Timberlakes Homeowners Association

July 2024

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: 07/31/2024

Assets

Account	Operating	Reserves	Total
Assets			
01010 Checking - Centennial	$33,484.91	$0.00	$33,484.91
01011 Reserves - Centennial	$0.00	$26,010.56	$26,010.56
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	$4,255.00	$0.00	$4,255.00
01250 Prepaid Insurance	$1,563.18	$0.00	$1,563.18
Assets Total	**$30,989.09**	**$34,324.56**	**$65,313.65**
Total Assets:	**$30,989.09**	**$34,324.56**	**$65,313.65**

Liabilities

Account	Operating	Reserves	Total
Liabilities			
02030 Prepaid Assessments	$6,455.23	$0.00	$6,455.23
02031 Deferred Revenue	$16,253.29	$0.00	$16,253.29
Liabilities Total	**$22,708.52**	**$0.00**	**$22,708.52**
Total Liabilities:	**$22,708.52**	**$0.00**	**$22,708.52**

Equity

Account	Operating	Reserves	Total
Reserves			
03420 Roads	$0.00	$17,615.79	$17,615.79
03430 Mailboxes	$0.00	$4,902.32	$4,902.32
03500 Irrigation	$0.00	$5,580.00	$5,580.00
03550 Deferred Maintenance	$0.00	$4,893.74	$4,893.74
03607 Reserve Interest	$0.00	$1,321.68	$1,321.68
03660 Lake Project	$0.00	$11.03	$11.03
Reserves Total	**$0.00**	**$34,324.56**	**$34,324.56**
Members Equity			
04990 Operating Fund	$16,859.85	$0.00	$16,859.85
Members Equity Total	**$16,859.85**	**$0.00**	**$16,859.85**
Current Year Net Income/(Loss)	($8,579.28)	$0.00	($8,579.28)
Total Equity:	**$8,280.57**	**$34,324.56**	**$42,605.13**
Total Liabilities & Equity	**$30,989.09**	**$34,324.56**	**$65,313.65**

Timberlakes Homeowners Association

INCOME STATEMENT

Start: 07/01/2024 | End: 07/31/2024

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Maintenance	7,950.96	7,950.94	0.02	55,656.46	55,656.58	(0.12)	95,411.32
05030 Application	100.00	0.00	100.00	100.00	0.00	100.00	0.00
05040 Other Income	75.90	0.00	75.90	75.90	0.00	75.90	0.00
05050 Interest Income	5.91	0.00	5.91	28.47	0.00	28.47	0.00
Income Total	**8,132.77**	**7,950.94**	**181.83**	**55,860.83**	**55,656.58**	**204.25**	**95,411.32**
Total Income	**8,132.77**	**7,950.94**	**181.83**	**55,860.83**	**55,656.58**	**204.25**	**95,411.32**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Expenses							
07150 Insurance - Property	128.59	275.00	146.41	883.52	1,925.00	1,041.48	3,300.00
07220 Lake Maintenance	0.00	25.00	25.00	0.00	175.00	175.00	300.00
07240 Landscaping	0.00	350.00	350.00	0.00	2,450.00	2,450.00	4,200.00
07241 Landscaping - Other	0.00	41.67	41.67	0.00	291.69	291.69	500.00
07280 Irrigation Maintenance	0.00	58.33	58.33	263.00	408.31	145.31	700.00
07350 Repairs, Replacement, & Srvc	0.00	41.67	41.67	257.72	291.69	33.97	500.00
07480 Management	641.00	640.50	(0.50)	4,487.00	4,483.50	(3.50)	7,686.00
07481 Website	34.00	33.67	(0.33)	238.00	235.69	(2.31)	404.00
07490 Postage, Printing, Record Storage,...	90.37	83.33	(7.04)	680.12	583.31	(96.81)	1,000.00
07500 Fees, Dues, Licences	0.00	10.42	10.42	173.75	72.94	(100.81)	125.00
07510 Bureau of Condominium Fees	0.00	5.17	5.17	0.00	36.19	36.19	62.00
07520 Income Tax / Tax Prep Fee	0.00	29.17	29.17	325.00	204.19	(120.81)	350.00
07570 Contingency Fund	0.00	15.03	15.03	0.00	105.21	105.21	180.32
07990 Lakes Assessment	19,044.00	6,342.00	(12,702.00)	57,132.00	44,394.00	(12,738.00)	76,104.00
Expenses Total	**19,937.96**	**7,950.96**	**(11,987.00)**	**64,440.11**	**55,656.72**	**(8,783.39)**	**95,411.32**
Total Expense	**19,937.96**	**7,950.96**	**(11,987.00)**	**64,440.11**	**55,656.72**	**(8,783.39)**	**95,411.32**
Net Income	**(11,805.19)**	**(0.02)**	**(11,805.17)**	**(8,579.28)**	**(0.14)**	**(8,579.14)**	**0.00**

Timberlakes Homeowners Association

RESERVE STATEMENT

Start: 07/01/2024 | End: 07/31/2024

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
03420 Roads	$17,565.54	$50.25	$0.00	$17,615.79
03430 Mailboxes	$4,900.40	$1.92	$0.00	$4,902.32
03500 Irrigation	$5,580.00	$0.00	$0.00	$5,580.00
03550 Deferred Maintenance	$4,770.16	$123.58	$0.00	$4,893.74
03607 Reserve Interest	$1,281.12	$40.56	$0.00	$1,321.68
03660 Lake Project	$11.03	$0.00	$0.00	$11.03
	$34,108.25	**$216.31**	**$0.00**	**$34,324.56**