

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

SEPTEMBER 2023

Prepared by:

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

Balance Sheet

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

9/30/2023

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$89,173.14	
1110-000 - A/R-Maintenance Fees	\$4,121.49	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	<u>\$670.35</u>	
<u>Operating Total</u>		\$95,699.75

Reserve

1041-005 - Cash-MMA-Servis1st	\$26,408.43	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		\$49,741.56

Assets Total

\$145,441.31

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$520.89	
2011-000 - Accounts Payable-Accrued	\$13,078.05	
2120-000 - A/P-Due to Reserves	\$23,333.13	
2450-000 - Unearned Revenue- Prepaid Maint Fees	<u>\$11,815.84</u>	
<u>Other Total</u>		\$48,747.91

Reserve

3022-000 - Reserve Fund- Streets/Walks	\$42,725.37	
3067-001 - Reserve Fund-Gates	\$6,232.12	
3069-001 - Reserve Fund-Mailboxes	\$487.32	
3080-000 - Reserve Fund-Interest	<u>\$296.75</u>	
<u>Reserve Total</u>		\$49,741.56

Retained Earnings

\$32,598.57

Net Income

\$14,353.27

Liabilities & Equity Total

\$145,441.31

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			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	\$120,157.88	\$120,163.50	(\$5.62)	\$160,218.00
6070-000 - Interest Income-Operating	\$3.46	\$0.00	\$3.46	\$27.79	\$0.00	\$27.79	\$0.00
6071-000 - Interest Income-Reserve	\$58.63	\$0.00	\$58.63	\$333.19	\$0.00	\$333.19	\$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	\$640.00	\$0.00	\$640.00	\$640.00	\$0.00	\$640.00	\$0.00
6083-099 - Other Income-Pre-Lien	\$350.00	\$0.00	\$350.00	\$350.00	\$0.00	\$350.00	\$0.00
6901-000 - Interest Transfer to Reserves	(\$58.63)	\$0.00	(\$58.63)	(\$333.19)	\$0.00	(\$333.19)	\$0.00
<u>Total Revenues</u>	\$14,344.96	\$13,351.50	\$993.46	\$122,125.67	\$120,163.50	\$1,962.17	\$160,218.00
Total Income	\$14,344.96	\$13,351.50	\$993.46	\$122,125.67	\$120,163.50	\$1,962.17	\$160,218.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$0.00	\$582.47	\$582.47	\$0.00	\$5,242.23	\$5,242.23	\$6,989.65
7110-001 - Insurance-Workers Comp	\$0.00	\$49.92	\$49.92	\$0.00	\$449.28	\$449.28	\$599.00
7110-004 - Insurance-Termite	\$0.00	\$280.73	\$280.73	\$0.00	\$2,526.57	\$2,526.57	\$3,368.75
7210-000 - Legal & Professional	\$2,170.51	\$166.67	(\$2,003.84)	\$7,325.51	\$1,500.03	(\$5,825.48)	\$2,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$749.97	\$749.97	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	\$61.25	\$52.47	(\$8.78)	\$70.00
7410-000 - Management Fee	\$1,100.00	\$1,800.00	\$700.00	\$9,900.00	\$16,200.00	\$6,300.00	\$21,600.00
7510-004 - Admin Expenses-Office Supplies	\$41.89	\$62.50	\$20.61	\$306.84	\$562.50	\$255.66	\$750.00
7510-005 - Admin Expenses-Postage	\$129.00	\$33.33	(\$95.67)	\$234.75	\$299.97	\$65.22	\$400.00
7510-008 - Admin Expenses-Misc	\$0.00	\$89.73	\$89.73	\$1,935.93	\$807.57	(\$1,128.36)	\$1,076.80
7510-099 - Admin Expenses-45 Day Pre Lien	\$350.00	\$0.00	(\$350.00)	\$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
<u>Total Administrative</u>	\$3,791.40	\$3,154.51	(\$636.89)	\$20,119.90	\$28,390.59	\$8,270.69	\$37,854.20
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$10.00	\$166.67	\$156.67	\$1,876.23	\$1,500.03	(\$376.20)	\$2,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$1,125.00	\$1,125.00	\$1,500.00
8210-000 - Grounds Maintenance-General	\$4,964.00	\$3,850.00	(\$1,114.00)	\$43,434.00	\$34,650.00	(\$8,784.00)	\$46,200.00
8210-006 - Grounds-Supplies	\$0.00	\$74.76	\$74.76	\$0.00	\$672.84	\$672.84	\$897.13
8210-007 - Grounds-Landscape	\$258.69	\$191.67	(\$67.02)	\$603.61	\$1,725.03	\$1,121.42	\$2,300.00
8210-008 - Grounds-Irrigation General	\$0.00	\$166.67	\$166.67	\$870.50	\$1,500.03	\$629.53	\$2,000.00
8710-001 - Utilities-Electric	\$0.00	\$95.83	\$95.83	\$0.00	\$862.47	\$862.47	\$1,150.00
8710-003 - Utilities-Electric-Street Lights	\$2,012.69	\$3,450.00	\$1,437.31	\$20,548.47	\$31,050.00	\$10,501.53	\$41,400.00
8710-008 - Utilities-Sewer	\$436.50	\$62.50	(\$374.00)	\$2,194.68	\$562.50	(\$1,632.18)	\$750.00
<u>Total Services & Utilities</u>	\$7,681.88	\$8,183.10	\$501.22	\$69,527.49	\$73,647.90	\$4,120.41	\$98,197.13
Total Expense	\$11,473.28	\$11,337.61	(\$135.67)	\$89,647.39	\$102,038.49	\$12,391.10	\$136,051.33
Operating Net Income	\$2,871.68	\$2,013.89	\$857.79	\$32,478.28	\$18,125.01	\$14,353.27	\$24,166.67
Reserve Expense							
<u>Reserve Expense</u>							
9622-000 - Reserve Expense-Streets/Walks	\$1,458.33	\$1,458.33	\$0.00	\$13,124.97	\$13,124.97	\$0.00	\$17,500.00
9667-000 - Reserve Expense-Gates	\$2,083.60	\$500.00	(\$1,583.60)	\$12,868.62	\$4,500.00	(\$8,368.62)	\$6,000.00

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Budget Comparison Report
9/1/2023 - 9/30/2023

	9/1/2023 - 9/30/2023			1/1/2023 - 9/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9669-000 - Reserve Expense-Mailbox	\$55.56	\$55.56	\$0.00	\$1,564.05	\$500.04	(\$1,064.01)	\$666.67
9900-000 - Reserve Expense-Funding	(\$1,583.60)	\$0.00	\$1,583.60	(\$9,432.63)	\$0.00	\$9,432.63	\$0.00
<u>Total Reserve Expense</u>	\$2,013.89	\$2,013.89	\$0.00	\$18,125.01	\$18,125.01	\$0.00	\$24,166.67
Total Reserve Expense	\$2,013.89	\$2,013.89	\$0.00	\$18,125.01	\$18,125.01	\$0.00	\$24,166.67
Reserve Net Income	(\$2,013.89)	(\$2,013.89)	\$0.00	(\$18,125.01)	(\$18,125.01)	\$0.00	(\$24,166.67)
Net Income	\$857.79	\$0.00	\$857.79	\$14,353.27	\$0.00	\$14,353.27	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 9/30/2023

Statement Balance: \$89,688.54
GL Balance: \$89,173.14
Last Statement Balance: \$89,688.54
Outstanding Checks: \$6,902.25
Outstanding Deposits: \$6,386.85
Calculated Balance: \$89,688.54
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: PASCO COUNTY UTILITIES, Check #: 237, Invoice #: 9-12-23	9/20/2023	237	-\$436.50
	Duke Energy Online Payment	9/23/2023		-\$2,012.69
	Payment: FRAZIER & BOWLES , Check #: 238, Invoice #: 4339, 4341, 4342	9/26/2023	238	-\$2,170.51
	Payment: DOORKING INC, Check #: 239, Invoice #: 2096027	9/26/2023	239	-\$53.95
	Payment: AMERICAN ACCESS CONTROLS, INC, Check #: 240, Invoice #: 40034	9/26/2023	240	-\$1,583.60
Total Outstanding Checks:				\$6,902.25

Deposits	Description	Date	Amount
	Check 240 American Access Controls	9/26/2023	\$1,583.60
	Owner Payment - PO Box	9/26/2023	\$1,511.25
	Owner Payment-Paylease	9/26/2023	\$554.50
	Owner Payment - PO Box	9/27/2023	\$247.25
	Other Deposit from: Megan Fletcher - 3 Gate Remotes-4582 Night Star	9/28/2023	\$120.00
	Owner Payment	9/28/2023	\$307.25
	Owner Payment	9/28/2023	\$247.25
	Owner Payment	9/28/2023	\$766.75
	Owner Payment-Paylease	9/28/2023	\$307.25
	Owner Payment - PO Box	9/29/2023	\$741.75
Total Outstanding Deposits:			\$6,386.85

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	9
Account Number XXXXXXXXXXXXX5583	Statement Dates	8/28/23 thru 9/25/23
Previous Balance 85,348.69	Days in the Statement Period	29
20 Deposits/Credits 11,566.11	Average Ledger	87,688.07
8 Checks/Debits 7,229.72	Average Collected	87,222.60
Service Charge .00		
Interest Paid 3.46		
Current Balance 89,688.54	2023 Interest Paid	27.79

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
8/28	CREDIT PAYLEASE.COM CCD 328593798 104000019325505	519.50
8/28	LOCKBOX DEPOSIT	247.25
8/29	CREDIT PAYLEASE.COM CCD 328748720 104000011270637	551.75
8/30	CREDIT PAYLEASE.COM CCD 328873802 104000012732199	772.37
8/31	LOCKBOX DEPOSIT	247.25
8/31	REMOTE CUSTOMER DEPOSIT	222.25
9/01	LOCKBOX DEPOSIT	1,626.75
9/05	HOA Dues AncLote Reserve PPD 1831650658 062006500002838	494.50
9/05	LOCKBOX DEPOSIT	519.50
9/06	REMOTE CUSTOMER DEPOSIT	560.00
9/08	LOCKBOX DEPOSIT	494.50
9/11	From DDA 5001365609,To DDA 500 1365583,Uline online pymt	1,064.01
9/11	LOCKBOX DEPOSIT	247.25
9/14	REMOTE CUSTOMER DEPOSIT	150.00
9/18	LOCKBOX DEPOSIT	247.25
9/19	LOCKBOX DEPOSIT	2,052.86
9/19	REMOTE CUSTOMER DEPOSIT	120.00
9/21	LOCKBOX DEPOSIT	494.50
9/25	CREDIT PAYLEASE.COM CCD 333115442 104000016618875	534.62

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
9/25	REMOTE CUSTOMER DEPOSIT	400.00
9/25	INTEREST DEPOSIT	3.46

WITHDRAWALS AND DEBITS		
Date	Description	Amount
8/28	From DDA 5001365583,To DDA 111 0316245,Uline Payment error	1,064.01-
9/01	From DDA 5001365583,To DDA 500 1374791,Management Fee	1,100.00-
9/06	WEB_PAY DUKEENERGYCORPORCCD 25856865090523 021000024442944	1,496.57-
9/12	From DDA 5001365583,To DDA 500 1365609,Reserve Transfer	2,013.89-

CHECKS					
Date	Check No	Amount	Date	Check No	Amount
9/01	233	53.95	9/22	235	166.38
9/07	234	400.00	9/25	236	934.92

* Indicates Serial Number out of Sequence

DAILY BALANCES						
Date	Balance	Date	Balance	Date	Balance	
8/28	85,051.43	9/06	87,395.28	9/18	87,184.40	
8/29	85,603.18	9/07	86,995.28	9/19	89,357.26	
8/30	86,375.55	9/08	87,489.78	9/21	89,851.76	
8/31	86,845.05	9/11	88,801.04	9/22	89,685.38	
9/01	87,317.85	9/12	86,787.15	9/25	89,688.54	
9/05	88,331.85	9/14	86,937.15			

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
8/27	0.050000%

Complete Check Register

Anclote Reserve Homeowners Association, Inc.
Complete Check Register
9/1/2023 - 9/30/2023

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
235	9/5/2023	MANAGEMENT & ASSOCIATES	\$166.38			
	25088	Admin Fees		7510-004 Admin Expenses-Office Supplies	\$130.08	\$130.08
	25088			7510-005 Admin Expenses-Postage	\$36.30	\$36.30
236	9/20/2023	TAMPA POOP 911	\$934.92			
	042023	Monthly service-September		8210-007 Grounds-Landscape	\$86.23	\$86.23
	052023	Monthly service-June		8210-007 Grounds-Landscape	\$86.23	\$86.23
	062023	Monthly service-June		8210-007 Grounds-Landscape	\$86.23	\$86.23
	072023	Monthly service-September		8210-007 Grounds-Landscape	\$86.23	\$86.23
	9-1-23	Install pet waste station		8210-000 Grounds Maintenance-General	\$590.00	\$590.00
237	9/20/2023	PASCO COUNTY UTILITIES	\$436.50			
	9-12-23	1018780		8710-008 Utilities-Sewer	\$436.50	\$436.50
238	9/26/2023	FRAZIER & BOWLES	\$2,170.51			
	4339	Landscaper termination		7210-000 Legal & Professional	\$784.01	\$784.01
	4341	Prepare anaklysis		7210-000 Legal & Professional	\$885.00	\$885.00
	4342	General		7210-000 Legal & Professional	\$501.50	\$501.50
239	9/26/2023	DOORKING INC	\$53.95			
	2096027	Doorking		8014-000 Security-Gate Maintenance	\$53.95	\$53.95
240	9/26/2023	AMERICAN ACCESS CONTROLS, INC	\$1,583.60			
	40034	50 Gate transmitters		3067-001 Reserve Fund-Gates	\$1,583.60	\$1,583.60
	40034			9667-000 Reserve Expense-Gates	\$1,583.60	\$1,583.60
	40034			9900-000 Reserve Expense-Funding	(\$1,583.60)	(\$1,583.60)
Total 1010-005 Cash-Checking-Servis1st			\$5,345.86			

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 9/30/2023

Statement Balance: \$27,992.03
 GL Balance: \$26,408.43
 Last Statement Balance: \$27,992.03
 Outstanding Checks: \$1,583.60
 Outstanding Deposits: \$0.00
 Calculated Balance: \$27,992.03
 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
	Check 240 American Access Controls	9/26/2023		-\$1,583.60
Total Outstanding Checks:				\$1,583.60

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	8/28/23 thru 9/25/23
Previous Balance	26,983.52	Days in the Statement Period	29
1 Deposits/Credits	2,013.89	Average Ledger	27,405.39
1 checks/Debits	1,064.01	Average Collected	27,405.39
Service Charge	.00		
Interest Paid	58.63		
Current Balance	27,992.03	2023 Interest Paid	333.19

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
9/12	From DDA 5001365583,To DDA 5001365609,Reserve Transfer	2,013.89
9/25	INTEREST DEPOSIT	58.63

WITHDRAWALS AND DEBITS		
Date	Description	Amount
9/11	From DDA 5001365609,To DDA 5001365583,Uline online pymt	1,064.01-

DAILY BALANCES			
Date	Balance	Date	Balance
8/28	26,983.52	9/12	27,933.40
9/11	25,919.51	9/25	27,992.03

INTEREST RATE SUMMARY	
Date	Rate
8/27	2.690000%

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 9/30/2023

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
MANAGEMENT & ASSOCIATES	26001	9/24/2023	9/30/2023	Admin Fees	7510-004-Admin Expenses-Office Supplies	\$41.89	\$41.89			
MANAGEMENT & ASSOCIATES	26001	9/24/2023	9/30/2023		7510-005*-Admin Expenses-Postage	\$129.00	\$129.00			
26001 Total:						\$170.89	\$170.89	\$0.00	\$0.00	\$0.00
MANAGEMENT & ASSOCIATES	9-18-239	18/2023	9/30/2023	Prelien Letters	7510-099-Admin Expenses-45 Day Pre Lien	\$350.00	\$350.00			
9-18-23 Total:						\$350.00	\$350.00	\$0.00	\$0.00	\$0.00
Totals:						\$520.89	\$520.89	\$0.00	\$0.00	\$0.00