

**Anclore Reserve HOA Inc.**  
**Proposed Annual Budget January 1, 2024-December 31, 2024**

Account Number	Description	2023 September	Estimated Remainder	Total Estimated	Budget 2023	Estimated Variance	Budget 2024
6010-000	MAINT FEE - OPERATING	\$120,157.88	\$ 40,052.63	\$160,210.51	\$160,218.00	(\$7.49)	\$163,116.25
	MAINT FEE - RESV - STREETS/WALKS	\$13,124.97	\$ 4,374.99	\$17,499.96	\$13,124.97	\$4,374.99	\$35,000.00
	MAINT FEE- RESV - GATES	\$12,868.62	\$ 4,289.54	\$17,158.16	\$4,500.00	\$12,658.16	\$10,000.00
	MAINT FEE - RESV - MAILBOX	\$1,564.05	\$ 521.35	\$2,085.40	\$500.04	\$1,585.36	\$7,000.00
6070-000	INTEREST INCOME-OPERATING	\$27.79	\$ 9.26	\$37.05	\$0.00	\$37.05	
6071-000	INTEREST INCOME - RESERVES	\$333.19	\$ 111.06	\$444.25	\$0.00	\$444.25	\$0.00
6082-000	LATE FEE INCOME	\$950.00	\$ 316.67	\$1,266.67	\$0.00	\$1,266.67	\$0.00
6083-004	OTHER INCOME-TRANSMITTERS	\$640.00	\$ 213.33	\$853.33	\$0.00	\$853.33	\$0.00
6083-099	OTHER INCOME - PRE-LIEN	\$350.00	\$ 116.67	\$466.67	\$0.00	\$466.67	\$0.00
6900-000	INCOME TRANSFER TO RESERVE	(\$27,557.64)	\$ (9,185.88)	(\$36,743.52)	(\$24,166.67)	(\$12,576.85)	(\$52,000.00)
6901-000	INTEREST TRANSFER TO RESERVE	(\$333.19)	\$ (111.06)	(\$444.25)	\$0.00	(\$444.25)	\$0.00
	<b>TOTAL REVENUES</b>	\$122,125.67	\$40,708.56	\$162,834.23	\$154,176.34	\$8,657.89	\$163,116.25
<b>ADMINISTRATIVE</b>							
7110-000	INSURANCE - GENERAL	\$0.00	\$ -	\$0.00	\$6,989.65	\$6,989.65	\$14,000.00
7210-000	LEGAL AND PROFESSIONAL	\$7,325.51	\$ 2,441.84	\$9,767.35	\$2,000.00	(\$7,767.35)	\$10,000.00
7212-003	PROFESSIONAL - CPA FEES	\$61.25	\$ 300.00	\$361.25	\$1,000.00	\$638.75	\$1,000.00
7310-002	TAXES - CORP ANNUAL	\$61.25	\$ -	\$61.25	\$70.00	\$8.75	\$61.25
7410-000	MANAGEMENT FEE	\$9,900.00	\$ 3,300.00	\$13,200.00	\$21,600.00	\$8,400.00	\$13,860.00
7510-000	ADMIN EXPENSES-GENERAL	\$0.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00
7510-004	ADMIN EXPENSES-OFFICE SUPPLIES	\$306.84	\$ 102.28	\$409.12	\$750.00	\$340.88	\$750.00
7510-005	ADMIN EXPENSES-POSTAGE	\$234.75	\$ 78.25	\$313.00	\$400.00	\$87.00	\$500.00
7510-008	ADMIN EXPENSES-MISC	\$1,935.93	\$ 645.31	\$2,581.24	\$1,076.80	(\$1,504.44)	\$3,000.00
7510-099	ADMIN EXPENSES - 45 DAY PRE LIEN	\$350.00	\$ 116.67	\$466.67	\$0.00	(\$466.67)	\$0.00
7810-000	UNCOLLECTIBLE ASSESSMENTS	\$5.62	\$ 1.87	\$7.49	\$0.00	(\$7.49)	\$0.00
	<b>TOTAL ADMIN EXPENSES</b>	\$20,181.15	\$6,986.22	\$27,167.37	\$37,854.20	\$10,686.83	\$43,171.25
<b>SERVICES AND UTILITIES</b>							
8110-000	<b>R&amp;M - GENERAL</b>	<b>\$0.00</b>	<b>\$ -</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,000.00</b>
8110-024	R&M - PRESSURE CLEANING	\$0.00			\$1,500.00		\$2,500.00
8014-000	SECURITY - GATE MAINTENANCE	\$1,876.23	\$ 625.41	\$2,501.64	\$2,000.00	(\$501.64)	\$2,000.00
8210-000	GROUND MAINTENANCE - GENERAL	\$43,434.00	\$ 14,478.00	\$57,912.00	\$46,200.00	(\$11,712.00)	\$35,000.00
8210-006	GROUPS - SUPPLIES	\$0.00	\$ -	\$0.00	\$897.13	\$897.13	\$1,500.00
8210-007	GROUPS - LANDSCAPE	\$603.61	\$ 201.20	\$804.81	\$2,300.00	\$1,495.19	\$15,000.00
8210-008	GROUPS - IRRIGATION GENERAL	\$870.50	\$ 290.17	\$1,160.67	\$2,000.00	\$839.33	\$7,500.00
-	<b>GROUPS - TREE TRIMMING</b>	<b>\$0.00</b>	<b>\$ -</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$9,345.00</b>
8710-001	UTILITIES - ELECTRIC	\$0.00	\$ -	\$0.00	\$1,150.00	\$1,150.00	\$1,000.00
8710-003	UTILITIES - ELECTRIC - STREET LIGHTS	\$20,548.47	\$ 6,849.49	\$27,397.96	\$41,400.00	\$14,002.04	\$35,000.00
8710-008	UTILITIES - WATER/SEWER	\$2,194.68	\$ 731.56	\$2,926.24	\$750.00	(\$2,176.24)	\$3,500.00
-	<b>MISC - SOCIAL EVENTS</b>	<b>\$0.00</b>	<b>\$ -</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,400.00</b>
-	<b>MISC - HOLIDAY LIGHTING</b>	<b>\$0.00</b>	<b>\$ 1.00</b>	<b>\$1.00</b>	<b>\$0.00</b>	<b>(\$1.00)</b>	<b>\$1,200.00</b>
	<b>TOTAL SERVICES &amp; UTILITIES</b>	\$69,527.49	\$23,175.83	\$92,703.32	\$98,197.13	\$3,993.81	\$119,945.00
	<b>TOTAL EXPENSES</b>	\$89,708.64	\$30,162.05	\$119,870.69	\$136,051.33	\$14,680.64	\$163,116.25
	<b>NET EXCESS/(DEFICIT)</b>	\$32,417.03	\$10,546.51	\$42,963.54	\$18,125.01	(\$6,022.76)	\$0.00

**\$215,116.25**    **New 2024**    **\$331.97 per quarter**  
**2023**                                    **247.25 per quarter**

Qtr Var                                    \$84.72  
Mo Var                                      \$28.24

Per Reserve Study

2023 Premium is \$11.5k. This accounts for an approximated 20% increase in 2024 (2023 Check being cut next week, hence 0 expenditure thusfar)  
Legal was way underfunded. Need funding especially if amendments are made and if legal continues to attend all meetings

Same fee every year.

Accounts for 5% increase for M&A, but cost overall lower than prior mgmt

Removing this for next year not needed

Most of your mailers and other admin items (gates, etc) come out here

Always assumed to be 0

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**For any necessary repairs and maintenance items outside of reserve**

Accounts for new (cheaper) landscape contract

For hopeful landscape replacement projects in 2024

**New Line item, accounts for annual tree trimming based on Hudak's Horizons estimate**

Not shown on this line item, but still needed for gate and irrigation

For irrigation

**New line item, accounts for \$600/qtr for social events. Anything above and beyond will need to be taken on a donation basis.**