

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
8/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (5775)	\$91,205.73
1110-000 - A/R-Maintenance Fees	\$970.00
1112-000 - A/R-Late Fees	\$230.00
1114-000 - A/R-Administrative Fees	\$30.00
1410-000 - Prepaid Insurance-General	\$24,457.28

Operating Total

\$116,893.01

Reserve

1050-002 - Suncoast Credit Union-Savings	\$5.00
1061-000 - Bay First 6100	\$218,158.23
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)	\$517,175.29
1090-001 - Alliance Assoc Bank - ICS Account (783)	\$193,914.87

Reserve Total

\$2,131,926.20

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

\$2,414,947.22

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$962.53
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Operating Total

\$962.53

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$16,878.00
2460-000 - Unearned Revenue-Cable Rebate	\$30,615.40
2510-000 - Rent Deposit/Security	\$2,000.00
4997-000 - Fund Balance-Fixed Assets	\$166,128.00

Other Total

\$215,621.40

Reserve

3020-000 - Reserve-House Paint	\$170,461.17
3022-000 - Reserve-Streets	\$276,076.42
3022-001 - Reserve-Walks/Gutters	\$66,725.50
3023-000 - Reserve-Roof Repair/Replace	\$1,023,590.72
3025-001 - Reserve-Pool Remarcite	\$21,217.84
3027-000 - Reserve-Sea Walls	\$52,093.83
3028-000 - Reserve-Def Maintenance	\$63,719.48
3031-000 - Reserve-House Repair/Wood	\$5,935.36
3039-000 - Reserve-Recreation Area	\$135,787.33
3040-000 - Reserve-Sewer	\$128,440.71
3041-000 - Reserve-Water	\$45,398.44
3046-000 - Reserve-Sprinklers Irrigation	\$26,644.46

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8/31/2026

3052-000 - Reserve-Storm Drains	\$82,358.38	
3080-000 - Reserve-Interest	\$33,476.56	
<u>Reserve Total</u>	\$2,131,926.20	
<u>Retained Earnings</u>	\$34,835.90	
<u>Net Income</u>	\$31,601.19	
<i>Liabilities & Equity Total</i>		\$2,414,947.22

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$152,290.00	\$1,218,320.00
6070-000 - Interest Income-Operating	\$2.73	\$19.12
6071-000 - Interest Income-Reserve	\$614.56	\$49,214.86
6082-000 - Late Fee Income	\$75.00	\$440.00
6083-000 - Other Income-General	\$1,315.00	\$4,175.00
6100-000 - Prior Year Adjustment	\$0.00	\$40,000.00
<u>Total Revenues</u>	\$154,297.29	\$1,312,168.98
<i>Total Income</i>	\$154,297.29	\$1,312,168.98
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$2,405.00	\$19,240.00
7210-000 - Legal & Professional	\$0.00	\$1,550.44
7212-001 - Professional-Audit Fees	\$3,620.00	\$6,120.00
7310-008 - Taxes-Federal Income	\$0.00	\$611.01
7310-012 - Permit License Fee	\$0.00	\$61.25
7510-000 - Admin Expenses-Office	\$213.61	\$2,326.91
<u>Total Administrative</u>	\$6,238.61	\$29,909.61
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$9,369.60	\$74,956.80
8021-000 - Salaries/Payroll Expense	\$959.84	\$9,661.95
8110-038 - R&M-Rec Area	\$2,237.29	\$19,991.82
8210-007 - Grounds-Landscape	\$11,190.90	\$90,299.20
8710-001 - Utilities-Electric	\$2,177.13	\$17,779.18
8710-004 - Utilities-Electric-Pool Heating	\$38.47	\$5,112.90
8710-010 - Utilities-Reclaimed Water	\$2,540.37	\$20,039.07
8710-012 - Utilities-Cable TV	\$17,362.16	\$138,897.28
8710-022 - Pinellas Park City Service	\$28,985.67	\$241,347.28
<u>Total Services & Utilities</u>	\$74,861.43	\$618,085.48
<i>Total Expense</i>	\$81,100.04	\$647,995.09
Operating Net Income	\$73,197.25	\$664,173.89
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	\$88,811.60
9622-000 - Reserve-Streets	\$416.67	\$3,333.36
9622-001 - Reserve-Walks/Gutters	\$250.00	\$2,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$414,889.52

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026	Year To Date
9625-001 - Reserve-Pool Remarcite	\$250.00	\$2,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$666.64
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$20,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$8,666.64
9640-000 - Reserve-Sewer	\$666.67	\$5,333.36
9641-000 - Reserve-Water	\$1,666.67	\$13,333.36
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$18,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$6,323.36
9900-000 - Reserve-Interest	\$614.56	\$49,214.86
<u>Total Reserve Expense</u>	\$73,534.29	\$632,572.70
 <i>Total Reserve Expense</i>	 \$73,534.29	 \$632,572.70
 Reserve Net Income	 (\$73,534.29)	 (\$632,572.70)
 Net Income	 (\$337.04)	 \$31,601.19

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	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%	\$1,218,320.00	\$1,218,314.56	\$5.44	0.00%	\$1,827,471.89
6070-000 - Interest Income-Operating	\$2.73	\$0.00	\$2.73	100.00%	\$19.12	\$0.00	\$19.12	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$614.56	\$3,333.33	(\$2,718.77)	(81.56%)	\$49,214.86	\$26,666.64	\$22,548.22	84.56%	\$40,000.00
6082-000 - Late Fee Income	\$75.00	\$0.00	\$75.00	100.00%	\$440.00	\$0.00	\$440.00	100.00%	\$0.00
6083-000 - Other Income-General	\$1,315.00	\$0.00	\$1,315.00	100.00%	\$4,175.00	\$0.00	\$4,175.00	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>	\$154,297.29	\$155,622.65	(\$1,325.36)	(0.85%)	\$1,312,168.98	\$1,244,981.20	\$67,187.78	5.40%	\$1,867,471.89
Total Income	\$154,297.29	\$155,622.65	(\$1,325.36)	(0.85%)	\$1,312,168.98	\$1,244,981.20	\$67,187.78	5.40%	\$1,867,471.89
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$2,405.00	\$2,833.33	\$428.33	15.12%	\$19,240.00	\$22,666.64	\$3,426.64	15.12%	\$34,000.00
7210-000 - Legal & Professional	\$0.00	\$291.67	\$291.67	100.00%	\$1,550.44	\$2,333.36	\$782.92	33.55%	\$3,500.00
7212-001 - Professional-Audit Fees	\$3,620.00	\$750.00	(\$2,870.00)	(382.67%)	\$6,120.00	\$6,000.00	(\$120.00)	(2.00%)	\$9,000.00
7310-008 - Taxes-Federal Income	\$0.00	\$583.33	\$583.33	100.00%	\$611.01	\$4,666.64	\$4,055.63	86.91%	\$7,000.00
7310-012 - Permit License Fee	\$0.00	\$208.31	\$208.31	100.00%	\$61.25	\$1,666.48	\$1,605.23	96.32%	\$2,500.00
7510-000 - Admin Expenses-Office	\$213.61	\$500.00	\$286.39	57.28%	\$2,326.91	\$4,000.00	\$1,673.09	41.83%	\$6,000.00
7810-000 - Uncollectible Assessments	\$0.00	\$125.00	\$125.00	100.00%	\$0.00	\$1,000.00	\$1,000.00	100.00%	\$1,500.00
<u>Total Administrative</u>	\$6,238.61	\$5,291.64	(\$946.97)	(17.90%)	\$29,909.61	\$42,333.12	\$12,423.51	29.35%	\$63,500.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$9,369.60	\$9,369.60	\$0.00	0.00%	\$74,956.80	\$74,956.80	\$0.00	0.00%	\$112,435.17
8021-000 - Salaries/Payroll Expense	\$959.84	\$1,500.00	\$540.16	36.01%	\$9,661.95	\$12,000.00	\$2,338.05	19.48%	\$18,000.00
8110-038 - R&M-Rec Area	\$2,237.29	\$2,791.67	\$554.38	19.86%	\$19,991.82	\$22,333.36	\$2,341.54	10.48%	\$33,500.00
8210-007 - Grounds-Landscape	\$11,190.90	\$12,750.00	\$1,559.10	12.23%	\$90,299.20	\$102,000.00	\$11,700.80	11.47%	\$153,000.00
8710-001 - Utilities-Electric	\$2,177.13	\$2,666.67	\$489.54	18.36%	\$17,779.18	\$21,333.36	\$3,554.18	16.66%	\$32,000.00
8710-004 - Utilities-Electric-Pool Heating	\$38.47	\$1,000.00	\$961.53	96.15%	\$5,112.90	\$8,000.00	\$2,887.10	36.09%	\$12,000.00
8710-010 - Utilities-Reclaimed Water	\$2,540.37	\$1,916.67	(\$623.70)	(32.54%)	\$20,039.07	\$15,333.36	(\$4,705.71)	(30.69%)	\$23,000.00
8710-012 - Utilities-Cable TV	\$17,362.16	\$17,500.00	\$137.84	0.79%	\$138,897.28	\$140,000.00	\$1,102.72	0.79%	\$210,000.00
8710-022 - Pinellas Park City Service	\$28,985.67	\$27,916.67	(\$1,069.00)	(3.83%)	\$241,347.28	\$223,333.36	(\$18,013.92)	(8.07%)	\$335,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
8/1/2026 - 8/31/2026

	8/1/2026 - 8/31/2026				1/1/2026 - 8/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
<u>Total Services & Utilities</u>	\$74,861.43	\$77,411.28	\$2,549.85	3.29%	\$618,085.48	\$619,290.24	\$1,204.76	0.19%	\$928,935.17
Total Expense	\$81,100.04	\$82,702.92	\$1,602.88	1.94%	\$647,995.09	\$661,623.36	\$13,628.27	2.06%	\$992,435.17
Operating Net Income	\$73,197.25	\$72,919.73	\$277.52	.38%	\$664,173.89	\$583,357.84	\$80,816.05	13.85%	\$875,036.72
Reserve Expense									
<u>Reserve Expense</u>									
9620-000 - Reserve-House Painting	\$11,101.45	\$11,101.45	\$0.00	0.00%	\$88,811.60	\$88,811.60	\$0.00	0.00%	\$133,217.40
9622-000 - Reserve-Streets	\$416.67	\$416.67	\$0.00	0.00%	\$3,333.36	\$3,333.36	\$0.00	0.00%	\$5,000.00
9622-001 - Reserve-Walks/Gutters	\$250.00	\$250.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$3,000.00
9623-000 - Reserve-Roof Repair/Replace	\$51,861.19	\$51,861.19	\$0.00	0.00%	\$414,889.52	\$414,889.52	\$0.00	0.00%	\$622,334.32
9625-001 - Reserve-Pool Remarcite	\$250.00	\$250.00	\$0.00	0.00%	\$2,000.00	\$2,000.00	\$0.00	0.00%	\$3,000.00
9627-000 - Reserve-Sea Walls	\$83.33	\$83.33	\$0.00	0.00%	\$666.64	\$666.64	\$0.00	0.00%	\$1,000.00
9631-000 - Reserve-House Repair/Wood	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$20,000.00	\$20,000.00	\$0.00	0.00%	\$30,000.00
9639-000 - Reserve-Recreation Area	\$1,083.33	\$1,083.33	\$0.00	0.00%	\$8,666.64	\$8,666.64	\$0.00	0.00%	\$13,000.00
9640-000 - Reserve-Sewer	\$666.67	\$666.67	\$0.00	0.00%	\$5,333.36	\$5,333.36	\$0.00	0.00%	\$8,000.00
9641-000 - Reserve-Water	\$1,666.67	\$1,666.67	\$0.00	0.00%	\$13,333.36	\$13,333.36	\$0.00	0.00%	\$20,000.00
9646-000 - Reserve-Sprinklers irrigation	\$2,250.00	\$2,250.00	\$0.00	0.00%	\$18,000.00	\$18,000.00	\$0.00	0.00%	\$27,000.00
9652-000 - Reserve-Storm Drains	\$790.42	\$790.42	\$0.00	0.00%	\$6,323.36	\$6,323.36	\$0.00	0.00%	\$9,485.00
9900-000 - Reserve-Interest	\$614.56	\$0.00	(\$614.56)	(100.00%)	\$49,214.86	\$0.00	(\$49,214.86)	(100.00%)	\$0.00
<u>Total Reserve Expense</u>	\$73,534.29	\$72,919.73	(\$614.56)	(0.84%)	\$632,572.70	\$583,357.84	(\$49,214.86)	(8.44%)	\$875,036.72
Total Reserve Expense	\$73,534.29	\$72,919.73	(\$614.56)	(0.84%)	\$632,572.70	\$583,357.84	(\$49,214.86)	(8.44%)	\$875,036.72
Reserve Net Income	(\$73,534.29)	(\$72,919.73)	(\$614.56)	.84%	(\$632,572.70)	(\$583,357.84)	(\$49,214.86)	8.44%	(\$875,036.72)
Net Income	(\$337.04)	\$0.00	(\$337.04)	100.00%	\$31,601.19	\$0.00	\$31,601.19	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
8/1/2026 - 8/31/2026

Account	8/1/2026 - 8/31/2026		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	\$88,811.60	\$8,960.00	\$170,461.17
3022-000 Reserve-Streets	\$416.67	\$0.00	\$272,743.06	\$3,333.36	\$0.00	\$276,076.42
3022-001 Reserve-Walks/Gutters	\$250.00	\$0.00	\$66,575.93	\$2,000.00	\$1,850.43	\$66,725.50
3023-000 Reserve-Roof Repair/Replace	\$51,861.19	\$26,856.23	\$879,242.77	\$414,889.52	\$270,541.57	\$1,023,590.72
3025-001 Reserve-Pool Remarcite	\$250.00	\$0.00	\$19,217.84	\$2,000.00	\$0.00	\$21,217.84
3027-000 Reserve-Sea Walls	\$83.33	\$0.00	\$51,427.19	\$666.64	\$0.00	\$52,093.83
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	\$2,686.24	\$14,836.34	\$24,413.00	\$33,313.98	\$5,935.36
3039-000 Reserve-Recreation Area	\$1,083.33	\$590.79	\$131,244.25	\$8,666.64	\$4,123.56	\$135,787.33
3040-000 Reserve-Sewer	\$666.67	\$0.00	\$123,107.35	\$5,333.36	\$0.00	\$128,440.71
3041-000 Reserve-Water	\$1,666.67	\$329.42	\$36,145.53	\$13,333.36	\$4,080.45	\$45,398.44
3046-000 Reserve-Sprinklers Irrigation	\$2,250.00	\$1,691.84	\$26,875.69	\$18,154.56	\$18,385.79	\$26,644.46
3052-000 Reserve-Storm Drains	\$790.42	\$0.00	\$84,131.01	\$6,323.36	\$8,095.99	\$82,358.38
3062-000 Reserve-Shuffleboard Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$614.56	\$0.00	\$24,261.70	\$49,796.93	\$40,582.07	\$33,476.56
3081-000 Reserve-BBQ Pavilion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$73,534.29	\$32,154.52	\$1,869,683.07	\$637,722.33	\$404,898.84	\$2,102,506.56