

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**5/31/2026**

**Assets**Operating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$86,457.82
1110-000 - A/R-Maintenance Fees	\$10.00
1112-000 - A/R-Late Fees	\$180.00
1410-000 - Prepaid Insurance-General	\$31,672.28

Operating Total

\$118,320.10

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)	\$427,767.11
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$193,743.91

Reserve Total

\$2,038,273.08

Other

1121-000 - A/R-Due from Reserves	\$4,907.00
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

\$171,035.01

*Assets Total*

\$2,327,628.19

**Liabilities and Equity**Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$21,173.00
2460-000 - Unearned Revenue-Cable Rebate	\$34,147.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$223,448.90

Reserve

2900-000 - Reserve Accounts Payable	\$4,907.00
3020-000 - Reserve-House Paint	\$146,116.82
3022-000 - Reserve-Streets	\$274,826.41
3022-001 - Reserve-Walks/Gutters	\$66,190.03
3023-000 - Reserve-Roof Repair/Replace	\$962,592.76
3025-001 - Reserve-Pool Remarcite	\$20,467.84
3027-000 - Reserve-Sea Walls	\$51,843.84
3028-000 - Reserve-Def Maintenance	\$65,884.48
3031-000 - Reserve-House Repair/Wood	\$8,222.35
3039-000 - Reserve-Recreation Area	\$133,293.13
3040-000 - Reserve-Sewer	\$126,440.70
3041-000 - Reserve-Water	\$41,309.37
3046-000 - Reserve-Sprinklers Irrigation	\$26,991.13
3052-000 - Reserve-Storm Drains	\$79,987.12
3080-000 - Reserve-Interest	\$29,200.10

Reserve Total

\$2,038,273.08

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Balance Sheet**  
**5/31/2026**

<u>Retained Earnings</u>	\$34,835.90	
<u>Net Income</u>	\$31,070.31	
<i>Liabilities &amp; Equity Total</i>		\$2,327,628.19

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026	Year To Date
<b>Income</b>		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$761,450.00
6070-000 - Interest Income-Operating	\$2.92	\$10.88
6071-000 - Interest Income-Reserve	\$67.25	\$44,938.40
6082-000 - Late Fee Income	\$25.00	\$265.00
6083-000 - Other Income-General	\$425.00	\$2,305.00
6100-000 - Prior Year Adjustment	\$0.00	\$40,000.00
<u>Total Revenues</u>	<u>\$152,810.17</u>	<u>\$848,969.28</u>
<i>Total Income</i>	\$152,810.17	\$848,969.28
<b>Expense</b>		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$12,025.00
7210-000 - Legal & Professional	\$247.50	\$1,192.94
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-008 - Taxes-Federal Income	\$300.00	\$611.01
7310-012 - Permit License Fee	\$0.00	\$61.25
7510-000 - Admin Expenses-Office	\$170.54	\$1,379.71
<u>Total Administrative</u>	<u>\$3,123.04</u>	<u>\$17,769.91</u>
<u>Services &amp; Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$46,848.00
8021-000 - Salaries/Payroll Expense	\$1,146.66	\$6,210.15
8110-038 - R&M-Rec Area	\$1,773.83	\$12,304.89
8210-007 - Grounds-Landscape	\$11,190.90	\$56,726.50
8710-001 - Utilities-Electric	\$2,110.43	\$10,792.75
8710-004 - Utilities-Electric-Pool Heating	\$694.69	\$4,881.14
8710-010 - Utilities-Reclaimed Water	\$2,953.41	\$11,828.33
8710-012 - Utilities-Cable TV	\$17,362.16	\$86,810.80
8710-022 - Pinellas Park City Service	\$29,270.43	\$154,189.45
<u>Total Services &amp; Utilities</u>	<u>\$75,872.11</u>	<u>\$390,592.01</u>
<i>Total Expense</i>	\$78,995.15	\$408,361.92
Operating Net Income	\$73,815.02	\$440,607.36
<b>Reserve Income</b>		
<i>Total Reserve Income</i>	\$0.00	\$0.00
<b>Reserve Expense</b>		
<u>Reserve Expense</u>		
9620-000 - Reserve-House Painting	\$11,101.45	\$55,507.25
9622-000 - Reserve-Streets	\$416.67	\$2,083.35
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,250.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$259,305.95

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Income Statement**  
**5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026	Year To Date
9625-001 - Reserve-Pool Remarcite	\$250.00	\$1,250.00
9627-000 - Reserve-Sea Walls	\$83.33	\$416.65
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$12,500.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$5,416.65
9640-000 - Reserve-Sewer	\$666.67	\$3,333.35
9641-000 - Reserve-Water	\$1,666.67	\$8,333.35
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$11,250.00
9652-000 - Reserve-Storm Drains	\$790.42	\$3,952.10
9900-000 - Reserve-Interest	\$67.25	\$44,938.40
<u>Total Reserve Expense</u>	<u>\$72,986.98</u>	<u>\$409,537.05</u>
<i>Total Reserve Expense</i>	\$72,986.98	\$409,537.05
Reserve Net Income	<u>(\$72,986.98)</u>	<u>(\$409,537.05)</u>
Net Income	<u>\$828.04</u>	<u>\$31,070.31</u>

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
<b>Income</b>									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$152,290.00	\$152,289.32	\$0.68	0.00%	\$761,450.00	\$761,446.60	\$3.40	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$2.92	\$0.00	\$2.92	100.00%	\$10.88	\$0.00	\$10.88	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$67.25	\$3,333.33	(\$3,266.08)	(97.98%)	\$44,938.40	\$16,666.65	\$28,271.75	169.63%	\$40,000.00
6082-000 - Late Fee Income	\$25.00	\$0.00	\$25.00	100.00%	\$265.00	\$0.00	\$265.00	100.00%	\$0.00
6083-000 - Other Income-General	\$425.00	\$0.00	\$425.00	100.00%	\$2,305.00	\$0.00	\$2,305.00	100.00%	\$0.00
6100-000 - Prior Year Adjustment	\$0.00	\$0.00	\$0.00	0.00%	\$40,000.00	\$0.00	\$40,000.00	100.00%	\$0.00
<b>Total Revenues</b>	<b>\$152,810.17</b>	<b>\$155,622.65</b>	<b>(\$2,812.48)</b>	<b>(1.81%)</b>	<b>\$848,969.28</b>	<b>\$778,113.25</b>	<b>\$70,856.03</b>	<b>9.11%</b>	<b>\$1,867,471.89</b>
<b>Total Income</b>	<b>\$152,810.17</b>	<b>\$155,622.65</b>	<b>(\$2,812.48)</b>	<b>(1.81%)</b>	<b>\$848,969.28</b>	<b>\$778,113.25</b>	<b>\$70,856.03</b>	<b>9.11%</b>	<b>\$1,867,471.89</b>
<b>Expense</b>									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$12,025.00	\$14,166.65	\$2,141.65	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$247.50	\$291.67	\$44.17	15.14%	\$1,192.94	\$1,458.35	\$265.41	18.20%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$750.00	\$750.00	100.00%	\$2,500.00	\$3,750.00	\$1,250.00	33.33%	\$9,000.00
7310-008 - Taxes-Federal Income	\$300.00	\$583.33	\$283.33	48.57%	\$611.01	\$2,916.65	\$2,305.64	79.05%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.31	\$208.31	100.00%	\$61.25	\$1,041.55	\$980.30	94.12%	\$2,500.00
7510-000 - Admin Expenses-Office	\$170.54	\$500.00	\$329.46	65.89%	\$1,379.71	\$2,500.00	\$1,120.29	44.81%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$625.00	\$625.00	100.00%	\$1,500.00
<b>Total Administrative</b>	<b>\$3,123.04</b>	<b>\$5,291.64</b>	<b>\$2,168.60</b>	<b>40.98%</b>	<b>\$17,769.91</b>	<b>\$26,458.20</b>	<b>\$8,688.29</b>	<b>32.84%</b>	<b>\$63,500.00</b>
<u>Services &amp; Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$46,848.00	\$46,848.00	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$1,146.66	\$1,500.00	\$353.34	23.56%	\$6,210.15	\$7,500.00	\$1,289.85	17.20%	\$18,000.00
8110-038 - R&M-Rec Area	\$1,773.83	\$2,791.67	\$1,017.84	36.46%	\$12,304.89	\$13,958.35	\$1,653.46	11.85%	\$33,500.00
8210-007 - Grounds-Landscape	\$11,190.90	\$12,750.00	\$1,559.10	12.23%	\$56,726.50	\$63,750.00	\$7,023.50	11.02%	\$153,000.00
8710-001 - Utilities-Electric	\$2,110.43	\$2,666.67	\$556.24	20.86%	\$10,792.75	\$13,333.35	\$2,540.60	19.05%	\$32,000.00
8710-004 - Utilities-Electric-Pool Heating	\$694.69	\$1,000.00	\$305.31	30.53%	\$4,881.14	\$5,000.00	\$118.86	2.38%	\$12,000.00
8710-010 - Utilities-Reclaimed Water	\$2,953.41	\$1,916.67	(\$1,036.74)	(54.09%)	\$11,828.33	\$9,583.35	(\$2,244.98)	(23.43%)	\$23,000.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Budget Comparison Report**  
**5/1/2026 - 5/31/2026**

	5/1/2026 - 5/31/2026				1/1/2026 - 5/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$86,810.80	\$87,500.00	\$689.20	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$29,270.43	\$27,916.67	(\$1,353.76)	(4.85%)	\$154,189.45	\$139,583.35	(\$14,606.10)	(10.46%)	\$335,000.00
<u>Total Services &amp; Utilities</u>	\$75,872.11	\$77,411.28	\$1,539.17	1.99%	\$390,592.01	\$387,056.40	(\$3,535.61)	(0.91%)	\$928,935.17
<b>Total Expense</b>	\$78,995.15	\$82,702.92	\$3,707.77	4.48%	\$408,361.92	\$413,514.60	\$5,152.68	1.25%	\$992,435.17
Operating Net Income	\$73,815.02	\$72,919.73	\$895.29	1.23%	\$440,607.36	\$364,598.65	\$76,008.71	20.85%	\$875,036.72
<b>Reserve Expense</b>									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$55,507.25	\$55,507.25	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,083.35	\$2,083.35	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$259,305.95	\$259,305.95	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$1,250.00	\$1,250.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$416.65	\$416.65	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$12,500.00	\$12,500.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$5,416.65	\$5,416.65	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$3,333.35	\$3,333.35	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$8,333.35	\$8,333.35	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$11,250.00	\$11,250.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$3,952.10	\$3,952.10	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$67.25	\$0.00	(\$67.25)	(100.00%)	\$44,938.40	\$0.00	(\$44,938.40)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$72,986.98	\$72,919.73	(\$67.25)	(0.09%)	\$409,537.05	\$364,598.65	(\$44,938.40)	(12.33%)	\$875,036.72
<b>Total Reserve Expense</b>	\$72,986.98	\$72,919.73	(\$67.25)	(0.09%)	\$409,537.05	\$364,598.65	(\$44,938.40)	(12.33%)	\$875,036.72
Reserve Net Income	(\$72,986.98)	(\$72,919.73)	(\$67.25)	.09%	(\$409,537.05)	(\$364,598.65)	(\$44,938.40)	12.33%	(\$875,036.72)
Net Income	\$828.04	\$0.00	\$828.04	100.00%	\$31,070.31	\$0.00	\$31,070.31	100.00%	\$0.00

**Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc**  
**Reserve Statement**  
**5/1/2026 - 5/31/2026**

Account	5/1/2026 - 5/31/2026		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	\$55,507.25	\$0.00	\$146,116.82
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$2,083.35	\$0.00	\$274,826.41
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$66,575.93	\$1,250.00	\$1,635.90	\$66,190.03
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$58,075.89	\$879,242.77	\$259,305.95	\$175,955.96	\$962,592.76
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$1,250.00	\$0.00	\$20,467.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$416.65	\$0.00	\$51,843.84
3028-000 Reserve-Def Maintenance	\$0.00	\$4,100.00	\$78,684.48	\$0.00	\$12,800.00	\$65,884.48
3031-000 Reserve-House Repair/Wood	\$2,500.00	\$2,767.43	\$14,836.34	\$16,913.00	\$23,526.99	\$8,222.35
3039-000 Reserve-Recreation Area	\$1,083.33	\$0.00	\$131,244.25	\$5,416.65	\$3,367.77	\$133,293.13
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$3,333.35	\$0.00	\$126,440.70
3041-000 Reserve-Water	\$1,666.67	\$771.39	\$36,145.53	\$8,333.35	\$3,169.51	\$41,309.37
3046-000 Reserve-Sprinklers Irrigation	\$2,250.00	\$1,438.82	\$26,875.69	\$11,404.56	\$11,289.12	\$26,991.13
3052-000 Reserve-Storm Drains	\$790.42	\$0.00	\$84,131.01	\$3,952.10	\$8,095.99	\$79,987.12
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$67.25	\$0.00	\$24,261.70	\$45,520.47	\$40,582.07	\$29,200.10
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$72,986.98	\$67,153.53	\$1,869,683.07	\$414,686.68	\$280,423.31	\$2,003,946.44