Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
9/30/2026

Assets		
Operating		
1030-000 - Alliance Assoc Bank- Operating (5775)	$90,876.18	
1110-000 - A/R-Maintenance Fees	$994.00	
1112-000 - A/R-Late Fees	$280.00	
1114-000 - A/R-Administrative Fees	$20.00	
1410-000 - Prepaid Insurance-General	$22,052.28	
Operating Total	$114,222.46	
Reserve		
1050-002 - Suncoast Credit Union-Savings	$5.00	
1061-000 - Bay First 6100	$218,740.84	
1076-001 - CD - Bank OZK 10/17/26 (7972)	$252,300.15	
1086-000 - Edward Jones	$952,855.00	
1090-000 - Alliance Assoc Bank- Reserve (2992)	$506,643.20	
1090-001 - Alliance Assoc Bank - ICS Account (783)	$193,970.66	
Reserve Total	$2,124,514.85	
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		$2,404,865.32
Liabilities and Equity		
Other		
2450-000 - Unearned Revenue-Prepaid Maint Fees	$16,813.00	
2460-000 - Unearned Revenue-Cable Rebate	$29,437.90	
2510-000 - Rent Deposit/Security	$2,000.00	
4997-000 - Fund Balance-Fixed Assets	$166,128.00	
Other Total	$214,378.90	
Reserve		
3020-000 - Reserve-House Paint	$181,562.62	
3022-000 - Reserve-Streets	$276,493.09	
3022-001 - Reserve-Walks/Gutters	$66,952.84	
3023-000 - Reserve-Roof Repair/Replace	$996,113.91	
3025-001 - Reserve-Pool Remarcite	$21,467.84	
3027-000 - Reserve-Sea Walls	$52,177.16	
3028-000 - Reserve-Def Maintenance	$63,719.48	
3031-000 - Reserve-House Repair/Wood	$5,901.38	
3039-000 - Reserve-Recreation Area	$136,493.16	
3040-000 - Reserve-Sewer	$129,107.38	
3041-000 - Reserve-Water	$46,285.96	
3046-000 - Reserve-Sprinklers Irrigation	$28,483.09	
3052-000 - Reserve-Storm Drains	$83,148.80	
3080-000 - Reserve-Interest	$36,608.14	
Reserve Total	$2,124,514.85	

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Balance Sheet
9/30/2026

Retained Earnings	$34,835.90	
Net Income	$31,135.67	
Liabilities & Equity Total		$2,404,865.32

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
Income		
Revenues		
6010-000 - Maintenance Fees	$152,290.00	$1,370,610.00
6070-000 - Interest Income-Operating	$2.38	$21.50
6071-000 - Interest Income-Reserve	$3,131.58	$52,346.44
6082-000 - Late Fee Income	$50.00	$490.00
6083-000 - Other Income-General	$850.00	$5,025.00
6100-000 - Prior Year Adjustment	$0.00	$40,000.00
Total Revenues	$156,323.96	$1,468,492.94
Total Income	$156,323.96	$1,468,492.94
Expense		
Administrative		
7110-000 - Insurance-General	$2,405.00	$21,645.00
7210-000 - Legal & Professional	$0.00	$1,550.44
7212-001 - Professional-Audit Fees	$0.00	$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	$1,581.91	$3,908.82
Total Administrative	$3,986.91	$33,896.52
Services & Utilities		
8010-000 - Master Association Fees	$9,369.60	$84,326.40
8021-000 - Salaries/Payroll Expense	$2,278.80	$11,940.75
8110-038 - R&M-Rec Area	$3,519.83	$23,511.65
8210-007 - Grounds-Landscape	$11,190.90	$101,490.10
8710-001 - Utilities-Electric	$2,268.84	$20,048.02
8710-004 - Utilities-Electric-Pool Heating	$38.29	$5,151.19
8710-010 - Utilities-Reclaimed Water	$1,349.13	$21,388.20
8710-012 - Utilities-Cable TV	$17,362.16	$156,259.44
8710-022 - Pinellas Park City Service	$29,373.71	$270,720.99
Total Services & Utilities	$76,751.26	$694,836.74
Total Expense	$80,738.17	$728,733.26
Operating Net Income	$75,585.79	$739,759.68
Reserve Income		
Total Reserve Income	$0.00	$0.00
Reserve Expense		
Reserve Expense		
9620-000 - Reserve-House Painting	$11,101.45	$99,913.05
9622-000 - Reserve-Streets	$416.67	$3,750.03
9622-001 - Reserve-Walks/Gutters	$250.00	$2,250.00
9623-000 - Reserve-Roof Repair/Replace	$51,861.19	$466,750.71

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Income Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026	Year To Date
9625-001 - Reserve-Pool Remarcite	$250.00	$2,250.00
9627-000 - Reserve-Sea Walls	$83.33	$749.97
9631-000 - Reserve-House Repair/Wood	$2,500.00	$22,500.00
9639-000 - Reserve-Recreation Area	$1,083.33	$9,749.97
9640-000 - Reserve-Sewer	$666.67	$6,000.03
9641-000 - Reserve-Water	$1,666.67	$15,000.03
9646-000 - Reserve-Sprinklers irrigation	$2,250.00	$20,250.00
9652-000 - Reserve-Storm Drains	$790.42	$7,113.78
9900-000 - Reserve-Interest	$3,131.58	$52,346.44
Total Reserve Expense	$76,051.31	$708,624.01
Total Reserve Expense	$76,051.31	$708,624.01
Reserve Net Income	($76,051.31)	($708,624.01)
Net Income	($465.52)	$31,135.67

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Income									
Revenues									
6010-000 - Maintenance Fees	$152,290.00	$152,289.32	$0.68	0.00%	$1,370,610.00	$1,370,603.88	$6.12	0.00%	$1,827,471.89
6070-000 - Interest Income-Operating	$2.38	$0.00	$2.38	100.00%	$21.50	$0.00	$21.50	100.00%	$0.00
6071-000 - Interest Income-Reserve	$3,131.58	$3,333.33	($201.75)	(6.05%)	$52,346.44	$29,999.97	$22,346.47	74.49%	$40,000.00
6082-000 - Late Fee Income	$50.00	$0.00	$50.00	100.00%	$490.00	$0.00	$490.00	100.00%	$0.00
6083-000 - Other Income-General	$850.00	$0.00	$850.00	100.00%	$5,025.00	$0.00	$5,025.00	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
Total Revenues	$156,323.96	$155,622.65	$701.31	0.45%	$1,468,492.94	$1,400,603.85	$67,889.09	4.85%	$1,867,471.89
Total Income	$156,323.96	$155,622.65	$701.31	0.45%	$1,468,492.94	$1,400,603.85	$67,889.09	4.85%	$1,867,471.89
Expense									
Administrative									
7110-000 - Insurance-General	$2,405.00	$2,833.33	$428.33	15.12%	$21,645.00	$25,499.97	$3,854.97	15.12%	$34,000.00
7210-000 - Legal & Professional	$0.00	$291.67	$291.67	100.00%	$1,550.44	$2,625.03	$1,074.59	40.94%	$3,500.00
7212-001 - Professional-Audit Fees	$0.00	$750.00	$750.00	100.00%	$6,120.00	$6,750.00	$630.00	9.33%	$9,000.00
7310-008 - Taxes-Federal Income	$0.00	$583.33	$583.33	100.00%	$611.01	$5,249.97	$4,638.96	88.36%	$7,000.00
7310-012 - Permit License Fee	$0.00	$208.31	$208.31	100.00%	$61.25	$1,874.79	$1,813.54	96.73%	$2,500.00
7510-000 - Admin Expenses-Office	$1,581.91	$500.00	($1,081.91)	(216.38%)	$3,908.82	$4,500.00	$591.18	13.14%	$6,000.00
7810-000 - Uncollectible Assessments	$0.00	$125.00	$125.00	100.00%	$0.00	$1,125.00	$1,125.00	100.00%	$1,500.00
Total Administrative	$3,986.91	$5,291.64	$1,304.73	24.66%	$33,896.52	$47,624.76	$13,728.24	28.83%	$63,500.00
Services & Utilities									
8010-000 - Master Association Fees	$9,369.60	$9,369.60	$0.00	0.00%	$84,326.40	$84,326.40	$0.00	0.00%	$112,435.17
8021-000 - Salaries/Payroll Expense	$2,278.80	$1,500.00	($778.80)	(51.92%)	$11,940.75	$13,500.00	$1,559.25	11.55%	$18,000.00
8110-038 - R&M-Rec Area	$3,519.83	$2,791.67	($728.16)	(26.08%)	$23,511.65	$25,125.03	$1,613.38	6.42%	$33,500.00
8210-007 - Grounds-Landscape	$11,190.90	$12,750.00	$1,559.10	12.23%	$101,490.10	$114,750.00	$13,259.90	11.56%	$153,000.00
8710-001 - Utilities-Electric	$2,268.84	$2,666.67	$397.83	14.92%	$20,048.02	$24,000.03	$3,952.01	16.47%	$32,000.00
8710-004 - Utilities-Electric-Pool Heating	$38.29	$1,000.00	$961.71	96.17%	$5,151.19	$9,000.00	$3,848.81	42.76%	$12,000.00
8710-010 - Utilities-Reclaimed Water	$1,349.13	$1,916.67	$567.54	29.61%	$21,388.20	$17,250.03	($4,138.17)	(23.99%)	$23,000.00
8710-012 - Utilities-Cable TV	$17,362.16	$17,500.00	$137.84	0.79%	$156,259.44	$157,500.00	$1,240.56	0.79%	$210,000.00
8710-022 - Pinellas Park City Service	$29,373.71	$27,916.67	($1,457.04)	(5.22%)	$270,720.99	$251,250.03	($19,470.96)	(7.75%)	$335,000.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Budget Comparison Report
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026				1/1/2026 - 9/30/2026				
	Actual	**Budget**	**Variance**	**Percent**	**Actual**	**Budget**	**Variance**	**Percent**	**Annual Budget**
Total Services & Utilities	$76,751.26	$77,411.28	$660.02	0.85%	$694,836.74	$696,701.52	$1,864.78	0.27%	$928,935.17
Total Expense	$80,738.17	$82,702.92	$1,964.75	2.38%	$728,733.26	$744,326.28	$15,593.02	2.09%	$992,435.17
Operating Net Income	$75,585.79	$72,919.73	$2,666.06	3.66%	$739,759.68	$656,277.57	$83,482.11	12.72%	$875,036.72
Reserve Expense									
Reserve Expense									
9620-000 - Reserve-House Painting	$11,101.45	$11,101.45	$0.00	0.00%	$99,913.05	$99,913.05	$0.00	0.00%	$133,217.40
9622-000 - Reserve-Streets	$416.67	$416.67	$0.00	0.00%	$3,750.03	$3,750.03	$0.00	0.00%	$5,000.00
9622-001 - Reserve-Walks/Gutters	$250.00	$250.00	$0.00	0.00%	$2,250.00	$2,250.00	$0.00	0.00%	$3,000.00
9623-000 - Reserve-Roof Repair/Replace	$51,861.19	$51,861.19	$0.00	0.00%	$466,750.71	$466,750.71	$0.00	0.00%	$622,334.32
9625-001 - Reserve-Pool Remarcite	$250.00	$250.00	$0.00	0.00%	$2,250.00	$2,250.00	$0.00	0.00%	$3,000.00
9627-000 - Reserve-Sea Walls	$83.33	$83.33	$0.00	0.00%	$749.97	$749.97	$0.00	0.00%	$1,000.00
9631-000 - Reserve-House Repair/Wood	$2,500.00	$2,500.00	$0.00	0.00%	$22,500.00	$22,500.00	$0.00	0.00%	$30,000.00
9639-000 - Reserve-Recreation Area	$1,083.33	$1,083.33	$0.00	0.00%	$9,749.97	$9,749.97	$0.00	0.00%	$13,000.00
9640-000 - Reserve-Sewer	$666.67	$666.67	$0.00	0.00%	$6,000.03	$6,000.03	$0.00	0.00%	$8,000.00
9641-000 - Reserve-Water	$1,666.67	$1,666.67	$0.00	0.00%	$15,000.03	$15,000.03	$0.00	0.00%	$20,000.00
9646-000 - Reserve-Sprinklers irrigation	$2,250.00	$2,250.00	$0.00	0.00%	$20,250.00	$20,250.00	$0.00	0.00%	$27,000.00
9652-000 - Reserve-Storm Drains	$790.42	$790.42	$0.00	0.00%	$7,113.78	$7,113.78	$0.00	0.00%	$9,485.00
9900-000 - Reserve-Interest	$3,131.58	$0.00	($3,131.58)	(100.00%)	$52,346.44	$0.00	($52,346.44)	(100.00%)	$0.00
Total Reserve Expense	$76,051.31	$72,919.73	($3,131.58)	(4.29%)	$708,624.01	$656,277.57	($52,346.44)	(7.98%)	$875,036.72
Total Reserve Expense	$76,051.31	$72,919.73	($3,131.58)	(4.29%)	$708,624.01	$656,277.57	($52,346.44)	(7.98%)	$875,036.72
Reserve Net Income	($76,051.31)	($72,919.73)	($3,131.58)	4.29%	($708,624.01)	($656,277.57)	($52,346.44)	7.98%	($875,036.72)
Net Income	($465.52)	$0.00	($465.52)	100.00%	$31,135.67	$0.00	$31,135.67	100.00%	$0.00

Mainlands of Tamarac by the Gulf Unit 4 Assoc Inc
Reserve Statement
9/1/2026 - 9/30/2026

	9/1/2026 - 9/30/2026			YTD		
Account	**Allocation**	**Disbursement**	**Begin Bal**	**Allocation**	**Disbursement**	**Balance**
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	$99,913.05	$8,960.00	$181,562.62
3022-000 Reserve-Streets	$416.67	$0.00	$272,743.06	$3,750.03	$0.00	$276,493.09
3022-001 Reserve-Walks/Gutters	$250.00	$22.66	$66,575.93	$2,250.00	$1,873.09	$66,952.84
3023-000 Reserve-Roof Repair/Replace	$52,122.24	$79,599.05	$879,242.77	$467,011.76	$350,140.62	$996,113.91
3025-001 Reserve-Pool Remarcite	$250.00	$0.00	$19,217.84	$2,250.00	$0.00	$21,467.84
3027-000 Reserve-Sea Walls	$83.33	$0.00	$51,427.19	$749.97	$0.00	$52,177.16
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	$2,836.92	$2,870.90	$14,836.34	$27,249.92	$36,184.88	$5,901.38
3039-000 Reserve-Recreation Area	$1,083.33	$377.50	$131,244.25	$9,749.97	$4,501.06	$136,493.16
3040-000 Reserve-Sewer	$666.67	$0.00	$123,107.35	$6,000.03	$0.00	$129,107.38
3041-000 Reserve-Water	$1,874.52	$987.00	$36,145.53	$15,207.88	$5,067.45	$46,285.96
3046-000 Reserve-Sprinklers Irrigation	$2,317.67	$479.04	$26,875.69	$20,472.23	$18,864.83	$28,483.09
3052-000 Reserve-Storm Drains	$790.42	$0.00	$84,131.01	$7,113.78	$8,095.99	$83,148.80
3062-000 Reserve-Shuffleboard Maintenance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3080-000 Reserve-Interest	$3,131.58	$0.00	$24,261.70	$52,928.51	$40,582.07	$36,608.14
3081-000 Reserve-BBQ Pavilion	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total:	$76,924.80	$84,336.15	$1,869,683.07	$714,647.13	$489,234.99	$2,095,095.21