

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

OCTOBER 2023

Prepared by:

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

Balance Sheet

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

10/31/2023

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$102,253.89	
1110-000 - A/R-Maintenance Fees	\$11,329.48	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	<u>\$670.35</u>	
<u>Operating Total</u>		\$115,988.49

Reserve

1041-005 - Cash-MMA-Servis1st	\$28,482.26	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		\$51,815.39

Assets Total

\$167,803.88

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$75.35	
2011-000 - Accounts Payable-Accrued	\$8,704.05	
2120-000 - A/P-Due to Reserves	\$23,333.13	
2410-000 - Unearned Revenue-Billings	\$26,703.00	
2450-000 - Unearned Revenue- Prepaid Maint Fees	<u>\$3,384.42</u>	
<u>Other Total</u>		\$62,199.95

Reserve

3022-000 - Reserve Fund- Streets/Walks	\$44,183.70	
3067-001 - Reserve Fund-Gates	\$6,732.12	
3069-001 - Reserve Fund-Mailboxes	\$542.88	
3080-000 - Reserve Fund-Interest	<u>\$356.69</u>	
<u>Reserve Total</u>		\$51,815.39

Retained Earnings

\$32,598.57

Net Income

\$21,189.97

Liabilities & Equity Total

\$167,803.88

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			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	\$133,509.38	\$133,515.00	(\$5.62)	\$160,218.00
6070-000 - Interest Income-Operating	\$4.23	\$0.00	\$4.23	\$32.02	\$0.00	\$32.02	\$0.00
6071-000 - Interest Income-Reserve	\$59.94	\$0.00	\$59.94	\$393.13	\$0.00	\$393.13	\$0.00
6082-000 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$950.00	\$0.00	\$950.00	\$0.00
6083-004 - Other Income-Transmitters	\$760.00	\$0.00	\$760.00	\$1,400.00	\$0.00	\$1,400.00	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	\$0.00
6901-000 - Interest Transfer to Reserves	(\$59.94)	\$0.00	(\$59.94)	(\$393.13)	\$0.00	(\$393.13)	\$0.00
Total Revenues	\$14,115.73	\$13,351.50	\$764.23	\$136,241.40	\$133,515.00	\$2,726.40	\$160,218.00
Total Income	\$14,115.73	\$13,351.50	\$764.23	\$136,241.40	\$133,515.00	\$2,726.40	\$160,218.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$0.00	\$582.47	\$582.47	\$0.00	\$5,824.70	\$5,824.70	\$6,989.65
7110-001 - Insurance-Workers Comp	\$0.00	\$49.92	\$49.92	\$0.00	\$499.20	\$499.20	\$599.00
7110-004 - Insurance-Termite	\$0.00	\$280.73	\$280.73	\$0.00	\$2,807.30	\$2,807.30	\$3,368.75
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$7,325.51	\$1,666.70	(\$5,658.81)	\$2,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$833.30	\$833.30	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	\$61.25	\$58.30	(\$2.95)	\$70.00
7410-000 - Management Fee	\$1,100.00	\$1,800.00	\$700.00	\$11,000.00	\$18,000.00	\$7,000.00	\$21,600.00
7510-004 - Admin Expenses-Office Supplies	\$30.96	\$62.50	\$31.54	\$337.80	\$625.00	\$287.20	\$750.00
7510-005 - Admin Expenses-Postage	\$40.51	\$33.33	(\$7.18)	\$275.26	\$333.30	\$58.04	\$400.00
7510-008 - Admin Expenses-Misc	\$0.00	\$89.73	\$89.73	\$1,935.93	\$897.30	(\$1,038.63)	\$1,076.80
7510-099 - Admin Expenses-45 Day Pre Lien	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	(\$350.00)	\$0.00
7810-000 - Uncollectible Assessments	\$0.00	\$0.00	\$0.00	\$5.62	\$0.00	(\$5.62)	\$0.00
Total Administrative	\$1,171.47	\$3,154.51	\$1,983.04	\$21,291.37	\$31,545.10	\$10,253.73	\$37,854.20
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$1,234.57	\$166.67	(\$1,067.90)	\$3,110.80	\$1,666.70	(\$1,444.10)	\$2,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$1,250.00	\$1,250.00	\$1,500.00
8210-000 - Grounds Maintenance-General	\$426.00	\$3,850.00	\$3,424.00	\$43,860.00	\$38,500.00	(\$5,360.00)	\$46,200.00
8210-006 - Grounds-Supplies	\$0.00	\$74.76	\$74.76	\$0.00	\$747.60	\$747.60	\$897.13
8210-007 - Grounds-Landscape	\$0.00	\$191.67	\$191.67	\$603.61	\$1,916.70	\$1,313.09	\$2,300.00
8210-008 - Grounds-Irrigation General	\$0.00	\$166.67	\$166.67	\$870.50	\$1,666.70	\$796.20	\$2,000.00
8710-001 - Utilities-Electric	\$0.00	\$95.83	\$95.83	\$0.00	\$958.30	\$958.30	\$1,150.00
8710-003 - Utilities-Electric-Street Lights	\$2,082.85	\$3,450.00	\$1,367.15	\$22,631.32	\$34,500.00	\$11,868.68	\$41,400.00
8710-008 - Utilities-Sewer	\$350.25	\$62.50	(\$287.75)	\$2,544.93	\$625.00	(\$1,919.93)	\$750.00
Total Services & Utilities	\$4,093.67	\$8,183.10	\$4,089.43	\$73,621.16	\$81,831.00	\$8,209.84	\$98,197.13
Total Expense	\$5,265.14	\$11,337.61	\$6,072.47	\$94,912.53	\$113,376.10	\$18,463.57	\$136,051.33
Operating Net Income	\$8,850.59	\$2,013.89	\$6,836.70	\$41,328.87	\$20,138.90	\$21,189.97	\$24,166.67
Reserve Expense							
<u>Reserve Expense</u>							
9622-000 - Reserve Expense-Streets/Walks	\$1,458.33	\$1,458.33	\$0.00	\$14,583.30	\$14,583.30	\$0.00	\$17,500.00
9667-000 - Reserve Expense-Gates	\$500.00	\$500.00	\$0.00	\$13,368.62	\$5,000.00	(\$8,368.62)	\$6,000.00

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Budget Comparison Report
10/1/2023 - 10/31/2023

	10/1/2023 - 10/31/2023			1/1/2023 - 10/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9669-000 - Reserve Expense-Mailbox	\$55.56	\$55.56	\$0.00	\$1,619.61	\$555.60	(\$1,064.01)	\$666.67
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$9,432.63)	\$0.00	\$9,432.63	\$0.00
<u>Total Reserve Expense</u>	\$2,013.89	\$2,013.89	\$0.00	\$20,138.90	\$20,138.90	\$0.00	\$24,166.67
Total Reserve Expense	\$2,013.89	\$2,013.89	\$0.00	\$20,138.90	\$20,138.90	\$0.00	\$24,166.67
Reserve Net Income	(\$2,013.89)	(\$2,013.89)	\$0.00	(\$20,138.90)	(\$20,138.90)	\$0.00	(\$24,166.67)
Net Income	\$6,836.70	\$0.00	\$6,836.70	\$21,189.97	\$0.00	\$21,189.97	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 10/31/2023

Statement Balance: \$104,174.37
GL Balance: \$102,253.89
Last Statement Balance: \$104,174.37
Outstanding Checks: \$2,167.73
Outstanding Deposits: \$247.25
Calculated Balance: \$104,174.37
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: DUKE ENERGY PAYMENT PROCESSING, Check #: 247, Invoice #: 10-11-23, 10-16-23	10/24/2023	247	-\$1,451.26
	Payment: MANAGEMENT & ASSOCIATES, Check #: 248, Invoice #: 26229	10/24/2023	248	-\$71.47
Total Outstanding Checks:				\$2,167.73

Deposits	Description	Date	Amount
	Owner Payment - PO Box	10/31/2023	\$247.25
Total Outstanding Deposits:			\$247.25

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	14
Account Number XXXXXXXXXXXX5583	Statement Dates	9/26/23 thru 10/25/23
Previous Balance 89,688.54	Days in the Statement Period	30
33 Deposits/Credits 31,561.94	Average Ledger	103,175.74
14 Checks/Debits 17,080.34	Average Collected	102,762.67
Service Charge .00		
Interest Paid 4.23		
Current Balance 104,174.37	2023 Interest Paid	32.02

D E P O S I T S A N D O T H E R C R E D I T S

Date	Description	Amount
9/26	From DDA 5001365609, To DDA 5001365583, Check 240 American Access Controls	1,583.60
9/26	CREDIT PAYLEASE.COM CCD 333220075 104000018410486	554.50
9/26	LOCKBOX DEPOSIT	1,511.25
9/27	LOCKBOX DEPOSIT	247.25
9/28	CREDIT PAYLEASE.COM CCD 333469557 104000011212302	307.25
9/28	REMOTE CUSTOMER DEPOSIT	1,441.25
9/29	LOCKBOX DEPOSIT	741.75
10/02	LOCKBOX DEPOSIT	494.50
10/03	CREDIT PAYLEASE.COM CCD 335098532 104000018481497	247.25
10/03	LOCKBOX DEPOSIT	989.00
10/04	From DDA 1110315924, To DDA 5001365583, Lockbox Error Digaetan	307.25
10/04	CREDIT PAYLEASE.COM CCD 335523733 104000011811782	247.25
10/04	CREDIT PAYLEASE.COM CCD 335232089 104000011800975	1,049.00
10/04	LOCKBOX DEPOSIT	1,236.25
10/04	REMOTE CUSTOMER DEPOSIT	774.50

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

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXXXXX5583 (Continued)

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
10/05	CREDIT PAYLEASE.COM CCD 335753775 104000013857160	491.33
10/05	CREDIT PAYLEASE.COM CCD 336017482 104000013860338	494.50
10/05	HOA Dues Anclote Reserve PPD 1831650658 062006500003855	13,432.86
10/05	LOCKBOX DEPOSIT	492.50
10/06	CREDIT PAYLEASE.COM CCD 336505272 104000015877695	247.25
10/06	LOCKBOX DEPOSIT	247.25
10/10	CREDIT PAYLEASE.COM CCD 336611626 104000017895035	247.25
10/11	LOCKBOX DEPOSIT	494.50
10/12	From DDA 1110315924, To DDA 500 1365583, Lockbox Error Digaetan o	247.25
10/12	CREDIT PAYLEASE.COM CCD 337234484 104000012788102	247.25
10/12	REMOTE CUSTOMER DEPOSIT	240.00
10/17	LOCKBOX DEPOSIT	769.65
10/19	CREDIT PAYLEASE.COM CCD 337771265 104000011780565	247.25
10/20	CREDIT PAYLEASE.COM CCD 337839483 104000013242931	247.25
10/20	CREDIT PAYLEASE.COM CCD 337871182 104000013247168	949.50
10/23	CREDIT PAYLEASE.COM CCD 337890627 104000014493514	247.25
10/24	LOCKBOX DEPOSIT	247.25
10/24	REMOTE CUSTOMER DEPOSIT	240.00
10/25	INTEREST DEPOSIT	4.23

WITHDRAWALS AND DEBITS		
Date	Description	Amount
9/26	WEB_PAY DUKEENERGYCORPORCCD 26650783092523 021000026345071	2,012.69-



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

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXXX5583 (Continued)

WITHDRAWALS AND DEBITS		
Date	Description	Amount
9/29	From DDA 5001365583,To DDA 5001374791,Management Fee	1,100.00-
10/10	ACH RT R13 ANATONLIY & NATALIY CLR GL 110121	247.25-
10/16	From DDA 5001365583,To DDA 5001365609,Reserve Transfer	2,013.89-

CHECKS								
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
9/26	237	436.50	10/12	241	170.89	10/23	245	1,234.57
9/29	238	2,170.51	10/19	242	350.00	10/20	246	350.25
10/03	239	53.95	10/20	243	4,800.00			
10/04	240	1,583.60	10/23	244	556.24			

* Indicates Serial Number Out of Sequence

DAILY BALANCES						
Date	Balance	Date	Balance	Date	Balance	
9/26	90,888.70	10/05	108,974.33	10/19	109,179.95	
9/27	91,135.95	10/06	109,468.83	10/20	105,226.45	
9/28	92,884.45	10/10	109,468.83	10/23	103,682.89	
9/29	90,355.69	10/11	109,963.33	10/24	104,170.14	
10/02	90,850.19	10/12	110,526.94	10/25	104,174.37	
10/03	92,032.49	10/16	108,513.05			
10/04	94,063.14	10/17	109,282.70			

INTEREST RATE SUMMARY	
Date	Rate
9/25	0.050000%



Complete Check Register

**Anclote Reserve Homeowners Association, Inc.
Complete Check Register
10/1/2023 - 10/31/2023**

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
241	10/3/2023	MANAGEMENT & ASSOCIATES	\$170.89			
	26001	Admin Fees		7510-004 Admin Expenses-Office Supplies	\$41.89	\$41.89
	26001			7510-005 Admin Expenses-Postage	\$129.00	\$129.00
242	10/10/2023	MANAGEMENT & ASSOCIATES	\$350.00			
	9-18-23	Prelien Letters		7510-099 Admin Expenses-45 Day Pre Lien	\$350.00	\$350.00
243	10/17/2023	LIBERTY LAND MANAGEMENT GROUP, INC.	\$4,800.00			
	16398	Monthly Lawn Service-Sept		8210-000 Grounds Maintenance-General	\$2,400.00	\$2,400.00
	16477	Monthly Lawn Service		8210-000 Grounds Maintenance-General	\$2,400.00	\$2,400.00
244	10/17/2023	DUKE ENERGY PAYMENT PROCESSING	\$556.24			
	10-3-23	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$556.24	\$556.24
245	10/17/2023	AMERICAN ACCESS CONTROLS, INC	\$1,234.57			
	40126	bad cell board/replace backup battery		8014-000 Security-Gate Maintenance	\$1,234.57	\$1,234.57
246	10/17/2023	PASCO COUNTY UTILITIES	\$350.25			
	10-11-23	1018780		8710-008 Utilities-Sewer	\$350.25	\$350.25
247	10/24/2023	DUKE ENERGY PAYMENT PROCESSING	\$1,451.26			
	10-11-23	9100 8873 9031		8710-003 Utilities-Electric-Street Lights	\$340.63	\$340.63
	10-16-23	9100 8873 9643		8710-003 Utilities-Electric-Street Lights	\$1,110.63	\$1,110.63
248	10/24/2023	MANAGEMENT & ASSOCIATES	\$71.47			
	26229	Admin Fees		7510-004 Admin Expenses-Office Supplies	\$30.96	\$30.96
	26229			7510-005 Admin Expenses-Postage	\$40.51	\$40.51
Total 1010-005 Cash-Checking-Servis1st			<u>\$8,984.68</u>			

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 10/31/2023

Statement Balance: \$28,482.26
GL Balance: \$28,482.26
Last Statement Balance: \$28,482.26
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$28,482.26
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
Total Outstanding Checks:				\$0.00

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	9/26/23 thru 10/25/23
Previous Balance	27,992.03	Days in the Statement Period	30
1 Deposits/Credits	2,013.89	Average Ledger	27,079.72
1 Checks/Debits	1,583.60	Average Collected	27,079.72
Service Charge	.00		
Interest Paid	59.94		
Current Balance	28,482.26	2023 Interest Paid	393.13

D E P O S I T S A N D O T H E R C R E D I T S

Date	Description	Amount
10/16	From DDA 5001365583,To DDA 5001365609,Reserve Transfer	2,013.89
10/25	INTEREST DEPOSIT	59.94

W I T H D R A W A L S A N D D E B I T S

Date	Description	Amount
9/26	From DDA 5001365609,To DDA 5001365583,check 240 American Access Controls	1,583.60-

D A I L Y B A L A N C E S

Date	Balance	Date	Balance	Date	Balance
9/26	26,408.43	10/16	28,422.32	10/25	28,482.26

I N T E R E S T R A T E S U M M A R Y

Date	Rate
9/25	2.690000%

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 10/31/2023

Payee	Invoice	Invoice	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
	Date	Date								
DUKE ENERGY PAYMENT PROCESSING	10-31- 23	10/31/2023	10/31/2023	9100 8873 9247	8710-003-Utilities- Electric-Street Lights	\$75.35	\$75.35			
10-31-23 Total:						\$75.35	\$75.35	\$0.00	\$0.00	\$0.00
Totals:						\$75.35	\$75.35	\$0.00	\$0.00	\$0.00