

# Timberlake Community Association, Inc

## Balance Sheet - Consolidated

Transaction 09/30/2025

### Assets

#### CASH

|      |                      |            |
|------|----------------------|------------|
| 1000 | OPERATING - FCB 6561 | 134,558.99 |
|------|----------------------|------------|

|                   |  |            |
|-------------------|--|------------|
| <u>Total CASH</u> |  | 134,558.99 |
|-------------------|--|------------|

#### OPERATING RESERVES

|      |                        |            |
|------|------------------------|------------|
| 1020 | OP RESRV MM - FCB 6588 | 197,600.03 |
|------|------------------------|------------|

|                                 |  |            |
|---------------------------------|--|------------|
| <u>Total OPERATING RESERVES</u> |  | 197,600.03 |
|---------------------------------|--|------------|

#### QUADRAVILLAS

|      |                         |            |
|------|-------------------------|------------|
| 1030 | QUADRAVILLAS - FCB 0909 | 146,059.27 |
|------|-------------------------|------------|

|                           |  |            |
|---------------------------|--|------------|
| <u>Total QUADRAVILLAS</u> |  | 146,059.27 |
|---------------------------|--|------------|

#### REPLACEMENT RESERVES

|      |                          |            |
|------|--------------------------|------------|
| 1010 | REPL RESRV MM - FCB 6570 | 702,988.46 |
|------|--------------------------|------------|

|                                   |  |            |
|-----------------------------------|--|------------|
| <u>Total REPLACEMENT RESERVES</u> |  | 702,988.46 |
|-----------------------------------|--|------------|

#### ACCOUNTS RECEIVABLE

|      |                   |            |
|------|-------------------|------------|
| 1200 | A/R - ASSESSMENTS | 275,967.19 |
|------|-------------------|------------|

|      |                               |           |
|------|-------------------------------|-----------|
| 1210 | A/R - QUAD MAINTENANCE ASSESS | 11,318.21 |
|------|-------------------------------|-----------|

|      |                               |          |
|------|-------------------------------|----------|
| 1220 | A/R - QUAD RESERVE ASSESSMENT | 8,248.81 |
|------|-------------------------------|----------|

|      |                          |        |
|------|--------------------------|--------|
| 1225 | A/R - RV LOT RENTAL FEES | 600.00 |
|------|--------------------------|--------|

|      |                              |        |
|------|------------------------------|--------|
| 1235 | A/R - POOL/RECREATION INCOME | 236.48 |
|------|------------------------------|--------|

|      |                 |          |
|------|-----------------|----------|
| 1250 | A/R - LATE FEES | 8,311.66 |
|------|-----------------|----------|

|      |                          |          |
|------|--------------------------|----------|
| 1260 | A/R - REBILL OWNER CHRGS | 6,661.56 |
|------|--------------------------|----------|

|      |                            |          |
|------|----------------------------|----------|
| 1270 | A/R - RECOVERED WRITE-OFFS | 1,944.70 |
|------|----------------------------|----------|

|                                  |  |            |
|----------------------------------|--|------------|
| <u>Total ACCOUNTS RECEIVABLE</u> |  | 313,288.61 |
|----------------------------------|--|------------|

#### FIXED ASSETS

|      |                     |            |
|------|---------------------|------------|
| 1420 | FURNITURE EQUIPMENT | 148,259.01 |
|------|---------------------|------------|

|      |                          |              |
|------|--------------------------|--------------|
| 1440 | ACCUMULATED DEPRECIATION | (139,208.00) |
|------|--------------------------|--------------|

|                           |  |          |
|---------------------------|--|----------|
| <u>Total FIXED ASSETS</u> |  | 9,051.01 |
|---------------------------|--|----------|

*Total Assets*

1,503,546.37

### Liabilities & Equity

#### LIABILITIES

|      |                     |           |
|------|---------------------|-----------|
| 2200 | PREPAID ASSESSMENTS | 74,332.35 |
|------|---------------------|-----------|

|      |              |          |
|------|--------------|----------|
| 2500 | KEY DEPOSITS | 2,059.00 |
|------|--------------|----------|

|                          |  |           |
|--------------------------|--|-----------|
| <u>Total LIABILITIES</u> |  | 76,391.35 |
|--------------------------|--|-----------|

#### EQUITY

|      |                             |            |
|------|-----------------------------|------------|
| 3000 | RETAINED OPERATING EARNINGS | 368,753.18 |
|------|-----------------------------|------------|

|  |            |           |
|--|------------|-----------|
|  | NET INCOME | 11,754.08 |
|--|------------|-----------|

|                     |  |            |
|---------------------|--|------------|
| <u>Total EQUITY</u> |  | 380,507.26 |
|---------------------|--|------------|

#### EQUITY - OP RESERVES

|      |                      |           |
|------|----------------------|-----------|
| 3100 | RETAINED OP RESERVES | 64,489.15 |
|------|----------------------|-----------|

|      |                             |           |
|------|-----------------------------|-----------|
| 3110 | YTD OP RESERVE CONTRIBUTION | 76,098.40 |
|------|-----------------------------|-----------|

|      |                         |            |
|------|-------------------------|------------|
| 3120 | YTD OP RESERVE EXPENSES | (3,233.00) |
|------|-------------------------|------------|

|      |                         |        |
|------|-------------------------|--------|
| 3140 | YTD OP RESERVE INTEREST | 222.30 |
|------|-------------------------|--------|

|      |                                   |           |
|------|-----------------------------------|-----------|
| 3300 | RETAINED TREE MAINTENANCE RESERVE | 48,123.18 |
|------|-----------------------------------|-----------|

|      |                                   |           |
|------|-----------------------------------|-----------|
| 3310 | YTD TREE MAINTENANCE CONTRIBUTION | 24,000.00 |
|------|-----------------------------------|-----------|

|      |                               |             |
|------|-------------------------------|-------------|
| 3320 | YTD TREE MAINTENANCE EXPENSES | (12,100.00) |
|------|-------------------------------|-------------|

|                                   |  |            |
|-----------------------------------|--|------------|
| <u>Total EQUITY - OP RESERVES</u> |  | 197,600.03 |
|-----------------------------------|--|------------|

#### EQUITY - QUADRAVILLAS

|      |                                 |           |
|------|---------------------------------|-----------|
| 3400 | RETAINED QUAD MAINTENANCE FUNDS | 10,763.00 |
|------|---------------------------------|-----------|

|      |                                   |           |
|------|-----------------------------------|-----------|
| 3410 | YTD QUAD MAINTENANCE CONTRIBUTION | 41,923.20 |
|------|-----------------------------------|-----------|

Timberlake Community Association, Inc

Balance Sheet - Consolidated

Transaction 09/30/2025

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**Liabilities & Equity**

EQUITY - QUADRAVILLAS

|      |                               |             |
|------|-------------------------------|-------------|
| 3420 | YTD QUAD MAINTENANCE EXPENSES | (21,214.53) |
| 3500 | RETAINED QUAD RESERVES        | 87,591.11   |
| 3510 | YTD QUAD RESERVE CONTRIBUTION | 26,956.80   |
| 3540 | YTD QUAD RESERVE INT          | 39.69       |

|                                    |                   |
|------------------------------------|-------------------|
| <u>Total EQUITY - QUADRAVILLAS</u> | <u>146,059.27</u> |
|------------------------------------|-------------------|

EQUITY - REPL RESERVES

|      |                               |             |
|------|-------------------------------|-------------|
| 3200 | RETAINED REPL RESERVES        | 598,024.12  |
| 3210 | YTD REPL RESERVE CONTRIBUTION | 124,392.00  |
| 3220 | YTD REPL RESERVE EXPENSES     | (21,695.34) |
| 3240 | YTD REPL RESERVE INTEREST     | 2,267.68    |

|                                     |                   |
|-------------------------------------|-------------------|
| <u>Total EQUITY - REPL RESERVES</u> | <u>702,988.46</u> |
|-------------------------------------|-------------------|

|                                       |                            |
|---------------------------------------|----------------------------|
| <i>Total Liabilities &amp; Equity</i> | <u><u>1,503,546.37</u></u> |
|---------------------------------------|----------------------------|

# Timberlake Community Association, Inc

## Budget vs. Actual Comparison

Transaction 9/1/2025 To 9/30/2025 11:59:00 PM

|                                  | Current Month Consolidated |           |            | Year to Date Consolidated |            |             |            |
|----------------------------------|----------------------------|-----------|------------|---------------------------|------------|-------------|------------|
|                                  | Actual                     | Budget    | \$ Var     | Actual                    | Budget     | \$ Var      | Annual     |
| Income                           |                            |           |            |                           |            |             |            |
| ASSESSMENT REVENUE               |                            |           |            |                           |            |             |            |
| 4200 ASSESSMENT INCOME           | 67,636.80                  | 67,636.80 | 0.00       | 608,731.20                | 608,731.20 | 0.00        | 811,641.60 |
| 4210 QUAD MAINTENANCE ASSESSI    | 3,900.00                   | 3,900.00  | 0.00       | 35,100.00                 | 35,100.00  | 0.00        | 46,800.00  |
| 4220 QUAD RESERVE ASSESSMENT     | 2,808.00                   | 2,808.00  | 0.00       | 25,272.00                 | 25,272.00  | 0.00        | 33,696.00  |
| TOTAL ASSESSMENT REVENUE         | 74,344.80                  | 74,344.80 | 0.00       | 669,103.20                | 669,103.20 | 0.00        | 892,137.60 |
| OTHER INCOME                     |                            |           |            |                           |            |             |            |
| 4225 RV LOT RENTAL INCOME        | 0.00                       | 0.00      | 0.00       | 4,500.00                  | 6,000.00   | (1,500.00)  | 6,000.00   |
| 4235 POOL / RECREATION INCOME    | 200.00                     | 0.00      | 200.00     | 1,500.00                  | 1,000.00   | 500.00      | 1,000.00   |
| 4240 INTEREST INCOME             | 343.06                     | 0.00      | 343.06     | 2,592.42                  | 3,500.00   | (907.58)    | 3,500.00   |
| 4250 LATE FEE INCOME             | 1,458.57                   | 400.00    | 1,058.57   | 3,092.37                  | 3,800.00   | (707.63)    | 5,000.00   |
| 4260 REBILL OWNER INCOME         | 140.00                     | 0.00      | 140.00     | 1,823.92                  | 12,000.00  | (10,176.08) | 12,000.00  |
| 4270 RECOVERED WRITE OFF INCO.   | 187.50                     | 0.00      | 187.50     | 1,212.57                  | 5,000.00   | (3,787.43)  | 5,000.00   |
| 4290 INSURANCE CLAIM PROCEEDS    | 0.00                       | 0.00      | 0.00       | 3,233.00                  | 0.00       | 3,233.00    | 0.00       |
| TOTAL OTHER INCOME               | 2,329.13                   | 400.00    | 1,929.13   | 17,954.28                 | 31,300.00  | (13,345.72) | 32,500.00  |
| TOTAL Income                     | 76,673.93                  | 74,744.80 | 1,929.13   | 687,057.48                | 700,403.20 | (13,345.72) | 924,637.60 |
| Expense                          |                            |           |            |                           |            |             |            |
| OPERATIONAL                      |                            |           |            |                           |            |             |            |
| 6000 GEN ADMIN                   | 726.00                     | 726.00    | 0.00       | 6,534.00                  | 6,534.00   | 0.00        | 9,212.00   |
| 6005 BAD DEBT EXPENSE            | 0.00                       | 0.00      | 0.00       | 0.00                      | 0.00       | 0.00        | 67,997.00  |
| 6010 ACCOUNTING & AUDIT          | 0.00                       | 0.00      | 0.00       | 0.00                      | 7,500.00   | 7,500.00    | 7,500.00   |
| 6020 PRINTING & POSTAGE          | 1,134.65                   | 3,000.00  | 1,865.35   | 9,880.59                  | 6,500.00   | (3,380.59)  | 12,999.60  |
| 6030 LEGAL                       | 10.92                      | 1,500.00  | 1,489.08   | 6,677.15                  | 6,000.00   | (677.15)    | 6,000.00   |
| 6040 MEETINGS /SEMINARS          | 0.00                       | 0.00      | 0.00       | 398.34                    | 5,250.00   | 4,851.66    | 5,250.00   |
| 6050 MANAGEMENT FEES             | 7,260.00                   | 7,260.00  | 0.00       | 65,340.00                 | 65,340.00  | 0.00        | 87,120.00  |
| 6060 REBILL OWNER EXP            | 292.59                     | 1,000.00  | 707.41     | 1,436.72                  | 9,000.00   | 7,563.28    | 10,000.00  |
| 6100 INSURANCE                   | 2,331.50                   | 0.00      | (2,331.50) | 32,998.98                 | 24,846.00  | (8,152.98)  | 24,846.00  |
| 6140 CORP FEE/TAXES              | 0.00                       | 0.00      | 0.00       | 750.00                    | 25.00      | (725.00)    | 25.00      |
| 6320 ALARM MONITORING            | 0.00                       | 292.00    | 292.00     | 0.00                      | 2,624.00   | 2,624.00    | 3,500.00   |
| 6330 FIRE SUPPRESSION            | 115.00                     | 0.00      | (115.00)   | 115.00                    | 250.00     | 135.00      | 250.00     |
| 6400 ELECTRICITY                 | 2,887.02                   | 1,560.00  | (1,327.02) | 18,999.96                 | 14,065.00  | (4,934.96)  | 18,775.00  |
| 6410 WATER / SEWER               | 557.55                     | 875.00    | 317.45     | 6,971.85                  | 7,875.00   | 903.15      | 10,500.00  |
| 6470 TELEPHONE / INTERNET        | 380.59                     | 350.83    | (29.76)    | 3,526.65                  | 3,157.50   | (369.15)    | 4,210.00   |
| TOTAL OPERATIONAL                | 15,695.82                  | 16,563.83 | 868.01     | 153,629.24                | 158,966.50 | 5,337.26    | 268,184.60 |
| REPAIRS & MAINTENANCE            |                            |           |            |                           |            |             |            |
| 6300 EXTERMINTION                | 0.00                       | 61.50     | 61.50      | 270.00                    | 553.50     | 283.50      | 738.00     |
| 6450 TRASH SERVICE               | 518.00                     | 783.50    | 265.50     | 3,838.73                  | 7,051.50   | 3,212.77    | 9,402.00   |
| 6500 LANDSCAPE MAINT             | 13,200.00                  | 13,200.00 | 0.00       | 118,800.00                | 118,800.00 | 0.00        | 158,400.00 |
| 6600 COMMON AREA MAINT & REPA    | 825.44                     | 3,500.00  | 2,674.56   | 12,336.44                 | 19,000.00  | 6,663.56    | 21,000.00  |
| 6610 POOL MAINT & REPAIR - FOXW  | 545.00                     | 2,000.00  | 1,455.00   | 5,594.54                  | 6,500.00   | 905.46      | 6,500.00   |
| 6615 POOL MAINT & REPAIR - WIIND | 1,155.00                   | 0.00      | (1,155.00) | 1,155.00                  | 1,500.00   | 345.00      | 1,500.00   |
| 6620 CLUBHOUSE MAINT & REPAIR    | 0.00                       | 2,500.00  | 2,500.00   | 894.38                    | 6,000.00   | 5,105.62    | 7,000.00   |
| 6710 POOL OPERATION - FOXWOOD    | 0.00                       | 6,233.00  | 6,233.00   | 74,800.00                 | 56,097.00  | (18,703.00) | 74,800.00  |
| 6715 POOL OPERATION - WINDSOR    | 0.00                       | 867.00    | 867.00     | 8,085.00                  | 7,799.00   | (286.00)    | 10,400.00  |
| TOTAL REPAIRS & MAINTENANCE      | 16,243.44                  | 29,145.00 | 12,901.56  | 225,774.09                | 223,301.00 | (2,473.09)  | 289,740.00 |
| RESERVE FUNDING                  |                            |           |            |                           |            |             |            |
| 7000 OP RESERVE TRANSFER         | 9,512.30                   | 9,512.30  | 0.00       | 76,098.40                 | 76,098.40  | 0.00        | 95,123.00  |

# Timberlake Community Association, Inc

## Budget vs. Actual Comparison

Transaction 9/1/2025 To 9/30/2025 11:59:00 PM

|                                 | Current Month Consolidated |                   |                  | Year to Date Consolidated |                   |                    | Annual            |
|---------------------------------|----------------------------|-------------------|------------------|---------------------------|-------------------|--------------------|-------------------|
|                                 | Actual                     | Budget            | \$ Var           | Actual                    | Budget            | \$ Var             |                   |
| 7040 OP RESERVE INTEREST        | 35.65                      | 0.00              | (35.65)          | 222.30                    | 0.00              | (222.30)           | 0.00              |
| 7100 REPL RESERVE TRANSFER      | 15,549.00                  | 15,549.00         | 0.00             | 124,392.00                | 124,392.00        | 0.00               | 155,490.00        |
| 7140 REPL RESERVE INTEREST      | 295.35                     | 0.00              | (295.35)         | 2,267.68                  | 0.00              | (2,267.68)         | 0.00              |
| 7300 TREE MAINT RESERVE TRANSI  | 3,000.00                   | 3,000.00          | 0.00             | 24,000.00                 | 24,000.00         | 0.00               | 30,000.00         |
| 7400 QUAD MAINT FUND TRANSFER   | 5,240.40                   | 5,240.40          | 0.00             | 41,923.20                 | 41,923.20         | 0.00               | 52,404.00         |
| 7500 QUAD RESERVE TRANSFER      | 3,369.60                   | 3,369.60          | 0.00             | 26,956.80                 | 26,956.80         | 0.00               | 33,696.00         |
| 7540 QUAD RESERVE INTEREST      | 5.76                       | 0.00              | (5.76)           | 39.69                     | 0.00              | (39.69)            | 0.00              |
| <b>TOTAL RESERVE FUNDING</b>    | <b>37,008.06</b>           | <b>36,671.30</b>  | <b>(336.76)</b>  | <b>295,900.07</b>         | <b>293,370.40</b> | <b>(2,529.67)</b>  | <b>366,713.00</b> |
| <b>TOTAL Expense</b>            | <b>68,947.32</b>           | <b>82,380.13</b>  | <b>13,432.81</b> | <b>675,303.40</b>         | <b>675,637.90</b> | <b>334.50</b>      | <b>924,637.60</b> |
| <b>Excess Revenue / Expense</b> | <b>7,726.61</b>            | <b>(7,635.33)</b> | <b>15,361.94</b> | <b>11,754.08</b>          | <b>24,765.30</b>  | <b>(13,011.22)</b> | <b>0.00</b>       |