

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
6/30/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$88,783.38
1110-000 - A/R-Maintenance Fees	\$480.00
1112-000 - A/R-Late Fees	\$205.00
1410-000 - Prepaid Insurance-General	\$29,267.28

Operating Total

\$118,735.66

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$217,120.47
1076-001 - CD - Bank OZK 10/17/26 (7972)	\$249,817.81
1086-000 - Edward Jones	\$952,855.00
1090-000 - Alliance Assoc Bank- Reserve (2992)	\$456,014.41
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$193,799.64

Reserve Total

\$2,069,612.33

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

\$2,354,476.00

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$18,258.00
2460-000 - Unearned Revenue-Cable Rebate	\$32,970.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$219,356.40

Reserve

3020-000 - Reserve-House Paint	\$157,218.27
3022-000 - Reserve-Streets	\$275,243.08
3022-001 - Reserve-Walks/Gutters	\$66,440.03
3023-000 - Reserve-Roof Repair/Replace	\$984,044.27
3025-001 - Reserve-Pool Remarcite	\$20,717.84
3027-000 - Reserve-Sea Walls	\$51,927.17
3028-000 - Reserve-Def Maintenance	\$63,719.48
3031-000 - Reserve-House Repair/Wood	\$7,118.85
3039-000 - Reserve-Recreation Area	\$134,211.46
3040-000 - Reserve-Sewer	\$127,107.37
3041-000 - Reserve-Water	\$42,422.01
3046-000 - Reserve-Sprinklers Irrigation	\$26,363.14
3052-000 - Reserve-Storm Drains	\$80,777.54
3080-000 - Reserve-Interest	\$32,301.82

Reserve Total

\$2,069,612.33

Retained Earnings

\$34,835.90

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
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6/30/2026

<u>Net Income</u>	\$30,671.37	
<i>Liabilities & Equity Total</i>		\$2,354,476.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$913,740.00
6070-000 - Interest Income-Operating	\$2.57	\$13.45
6071-000 - Interest Income-Reserve	\$3,101.72	\$48,040.12
6082-000 - Late Fee Income	\$25.00	\$290.00
6083-000 - Other Income-General	\$0.00	\$2,305.00
6100-000 - Prior Year Adjustment	\$0.00	\$40,000.00
<u>Total Revenues</u>	\$155,419.29	\$1,004,388.57
<i>Total Income</i>	\$155,419.29	\$1,004,388.57
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$14,430.00
7210-000 - Legal & Professional	\$110.00	\$1,302.94
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-008 - Taxes-Federal Income	\$0.00	\$611.01
7310-012 - Permit License Fee	\$0.00	\$61.25
7510-000 - Admin Expenses-Office	\$251.95	\$1,631.66
<u>Total Administrative</u>	\$2,766.95	\$20,536.86
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$56,217.60
8021-000 - Salaries/Payroll Expense	\$1,627.74	\$7,837.89
8110-038 - R&M-Rec Area	\$2,978.50	\$15,283.39
8210-007 - Grounds-Landscape	\$11,190.90	\$67,917.40
8710-001 - Utilities-Electric	\$2,371.06	\$13,163.81
8710-004 - Utilities-Electric-Pool Heating	\$126.25	\$5,007.39
8710-010 - Utilities-Reclaimed Water	\$2,712.53	\$14,540.86
8710-012 - Utilities-Cable TV	\$17,362.16	\$104,172.96
8710-022 - Pinellas Park City Service	\$29,291.09	\$183,480.54
<u>Total Services & Utilities</u>	\$77,029.83	\$467,621.84
<i>Total Expense</i>	\$79,796.78	\$488,158.70
Operating Net Income	\$75,622.51	\$516,229.87
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	\$66,608.70
9622-000 - Reserve-Streets	\$416.67	\$2,500.02
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,500.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$311,167.14

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026	Year To Date
9625-001 - Reserve-Pool Remarcite	\$250.00	\$1,500.00
9627-000 - Reserve-Sea Walls	\$83.33	\$499.98
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$15,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$6,499.98
9640-000 - Reserve-Sewer	\$666.67	\$4,000.02
9641-000 - Reserve-Water	\$1,666.67	\$10,000.02
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$13,500.00
9652-000 - Reserve-Storm Drains	\$790.42	\$4,742.52
9900-000 - Reserve-Interest	\$3,101.72	\$48,040.12
<u>Total Reserve Expense</u>	\$76,021.45	\$485,558.50
 <i>Total Reserve Expense</i>	 \$76,021.45	 \$485,558.50
 Reserve Net Income	 (\$76,021.45)	 (\$485,558.50)
 Net Income	 (\$398.94)	 \$30,671.37

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	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%	\$913,740.00	\$913,735.92	\$4.08	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$2.57	\$0.00	\$2.57	100.00%	\$13.45	\$0.00	\$13.45	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$3,101.72	\$3,333.33	(\$231.61)	(6.95%)	\$48,040.12	\$19,999.98	\$28,040.14	140.20%	\$40,000.00
6082-000 - Late Fee Income	\$25.00	\$0.00	\$25.00	100.00%	\$290.00	\$0.00	\$290.00	100.00%	\$0.00
6083-000 - Other Income-General	\$0.00	\$0.00	\$0.00	0.00%	\$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
<u>Total Revenues</u>	\$155,419.29	\$155,622.65	(\$203.36)	(0.13%)	\$1,004,388.57	\$933,735.90	\$70,652.67	7.57%	\$1,867,471.89
Total Income	\$155,419.29	\$155,622.65	(\$203.36)	(0.13%)	\$1,004,388.57	\$933,735.90	\$70,652.67	7.57%	\$1,867,471.89
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$14,430.00	\$16,999.98	\$2,569.98	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$110.00	\$291.67	\$181.67	62.29%	\$1,302.94	\$1,750.02	\$447.08	25.55%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$750.00	\$750.00	100.00%	\$2,500.00	\$4,500.00	\$2,000.00	44.44%	\$9,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$611.01	\$3,499.98	\$2,888.97	82.54%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.31	\$208.31	100.00%	\$61.25	\$1,249.86	\$1,188.61	95.10%	\$2,500.00
7510-000 - Admin Expenses-Office	\$251.95	\$500.00	\$248.05	49.61%	\$1,631.66	\$3,000.00	\$1,368.34	45.61%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$750.00	\$750.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$2,766.95	\$5,291.64	\$2,524.69	47.71%	\$20,536.86	\$31,749.84	\$11,212.98	35.32%	\$63,500.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$56,217.60	\$56,217.60	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$1,627.74	\$1,500.00	(\$127.74)	(8.52%)	\$7,837.89	\$9,000.00	\$1,162.11	12.91%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,978.50	\$2,791.67	(\$186.83)	(6.69%)	\$15,283.39	\$16,750.02	\$1,466.63	8.76%	\$33,500.00
8210-007 - Grounds-Landscape	\$11,190.90	\$12,750.00	\$1,559.10	12.23%	\$67,917.40	\$76,500.00	\$8,582.60	11.22%	\$153,000.00
8710-001 - Utilities-Electric	\$2,371.06	\$2,666.67	\$295.61	11.09%	\$13,163.81	\$16,000.02	\$2,836.21	17.73%	\$32,000.00
8710-004 - Utilities-Electric-Pool Heating	\$126.25	\$1,000.00	\$873.75	87.38%	\$5,007.39	\$6,000.00	\$992.61	16.54%	\$12,000.00
8710-010 - Utilities-Reclaimed Water	\$2,712.53	\$1,916.67	(\$795.86)	(41.52%)	\$14,540.86	\$11,500.02	(\$3,040.84)	(26.44%)	\$23,000.00
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$104,172.96	\$105,000.00	\$827.04	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$29,291.09	\$27,916.67	(\$1,374.42)	(4.92%)	\$183,480.54	\$167,500.02	(\$15,980.52)	(9.54%)	\$335,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
6/1/2026 - 6/30/2026

	6/1/2026 - 6/30/2026				1/1/2026 - 6/30/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<u>Total Services & Utilities</u>	\$77,029.83	\$77,411.28	\$381.45	0.49%	\$467,621.84	\$464,467.68	(\$3,154.16)	(0.68%)	\$928,935.17
Total Expense	\$79,796.78	\$82,702.92	\$2,906.14	3.51%	\$488,158.70	\$496,217.52	\$8,058.82	1.62%	\$992,435.17
Operating Net Income	\$75,622.51	\$72,919.73	\$2,702.78	3.71%	\$516,229.87	\$437,518.38	\$78,711.49	17.99%	\$875,036.72
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$66,608.70	\$66,608.70	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,500.02	\$2,500.02	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$311,167.14	\$311,167.14	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$1,500.00	\$1,500.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$499.98	\$499.98	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$15,000.00	\$15,000.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$6,499.98	\$6,499.98	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$4,000.02	\$4,000.02	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$10,000.02	\$10,000.02	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$13,500.00	\$13,500.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$4,742.52	\$4,742.52	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$3,101.72	\$0.00	(\$3,101.72)	(100.00%)	\$48,040.12	\$0.00	(\$48,040.12)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$76,021.45	\$72,919.73	(\$3,101.72)	(4.25%)	\$485,558.50	\$437,518.38	(\$48,040.12)	(10.98%)	\$875,036.72
Total Reserve Expense	\$76,021.45	\$72,919.73	(\$3,101.72)	(4.25%)	\$485,558.50	\$437,518.38	(\$48,040.12)	(10.98%)	\$875,036.72
Reserve Net Income	(\$76,021.45)	(\$72,919.73)	(\$3,101.72)	4.25%	(\$485,558.50)	(\$437,518.38)	(\$48,040.12)	10.98%	(\$875,036.72)
Net Income	(\$398.94)	\$0.00	(\$398.94)	100.00%	\$30,671.37	\$0.00	\$30,671.37	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
6/1/2026 - 6/30/2026

Account	6/1/2026 - 6/30/2026		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	\$66,608.70	\$0.00	\$157,218.27
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$2,500.02	\$0.00	\$275,243.08
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$66,575.93	\$1,500.00	\$1,635.90	\$66,440.03
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$30,409.68	\$879,242.77	\$311,167.14	\$206,365.64	\$984,044.27
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$1,500.00	\$0.00	\$20,717.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$499.98	\$0.00	\$51,927.17
3028-000 Reserve-Def Maintenance	\$0.00	\$2,165.00	\$78,684.48	\$0.00	\$14,965.00	\$63,719.48
3031-000 Reserve-House Repair/Wood	\$2,500.00	\$3,603.50	\$14,836.34	\$19,413.00	\$27,130.49	\$7,118.85
3039-000 Reserve-Recreation Area	\$1,083.33	\$165.00	\$131,244.25	\$6,499.98	\$3,532.77	\$134,211.46
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$4,000.02	\$0.00	\$127,107.37
3041-000 Reserve-Water	\$1,666.67	\$554.03	\$36,145.53	\$10,000.02	\$3,723.54	\$42,422.01
3046-000 Reserve-Sprinklers Irrigation	\$2,250.00	\$2,877.99	\$26,875.69	\$13,654.56	\$14,167.11	\$26,363.14
3052-000 Reserve-Storm Drains	\$790.42	\$0.00	\$84,131.01	\$4,742.52	\$8,095.99	\$80,777.54
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$3,101.72	\$0.00	\$24,261.70	\$48,622.19	\$40,582.07	\$32,301.82
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$76,021.45	\$39,775.20	\$1,869,683.07	\$490,708.13	\$320,198.51	\$2,040,192.69