

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
7/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$91,207.74
1110-000 - A/R-Maintenance Fees	\$1,450.00
1112-000 - A/R-Late Fees	\$255.00
1114-000 - A/R-Administrative Fees	\$10.00
1410-000 - Prepaid Insurance-General	\$26,862.28

Operating Total

\$119,785.02

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$217,612.35
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)	\$476,899.02
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$193,857.25

Reserve Total

\$2,091,046.43

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

\$2,376,959.46

Liabilities and EquityOther

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$19,218.00
2460-000 - Unearned Revenue-Cable Rebate	\$31,792.90
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$219,138.90

Reserve

2900-000 - Reserve Accounts Payable	\$500.00
3020-000 - Reserve-House Paint	\$159,359.72
3022-000 - Reserve-Streets	\$275,659.75
3022-001 - Reserve-Walks/Gutters	\$66,475.50
3023-000 - Reserve-Roof Repair/Replace	\$998,585.76
3025-001 - Reserve-Pool Remarcite	\$20,967.84
3027-000 - Reserve-Sea Walls	\$52,010.50
3028-000 - Reserve-Def Maintenance	\$63,719.48
3031-000 - Reserve-House Repair/Wood	\$6,121.60
3039-000 - Reserve-Recreation Area	\$135,294.79
3040-000 - Reserve-Sewer	\$127,774.04
3041-000 - Reserve-Water	\$44,061.19
3046-000 - Reserve-Sprinklers Irrigation	\$26,086.30
3052-000 - Reserve-Storm Drains	\$81,567.96
3080-000 - Reserve-Interest	\$32,862.00

Reserve Total

\$2,091,046.43

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
7/31/2026

<u>Retained Earnings</u>	\$34,835.90	
<u>Net Income</u>	\$31,938.23	
<i>Liabilities & Equity Total</i>		\$2,376,959.46

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$1,066,030.00
6070-000 - Interest Income-Operating	\$2.94	\$16.39
6071-000 - Interest Income-Reserve	\$560.18	\$48,600.30
6082-000 - Late Fee Income	\$75.00	\$365.00
6083-000 - Other Income-General	\$555.00	\$2,860.00
6100-000 - Prior Year Adjustment	\$0.00	\$40,000.00
<u>Total Revenues</u>	\$153,483.12	\$1,157,871.69
<i>Total Income</i>	\$153,483.12	\$1,157,871.69
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$16,835.00
7210-000 - Legal & Professional	\$247.50	\$1,550.44
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	\$481.64	\$2,113.30
<u>Total Administrative</u>	\$3,134.14	\$23,671.00
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$65,587.20
8021-000 - Salaries/Payroll Expense	\$864.22	\$8,702.11
8110-038 - R&M-Rec Area	\$2,471.14	\$17,754.53
8210-007 - Grounds-Landscape	\$11,190.90	\$79,108.30
8710-001 - Utilities-Electric	\$2,438.24	\$15,602.05
8710-004 - Utilities-Electric-Pool Heating	\$67.04	\$5,074.43
8710-010 - Utilities-Reclaimed Water	\$2,957.84	\$17,498.70
8710-012 - Utilities-Cable TV	\$17,362.16	\$121,535.12
8710-022 - Pinellas Park City Service	\$28,881.07	\$212,361.61
<u>Total Services & Utilities</u>	\$75,602.21	\$543,224.05
<i>Total Expense</i>	\$78,736.35	\$566,895.05
Operating Net Income	\$74,746.77	\$590,976.64
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	\$77,710.15
9622-000 - Reserve-Streets	\$416.67	\$2,916.69
9622-001 - Reserve-Walks/Gutters	\$250.00	\$1,750.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$363,028.33

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
9625-001 - Reserve-Pool Remarcite	\$250.00	\$1,750.00
9627-000 - Reserve-Sea Walls	\$83.33	\$583.31
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$17,500.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$7,583.31
9640-000 - Reserve-Sewer	\$666.67	\$4,666.69
9641-000 - Reserve-Water	\$1,666.67	\$11,666.69
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$15,750.00
9652-000 - Reserve-Storm Drains	\$790.42	\$5,532.94
9900-000 - Reserve-Interest	\$560.18	\$48,600.30
<u>Total Reserve Expense</u>	\$73,479.91	\$559,038.41
 <i>Total Reserve Expense</i>	 \$73,479.91	 \$559,038.41
 Reserve Net Income	 (\$73,479.91)	 (\$559,038.41)
 Net Income	 \$1,266.86	 \$31,938.23

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	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%	\$1,066,030.00	\$1,066,025.24	\$4.76	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$2.94	\$0.00	\$2.94	100.00%	\$16.39	\$0.00	\$16.39	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$560.18	\$3,333.33	(\$2,773.15)	(83.19%)	\$48,600.30	\$23,333.31	\$25,266.99	108.29%	\$40,000.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$365.00	\$0.00	\$365.00	100.00%	\$0.00
6083-000 - Other Income-General	\$555.00	\$0.00	\$555.00	100.00%	\$2,860.00	\$0.00	\$2,860.00	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>	\$153,483.12	\$155,622.65	(\$2,139.53)	(1.37%)	\$1,157,871.69	\$1,089,358.55	\$68,513.14	6.29%	\$1,867,471.89
Total Income	\$153,483.12	\$155,622.65	(\$2,139.53)	(1.37%)	\$1,157,871.69	\$1,089,358.55	\$68,513.14	6.29%	\$1,867,471.89
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$16,835.00	\$19,833.31	\$2,998.31	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$247.50	\$291.67	\$44.17	15.14%	\$1,550.44	\$2,041.69	\$491.25	24.06%	\$3,500.00
7212-001 - Professional-Audit Fees	\$0.00	\$750.00	\$750.00	100.00%	\$2,500.00	\$5,250.00	\$2,750.00	52.38%	\$9,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$611.01	\$4,083.31	\$3,472.30	85.04%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.31	\$208.31	100.00%	\$61.25	\$1,458.17	\$1,396.92	95.80%	\$2,500.00
7510-000 - Admin Expenses-Office	\$481.64	\$500.00	\$18.36	3.67%	\$2,113.30	\$3,500.00	\$1,386.70	39.62%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$875.00	\$875.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$3,134.14	\$5,291.64	\$2,157.50	40.77%	\$23,671.00	\$37,041.48	\$13,370.48	36.10%	\$63,500.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$65,587.20	\$65,587.20	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$864.22	\$1,500.00	\$635.78	42.39%	\$8,702.11	\$10,500.00	\$1,797.89	17.12%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,471.14	\$2,791.67	\$320.53	11.48%	\$17,754.53	\$19,541.69	\$1,787.16	9.15%	\$33,500.00
8210-007 - Grounds-Landscape	\$11,190.90	\$12,750.00	\$1,559.10	12.23%	\$79,108.30	\$89,250.00	\$10,141.70	11.36%	\$153,000.00
8710-001 - Utilities-Electric	\$2,438.24	\$2,666.67	\$228.43	8.57%	\$15,602.05	\$18,666.69	\$3,064.64	16.42%	\$32,000.00
8710-004 - Utilities-Electric-Pool Heating	\$67.04	\$1,000.00	\$932.96	93.30%	\$5,074.43	\$7,000.00	\$1,925.57	27.51%	\$12,000.00
8710-010 - Utilities-Reclaimed Water	\$2,957.84	\$1,916.67	(\$1,041.17)	(54.32%)	\$17,498.70	\$13,416.69	(\$4,082.01)	(30.42%)	\$23,000.00
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$121,535.12	\$122,500.00	\$964.88	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$28,881.07	\$27,916.67	(\$964.40)	(3.45%)	\$212,361.61	\$195,416.69	(\$16,944.92)	(8.67%)	\$335,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<u>Total Services & Utilities</u>	\$75,602.21	\$77,411.28	\$1,809.07	2.34%	\$543,224.05	\$541,878.96	(\$1,345.09)	(0.25%)	\$928,935.17
Total Expense	\$78,736.35	\$82,702.92	\$3,966.57	4.80%	\$566,895.05	\$578,920.44	\$12,025.39	2.08%	\$992,435.17
Operating Net Income	\$74,746.77	\$72,919.73	\$1,827.04	2.51%	\$590,976.64	\$510,438.11	\$80,538.53	15.78%	\$875,036.72
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$77,710.15	\$77,710.15	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$2,916.69	\$2,916.69	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$363,028.33	\$363,028.33	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$583.31	\$583.31	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$17,500.00	\$17,500.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$7,583.31	\$7,583.31	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$4,666.69	\$4,666.69	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$11,666.69	\$11,666.69	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$15,750.00	\$15,750.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$5,532.94	\$5,532.94	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$560.18	\$0.00	(\$560.18)	(100.00%)	\$48,600.30	\$0.00	(\$48,600.30)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$73,479.91	\$72,919.73	(\$560.18)	(0.77%)	\$559,038.41	\$510,438.11	(\$48,600.30)	(9.52%)	\$875,036.72
Total Reserve Expense	\$73,479.91	\$72,919.73	(\$560.18)	(0.77%)	\$559,038.41	\$510,438.11	(\$48,600.30)	(9.52%)	\$875,036.72
Reserve Net Income	(\$73,479.91)	(\$72,919.73)	(\$560.18)	.77%	(\$559,038.41)	(\$510,438.11)	(\$48,600.30)	9.52%	(\$875,036.72)
Net Income	\$1,266.86	\$0.00	\$1,266.86	100.00%	\$31,938.23	\$0.00	\$31,938.23	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
7/1/2026 - 7/31/2026

Account	7/1/2026 - 7/31/2026		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	\$8,960.00	\$90,609.57	\$77,710.15	\$8,960.00	\$159,359.72
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$2,916.69	\$0.00	\$275,659.75
3022-001 Reserve-Walks/Gutters	\$250.00	\$214.53	\$66,575.93	\$1,750.00	\$1,850.43	\$66,475.50
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$37,319.70	\$879,242.77	\$363,028.33	\$243,685.34	\$998,585.76
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$1,750.00	\$0.00	\$20,967.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$583.31	\$0.00	\$52,010.50
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$78,684.48	\$0.00	\$14,965.00	\$63,719.48
3031-000 Reserve-House Repair/Wood	\$2,500.00	\$3,497.25	\$14,836.34	\$21,913.00	\$30,627.74	\$6,121.60
3039-000 Reserve-Recreation Area	\$1,083.33	\$0.00	\$131,244.25	\$7,583.31	\$3,532.77	\$135,294.79
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$4,666.69	\$0.00	\$127,774.04
3041-000 Reserve-Water	\$1,666.67	\$27.49	\$36,145.53	\$11,666.69	\$3,751.03	\$44,061.19
3046-000 Reserve-Sprinklers Irrigation	\$2,250.00	\$2,526.84	\$26,875.69	\$15,904.56	\$16,693.95	\$26,086.30
3052-000 Reserve-Storm Drains	\$790.42	\$0.00	\$84,131.01	\$5,532.94	\$8,095.99	\$81,567.96
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$560.18	\$0.00	\$24,261.70	\$49,182.37	\$40,582.07	\$32,862.00
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$73,479.91	\$52,545.81	\$1,869,683.07	\$564,188.04	\$372,744.32	\$2,061,126.79