

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

AUGUST 2023

Prepared by:

MANAGEMENT & ASSOCIATES
720 Brooker Creek Blvd., #206
Oldsmar, FL 34677

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

8/31/2023

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$85,313.54	
1110-000 - A/R-Maintenance Fees	\$11,172.90	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	<u>\$670.35</u>	
<u>Operating Total</u>		\$98,891.56

Reserve

1041-005 - Cash-MMA-Servis1st	\$25,919.51	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		\$49,252.64

Assets Total

\$148,144.20

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$166.38	
2011-000 - Accounts Payable-Accrued	\$8,834.23	
2120-000 - A/P-Due to Reserves	\$23,333.13	
2410-000 - Unearned Revenue-Billings	\$13,351.50	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$7,112.27</u>	
<u>Other Total</u>		\$52,797.51

Reserve

3022-000 - Reserve Fund-Streets/Walks	\$41,267.04	
3067-001 - Reserve Fund-Gates	\$7,315.72	
3069-001 - Reserve Fund-Mailboxes	\$431.76	
3080-000 - Reserve Fund-Interest	<u>\$238.12</u>	
<u>Reserve Total</u>		\$49,252.64

Retained Earnings

\$32,598.57

Net Income

\$13,495.48

Liabilities & Equity Total

\$148,144.20

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$13,351.50	\$13,351.50	\$0.00	\$106,806.38	\$106,812.00	(\$5.62)	\$160,218.00
6070-000 - Interest Income-Operating	\$3.67	\$0.00	\$3.67	\$24.33	\$0.00	\$24.33	\$0.00
6071-000 - Interest Income-Reserve	\$63.17	\$0.00	\$63.17	\$274.56	\$0.00	\$274.56	\$0.00
6082-000 - Late Fee Income	\$950.00	\$0.00	\$950.00	\$950.00	\$0.00	\$950.00	\$0.00
6901-000 - Interest Transfer to Reserves	(\$63.17)	\$0.00	(\$63.17)	(\$274.56)	\$0.00	(\$274.56)	\$0.00
<u>Total Revenues</u>	\$14,305.17	\$13,351.50	\$953.67	\$107,780.71	\$106,812.00	\$968.71	\$160,218.00
Total Income	\$14,305.17	\$13,351.50	\$953.67	\$107,780.71	\$106,812.00	\$968.71	\$160,218.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$0.00	\$582.47	\$582.47	\$0.00	\$4,659.76	\$4,659.76	\$6,989.65
7110-001 - Insurance-Workers Comp	\$0.00	\$49.92	\$49.92	\$0.00	\$399.36	\$399.36	\$599.00
7110-004 - Insurance-Termite	\$0.00	\$280.73	\$280.73	\$0.00	\$2,245.84	\$2,245.84	\$3,368.75
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$5,155.00	\$1,333.36	(\$3,821.64)	\$2,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$666.64	\$666.64	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	\$61.25	\$46.64	(\$14.61)	\$70.00
7410-000 - Management Fee	\$1,100.00	\$1,800.00	\$700.00	\$8,800.00	\$14,400.00	\$5,600.00	\$21,600.00
7510-004 - Admin Expenses-Office Supplies	\$130.08	\$62.50	(\$67.58)	\$264.95	\$500.00	\$235.05	\$750.00
7510-005 - Admin Expenses-Postage	\$36.30	\$33.33	(\$2.97)	\$105.75	\$266.64	\$160.89	\$400.00
7510-008 - Admin Expenses-Misc	\$0.00	\$89.73	\$89.73	\$1,935.93	\$717.84	(\$1,218.09)	\$1,076.80
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$5.62	\$0.00	(\$5.62)	\$0.00
<u>Total Administrative</u>	\$1,266.38	\$3,154.51	\$1,888.13	\$16,328.50	\$25,236.08	\$8,907.58	\$37,854.20
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$933.49	\$166.67	(\$766.82)	\$1,866.23	\$1,333.36	(\$532.87)	\$2,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
8210-000 - Grounds Maintenance-General	\$4,774.00	\$3,850.00	(\$924.00)	\$38,470.00	\$30,800.00	(\$7,670.00)	\$46,200.00
8210-006 - Grounds-Supplies	\$0.00	\$74.76	\$74.76	\$0.00	\$598.08	\$598.08	\$897.13
8210-007 - Grounds-Landscape	\$0.00	\$191.67	\$191.67	\$344.92	\$1,533.36	\$1,188.44	\$2,300.00
8210-008 - Grounds-Irrigation General	\$0.00	\$166.67	\$166.67	\$870.50	\$1,333.36	\$462.86	\$2,000.00
8710-001 - Utilities-Electric	\$0.00	\$95.83	\$95.83	\$0.00	\$766.64	\$766.64	\$1,150.00
8710-003 - Utilities-Electric-Street Lights	\$1,496.57	\$3,450.00	\$1,953.43	\$18,535.78	\$27,600.00	\$9,064.22	\$41,400.00
8710-008 - Utilities-Sewer	\$258.75	\$62.50	(\$196.25)	\$1,758.18	\$500.00	(\$1,258.18)	\$750.00
<u>Total Services & Utilities</u>	\$7,462.81	\$8,183.10	\$720.29	\$61,845.61	\$65,464.80	\$3,619.19	\$98,197.13
Total Expense	\$8,729.19	\$11,337.61	\$2,608.42	\$78,174.11	\$90,700.88	\$12,526.77	\$136,051.33
Operating Net Income	\$5,575.98	\$2,013.89	\$3,562.09	\$29,606.60	\$16,111.12	\$13,495.48	\$24,166.67
Reserve Expense							
<u>Reserve Expense</u>							
9622-000 - Reserve Expense-Streets/Walks	\$1,458.33	\$1,458.33	\$0.00	\$11,666.64	\$11,666.64	\$0.00	\$17,500.00
9667-000 - Reserve Expense-Gates	\$500.00	\$500.00	\$0.00	\$10,785.02	\$4,000.00	(\$6,785.02)	\$6,000.00
9669-000 - Reserve Expense-Mailbox	\$1,119.57	\$55.56	(\$1,064.01)	\$1,508.49	\$444.48	(\$1,064.01)	\$666.67
9900-000 - Reserve Expense-Funding	(\$1,064.01)	\$0.00	\$1,064.01	(\$7,849.03)	\$0.00	\$7,849.03	\$0.00
<u>Total Reserve Expense</u>	\$2,013.89	\$2,013.89	\$0.00	\$16,111.12	\$16,111.12	\$0.00	\$24,166.67

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

8/1/2023 - 8/31/2023

	8/1/2023 - 8/31/2023			1/1/2023 - 8/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total Reserve Expense	\$2,013.89	\$2,013.89	\$0.00	\$16,111.12	\$16,111.12	\$0.00	\$24,166.67
Reserve Net Income	(\$2,013.89)	(\$2,013.89)	\$0.00	(\$16,111.12)	(\$16,111.12)	\$0.00	(\$24,166.67)
Net Income	\$3,562.09	\$0.00	\$3,562.09	\$13,495.48	\$0.00	\$13,495.48	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 8/31/2023

Statement Balance: \$85,348.69
GL Balance: \$85,313.54
Last Statement Balance: \$85,348.69
Outstanding Checks: \$3,659.53
Outstanding Deposits: \$3,624.38
Calculated Balance: \$85,348.69
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
Total Cleared Checks:				\$0.00

Deposits	Description	Date	Amount
Total Cleared Deposits:			\$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Jie & Dominique Ni Song, Check #: 230, Invoice #: Refund	8/8/2023	230	-\$645.00
	Payment: DOORKING INC, Check #: 233, Invoice #: 2077406	8/23/2023	233	-\$53.95
	Payment: THousand Oaks Phase 5, On-Line Payment, Invoice #: 16370357	8/23/2023	On-Line	-\$1,064.01
	Online Payment Duke Energy	8/31/2023		-\$1,496.57
	Payment: NATURE COAST LANDSCAPE SERVICES, LLC, Check #: 234, Invoice #: 8765	8/31/2023	234	-\$400.00
Total Outstanding Checks:				\$3,659.53

Deposits	Description	Date	Amount
	Uline Payment-Reserves	8/23/2023	\$1,064.01
	Owner Payment-Paylease	8/28/2023	\$519.50
	Owner Payment - PO Box	8/28/2023	\$247.25
	OWner Payment-Paylease	8/29/2023	\$551.75
	Owner Payment-Paylease	8/30/2023	\$772.37
	Owner Payment	8/31/2023	\$222.25
	Owner Payment - PO Box	8/31/2023	\$247.25
Total Outstanding Deposits:			\$3,624.38

ANCLOTE RESERVE HOMEOWNERS ASSOC INC
OPERATING ACCOUNT
720 BROOKER CREEK BLVD STE 206
OLDSMAR FL 34677

C H E C K I N G A C C O U N T S

FLORIDA HOA NOW M&A CHECKING		Number of Enclosures	6
Account Number	XXXXXXXXXXXX5583	Statement Dates	7/26/23 thru 8/27/23
Previous Balance	80,508.13	Days in the Statement Period	33
21 Deposits/Credits	11,680.80	Average Ledger	81,395.25
8 Checks/Debits	6,843.91	Average Collected	81,098.28
Service Charge	.00		
Interest Paid	3.67		
Current Balance	85,348.69	2023 Interest Paid	24.33

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
7/28	CREDIT PAYLEASE.COM CCD 324041622 104000010047149	494.50
7/28	LOCKBOX DEPOSIT	494.53
7/31	LOCKBOX DEPOSIT	247.25
8/04	LOCKBOX DEPOSIT	247.25
8/07	HOA Dues Anclote Reserve PPD 1831650658 062006500002833	989.00
8/10	CREDIT PAYLEASE.COM CCD 327537196 104000019996877	272.25
8/11	CREDIT PAYLEASE.COM CCD 327745625 104000011431774	272.25
8/11	LOCKBOX DEPOSIT	272.25
8/14	CREDIT PAYLEASE.COM CCD 327787422 104000013623957	272.25
8/14	CREDIT PAYLEASE.COM CCD 327852872 104000013630773	272.25
8/14	LOCKBOX DEPOSIT	272.25
8/15	LOCKBOX DEPOSIT	2,444.27
8/16	CREDIT PAYLEASE.COM CCD 328016011 104000017648803	272.25
8/16	LOCKBOX DEPOSIT	247.25
8/17	CREDIT PAYLEASE.COM CCD 328105980 104000019198177	544.50
8/17	LOCKBOX DEPOSIT	25.00
8/21	REMOTE CUSTOMER DEPOSIT	1,039.00

ANCLOTE RESERVE HOMEOWNERS ASSOC INC
 OPERATING ACCOUNT
 720 BROOKER CREEK BLVD STE 206
 OLDSMAR FL 34677

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXXX5583 (Continued)

DEPOSITS AND OTHER CREDITS			
Date	Description		Amount
8/22	CREDIT PAYLEASE.COM CCD 328349134 104000014140289		519.50
8/22	LOCKBOX DEPOSIT		1,286.25
8/23	LOCKBOX DEPOSIT		924.50
8/24	LOCKBOX DEPOSIT		272.25
8/27	INTEREST DEPOSIT		3.67

WITHDRAWALS AND DEBITS			
Date	Description		Amount
8/01	From DDA 5001365583,To DDA 500 1374791,Management Fee		1,100.00-
8/08	WEB_PAY DUKEENERGYCORPORCCD 24708335080723 021000029450826		2,066.48-
8/11	From DDA 5001365583,To DDA 500 1365609,Reserve Transfer		2,013.89-

CHECKS									
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount	
7/27	227	53.95	8/10	229	28.05	8/23	232	258.75	
7/26	228	443.25	8/22	231*	879.54				

* Indicates Serial Number Out of Sequence

DAILY BALANCES						
Date	Balance	Date	Balance	Date	Balance	
7/26	80,064.88	8/08	79,316.98	8/21	83,480.81	
7/27	80,010.93	8/10	79,561.18	8/22	84,407.02	
7/28	80,999.96	8/11	78,091.79	8/23	85,072.77	
7/31	81,247.21	8/14	78,908.54	8/24	85,345.02	
8/01	80,147.21	8/15	81,352.81	8/27	85,348.69	
8/04	80,394.46	8/16	81,872.31			
8/07	81,383.46	8/17	82,441.81			

ANCLOTE RESERVE HOMEOWNERS ASSOC INC
OPERATING ACCOUNT
720 BROOKER CREEK BLVD STE 206
OLDSMAR FL 34677

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXXX5583 (Continued)

INTEREST RATE SUMMARY	
Date	Rate
7/25	0.050000%

Complete Check Register

Anclote Reserve Homeowners Association, Inc.
 Complete Check Register
 8/1/2023 - 8/31/2023

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
229	8/2/2023	MANAGEMENT & ASSOCIATES	\$28.05			
	24845	Admin Fees		7510-000 Admin Expenses-General	\$28.05	\$28.05
230	8/8/2023	Jie & Dominique Ni Song	\$645.00			
	Refund	[REFUND] - Acct #: 1B8101360-2 - Maintenance Fee		2450-000 Unearned Revenue-Prepaid Maint Fees	\$150.50	\$150.50
	Refund	[REFUND] - Acct #: 1B8101360-2 - Owner Payment - PO Box		2450-000 Unearned Revenue-Prepaid Maint Fees	\$247.25	\$247.25
	Refund	[REFUND] - Acct #: 1B8101360-2 - Owner Payment - PO Box		2450-000 Unearned Revenue-Prepaid Maint Fees	\$247.25	\$247.25
231	8/15/2023	AMERICAN ACCESS CONTROLS, INC	\$879.54			
	39916	loaner control bpard installed		8014-000 Security-Gate Maintenance	\$879.54	\$879.54
232	8/15/2023	PASCO COUNTY UTILITIES	\$258.75			
	8-8-23	1018780		8710-008 Utilities-Sewer	\$258.75	\$258.75
On-Line	8/23/2023	THousand Oaks Phase 5	\$1,064.01			
	16370357	Message Center		3069-001 Reserve Fund-Mailboxes	\$1,064.01	\$1,064.01
	16370357			9669-000 Reserve Expense-Mailbox	\$1,064.01	\$1,064.01
	16370357			9900-000 Reserve Expense-Funding	(\$1,064.01)	(\$1,064.01)
233	8/23/2023	DOORKING INC	\$53.95			
	2077406	DoorKing		8014-000 Security-Gate Maintenance	\$53.95	\$53.95
234	8/31/2023	NATURE COAST LANDSCAPE SERVICES, LLC	\$400.00			
	8765	Assembme/install meeting sign		8210-000 Grounds Maintenance-General	\$400.00	\$400.00
Total 1010-005 Cash-Checking-Servis1st			\$3,329.30			

Reconciliation Report

Anclore Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 8/31/2023

Statement Balance: \$26,983.52
GL Balance: \$25,919.51
Last Statement Balance: \$26,983.52
Outstanding Checks: \$1,064.01
Outstanding Deposits: \$0.00
Calculated Balance: \$26,983.52
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
Total Cleared Checks:				\$0.00

Deposits	Description	Date	Amount
Total Cleared Deposits:			\$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Uline Payment-Reserves	8/23/2023		-\$1,064.01
Total Outstanding Checks:				\$1,064.01

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00

ANCLOTE RESERVE HOMEOWNERS ASSOC INC
 RESERVE ACCOUNT
 720 BROOKER CREEK BLVD STE 206
 OLDSMAR FL 34677

C H E C K I N G A C C O U N T S

FLORIDA HOA MM ACCOUNT		Number of Enclosures	0
Account Number	XXXXXXXXXXXX5609	Statement Dates	7/26/23 thru 8/27/23
Previous Balance	24,906.46	Days in the Statement Period	33
1 Deposits/Credits	2,013.89	Average Ledger	25,943.91
Checks/Debits	.00	Average Collected	25,943.91
Service Charge	.00		
Interest Paid	63.17		
Current Balance	26,983.52	2023 Interest Paid	274.56

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
8/11	From DDA 5001365583, To DDA 5001365609, Reserve Transfer	2,013.89
8/27	INTEREST DEPOSIT	63.17

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
7/26	24,906.46	8/11	26,920.35	8/27	26,983.52

INTEREST RATE SUMMARY	
Date	Rate
7/25	2.690000%

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 8/31/2023

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total Current	30 Days	60 Days	90 Days
MANAGEMENT & ASSOCIATES	25088	8/24/2023	8/31/2023	Admin Fees	7510-004-Admin Expenses- Office Supplies	\$130.08	\$130.08		
MANAGEMENT & ASSOCIATES	25088	8/24/2023	8/31/2023		7510-005-Admin Expenses- Postage	\$36.30	\$36.30		
25088 Total:						\$166.38	\$166.38	\$0.00	\$0.00
Totals:						\$166.38	\$166.38	\$0.00	\$0.00