\$65,940.03
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$23,711.62	\$879,242.77	\$207,444.76	\$117,880.07	\$968,807.46
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$1,000.00	\$0.00	\$20,217.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$333.32	\$0.00	\$51,760.51
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$78,684.48	\$0.00	\$8,700.00	\$69,984.48
3031-000 Reserve-House Repair/Wood	\$2,500.00	\$2,673.78	\$14,836.34	\$14,413.00	\$20,759.56	\$8,489.78
3039-000 Reserve-Recreation Area	\$1,083.33	\$0.00	\$131,244.25	\$4,333.32	\$3,367.77	\$132,209.80
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$2,666.68	\$0.00	\$125,774.03
3041-000 Reserve-Water	\$1,666.67	\$0.00	\$36,145.53	\$6,666.68	\$2,398.12	\$40,414.09
3046-000 Reserve-Sprinklers Irrigation	\$2,304.56	\$1,946.18	\$26,875.69	\$9,154.56	\$9,850.30	\$26,179.95
3052-000 Reserve-Storm Drains	\$790.42	\$8,095.99	\$84,131.01	\$3,161.68	\$8,095.99	\$79,196.70
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$1,171.47	\$40,582.07	\$24,261.70	\$45,453.22	\$40,582.07	\$29,132.85
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$74,145.76	\$77,009.64	\$1,869,683.07	\$341,699.70	\$213,269.78	\$1,998,112.99