

# Timberlakes Homeowners Association

December 2023



**PINNACLE**  
COMMUNITY ASSOCIATION MANAGEMENT

**Prepared by:**  
**Pinnacle Community Association Management**  
**PO Box 21058**  
**Sarasota, FL 34276**

The following statement has not been audited or reviewed.

# Timberlakes Homeowners Association

## FUND BALANCE SHEET

As of: 12/31/2023

### Assets

Account	Operating	Reserves	Total
<b>Assets</b>			
01010 Checking - Centennial	\$9,963.28	\$0.00	\$9,963.28
01011 Reserves - Centennial	\$0.00	\$24,508.57	\$24,508.57
01035 Due to/from Reserves	(\$8,314.00)	\$0.00	(\$8,314.00)
01036 Due to/from Operating	\$0.00	\$8,314.00	\$8,314.00
01140 Accounts Receivable-owners	\$2,522.10	\$0.00	\$2,522.10
01250 Prepaid Insurance	\$916.70	\$0.00	\$916.70
01265 Prepaid Expenses	\$19,044.00	\$0.00	\$19,044.00
<b>Assets Total</b>	<b>\$24,132.08</b>	<b>\$32,822.57</b>	<b>\$56,954.65</b>
<b>Total Assets:</b>	<b>\$24,132.08</b>	<b>\$32,822.57</b>	<b>\$56,954.65</b>

### Liabilities

Account	Operating	Reserves	Total
<b>Liabilities</b>			
02030 Prepaid Assessments	\$7,272.23	\$0.00	\$7,272.23
<b>Liabilities Total</b>	<b>\$7,272.23</b>	<b>\$0.00</b>	<b>\$7,272.23</b>
<b>Total Liabilities:</b>	<b>\$7,272.23</b>	<b>\$0.00</b>	<b>\$7,272.23</b>

### Equity

Account	Operating	Reserves	Total
<b>Reserves</b>			
03420 Roads	\$0.00	\$17,264.04	\$17,264.04
03430 Mailboxes	\$0.00	\$4,888.88	\$4,888.88
03500 Irrigation	\$0.00	\$5,580.00	\$5,580.00
03550 Deferred Maintenance	\$0.00	\$4,028.68	\$4,028.68
03607 Reserve Interest	\$0.00	\$1,049.94	\$1,049.94
03660 Lake Project	\$0.00	\$11.03	\$11.03
<b>Reserves Total</b>	<b>\$0.00</b>	<b>\$32,822.57</b>	<b>\$32,822.57</b>
<b>Members Equity</b>			
04990 Operating Fund	\$13,717.88	\$0.00	\$13,717.88
<b>Members Equity Total</b>	<b>\$13,717.88</b>	<b>\$0.00</b>	<b>\$13,717.88</b>
Current Year Net Income/(Loss)	\$3,141.97	\$0.00	\$3,141.97
<b>Total Equity:</b>	<b>\$16,859.85</b>	<b>\$32,822.57</b>	<b>\$49,682.42</b>
<b>Total Liabilities &amp; Equity</b>	<b>\$24,132.08</b>	<b>\$32,822.57</b>	<b>\$56,954.65</b>

# Timberlakes Homeowners Association

## INCOME STATEMENT

Start: 12/01/2023 | End: 12/31/2023

### Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Income</b>							
05010 Maintenance	7,721.31	7,721.19	0.12	92,655.08	92,654.72	0.36	92,654.72
05030 Application	0.00	0.00	0.00	200.00	0.00	200.00	0.00
05050 Interest Income	0.88	0.00	0.88	25.67	0.00	25.67	0.00
<b>Income Total</b>	<b>7,722.19</b>	<b>7,721.19</b>	<b>1.00</b>	<b>92,880.75</b>	<b>92,654.72</b>	<b>226.03</b>	<b>92,654.72</b>
<b>Total Income</b>	<b>7,722.19</b>	<b>7,721.19</b>	<b>1.00</b>	<b>92,880.75</b>	<b>92,654.72</b>	<b>226.03</b>	<b>92,654.72</b>

### Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
<b>Expenses</b>							
07150 Insurance - Property	128.58	166.63	38.05	2,256.54	2,000.00	(256.54)	2,000.00
07220 Lake Maintenance	0.00	50.00	50.00	386.02	600.00	213.98	600.00
07240 Landscaping	0.00	433.37	433.37	2,400.00	5,200.00	2,800.00	5,200.00
07241 Landscaping - Other	0.00	83.37	83.37	66.90	1,000.00	933.10	1,000.00
07280 Irrigation Maintenance	90.50	0.00	(90.50)	744.95	0.00	(744.95)	0.00
07350 Repairs, Replacement, & Srvc	555.66	33.37	(522.29)	1,314.47	400.00	(914.47)	400.00
07405 Pressure Washing	0.00	41.63	41.63	0.00	500.00	500.00	500.00
07480 Management	610.00	610.00	0.00	7,320.00	7,320.00	0.00	7,320.00
07481 Website	32.00	30.00	(2.00)	384.00	360.00	(24.00)	360.00
07490 Postage, Printing, Record Storage,...	62.11	83.37	21.26	869.65	1,000.00	130.35	1,000.00
07500 Fees, Dues, Licences	35.00	10.38	(24.62)	96.25	125.00	28.75	125.00
07510 Bureau of Condominium Fees	0.00	5.13	5.13	0.00	62.00	62.00	62.00
07520 Income Tax / Tax Prep Fee	0.00	25.00	25.00	300.00	300.00	0.00	300.00
07570 Contingency Fund	0.00	15.69	15.69	0.00	188.50	188.50	188.50
07990 Lakes Assessment	0.00	6,133.25	6,133.25	73,600.00	73,599.22	(0.78)	73,599.22
<b>Expenses Total</b>	<b>1,513.85</b>	<b>7,721.19</b>	<b>6,207.34</b>	<b>89,738.78</b>	<b>92,654.72</b>	<b>2,915.94</b>	<b>92,654.72</b>
<b>Total Expense</b>	<b>1,513.85</b>	<b>7,721.19</b>	<b>6,207.34</b>	<b>89,738.78</b>	<b>92,654.72</b>	<b>2,915.94</b>	<b>92,654.72</b>
<b>Net Income</b>	<b>6,208.34</b>	<b>0.00</b>	<b>6,208.34</b>	<b>3,141.97</b>	<b>0.00</b>	<b>3,141.97</b>	<b>0.00</b>

# Timberlakes Homeowners Association

## RESERVE STATEMENT

Start: 12/01/2023 | End: 12/31/2023

<b>Account</b>	<b>Beginning Balance</b>	<b>Allocations</b>	<b>Disbursements</b>	<b>Closing Balance</b>
03420 Roads	\$17,215.04	\$49.00	\$0.00	\$17,264.04
03430 Mailboxes	\$4,886.55	\$2.33	\$0.00	\$4,888.88
03500 Irrigation	\$5,580.00	\$0.00	\$0.00	\$5,580.00
03550 Deferred Maintenance	\$3,904.60	\$124.08	\$0.00	\$4,028.68
03607 Reserve Interest	\$1,005.57	\$44.37	\$0.00	\$1,049.94
03660 Lake Project	\$11.03	\$0.00	\$0.00	\$11.03
	<b>\$32,602.79</b>	<b>\$219.78</b>	<b>\$0.00</b>	<b>\$32,822.57</b>