

**ANCLOTE RESERVE HOMEOWNERS ASSOCIATION**

FINANCIAL STATEMENT UNAUDITED

**NOVEMBER 2023**

Prepared by:

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

**ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.**

**Balance Sheet**

**11/30/2023**

**Assets**

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$89,030.64	
1110-000 - A/R-Maintenance Fees	\$5,197.71	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	\$670.35	
1410-000 - Prepaid Insurance-General	\$10,873.57	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$540.83</u>	
<u>Operating Total</u>		\$108,047.87

Reserve

1041-005 - Cash-MMA-Servis1st	\$30,569.03	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		\$53,902.16

*Assets Total*

\$161,950.03

**Liabilities and Equity**

Other

2010-000 - Accounts Payable	\$4,525.22	
2011-000 - Accounts Payable-Accrued	\$8,704.05	
2120-000 - A/P-Due to Reserves	\$23,333.13	
2410-000 - Unearned Revenue-Billings	\$11,337.61	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$3,635.92</u>	
<u>Other Total</u>		\$51,535.93

Reserve

3022-000 - Reserve Fund-Streets/Walks	\$45,642.03	
3067-001 - Reserve Fund-Gates	\$7,232.12	
3069-001 - Reserve Fund-Mailboxes	\$598.44	
3080-000 - Reserve Fund-Interest	<u>\$429.57</u>	
<u>Reserve Total</u>		\$53,902.16

Retained Earnings

\$32,598.57

Net Income

\$23,913.37

*Liabilities & Equity Total*

\$161,950.03

**ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.**  
**Budget Comparison Report**  
**11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$13,351.50	\$13,351.50	\$0.00	\$146,860.88	\$146,866.50	(\$5.62)	\$160,218.00
6022-000 - Maint Fee-Resv-Streets/Walks	\$1,458.33	\$0.00	\$1,458.33	\$1,458.33	\$0.00	\$1,458.33	\$0.00
6067-000 - Maint Fee-Resv-Gate Reserves	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$0.00
6069-000 - Maint Fee-Resv-Mailbox Reserves	\$55.56	\$0.00	\$55.56	\$55.56	\$0.00	\$55.56	\$0.00
6070-000 - Interest Income-Operating	\$4.50	\$0.00	\$4.50	\$36.52	\$0.00	\$36.52	\$0.00
6071-000 - Interest Income-Reserve	\$72.88	\$0.00	\$72.88	\$466.01	\$0.00	\$466.01	\$0.00
6082-000 - Late Fee Income	\$725.00	\$0.00	\$725.00	\$1,675.00	\$0.00	\$1,675.00	\$0.00
6083-004 - Other Income-Transmitters	\$160.00	\$0.00	\$160.00	\$1,560.00	\$0.00	\$1,560.00	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$2,013.89)	\$0.00	(\$2,013.89)	(\$2,013.89)	\$0.00	(\$2,013.89)	\$0.00
6901-000 - Interest Transfer to Reserves	(\$72.88)	\$0.00	(\$72.88)	(\$466.01)	\$0.00	(\$466.01)	\$0.00
<b>Total Revenues</b>	<b>\$14,241.00</b>	<b>\$13,351.50</b>	<b>\$889.50</b>	<b>\$150,482.40</b>	<b>\$146,866.50</b>	<b>\$3,615.90</b>	<b>\$160,218.00</b>
<b>Total Income</b>	<b>\$14,241.00</b>	<b>\$13,351.50</b>	<b>\$889.50</b>	<b>\$150,482.40</b>	<b>\$146,866.50</b>	<b>\$3,615.90</b>	<b>\$160,218.00</b>
<b>Expense</b>							
<u>Administrative</u>							
7110-000 - Insurance-General	\$988.51	\$582.47	(\$406.04)	\$988.51	\$6,407.17	\$5,418.66	\$6,989.65
7110-001 - Insurance-Workers Comp	\$49.17	\$49.92	\$0.75	\$49.17	\$549.12	\$499.95	\$599.00
7110-004 - Insurance-Termite	\$0.00	\$280.73	\$280.73	\$0.00	\$3,088.03	\$3,088.03	\$3,368.75
7210-000 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$7,325.51	\$1,833.37	(\$5,492.14)	\$2,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$916.63	\$916.63	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.83	\$5.83	\$61.25	\$64.13	\$2.88	\$70.00
7410-000 - Management Fee	\$1,100.00	\$1,800.00	\$700.00	\$12,100.00	\$19,800.00	\$7,700.00	\$21,600.00
7510-004 - Admin Expenses-Office Supplies	\$200.24	\$62.50	(\$137.74)	\$538.04	\$687.50	\$149.46	\$750.00
7510-005 - Admin Expenses-Postage	\$124.98	\$33.33	(\$91.65)	\$400.24	\$366.63	(\$33.61)	\$400.00
7510-008 - Admin Expenses-Misc	\$0.00	\$89.73	\$89.73	\$1,935.93	\$987.03	(\$948.90)	\$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
<b>Total Administrative</b>	<b>\$2,462.90</b>	<b>\$3,154.51</b>	<b>\$691.61</b>	<b>\$23,754.27</b>	<b>\$34,699.61</b>	<b>\$10,945.34</b>	<b>\$37,854.20</b>
<u>Services &amp; Utilities</u>							
8014-000 - Security-Gate Maintenance	\$107.90	\$166.67	\$58.77	\$3,218.70	\$1,833.37	(\$1,385.33)	\$2,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$1,375.00	\$1,375.00	\$1,500.00
8210-000 - Grounds Maintenance-General	\$6,600.00	\$3,850.00	(\$2,750.00)	\$50,460.00	\$42,350.00	(\$8,110.00)	\$46,200.00
8210-006 - Grounds-Supplies	\$0.00	\$74.76	\$74.76	\$0.00	\$822.36	\$822.36	\$897.13
8210-007 - Grounds-Landscape	\$0.00	\$191.67	\$191.67	\$603.61	\$2,108.37	\$1,504.76	\$2,300.00
8210-008 - Grounds-Irrigation General	\$0.00	\$166.67	\$166.67	\$870.50	\$1,833.37	\$962.87	\$2,000.00
8710-001 - Utilities-Electric	\$0.00	\$95.83	\$95.83	\$0.00	\$1,054.13	\$1,054.13	\$1,150.00
8710-003 - Utilities-Electric-Street Lights	\$2,007.50	\$3,450.00	\$1,442.50	\$24,638.82	\$37,950.00	\$13,311.18	\$41,400.00
8710-008 - Utilities-Sewer	\$339.30	\$62.50	(\$276.80)	\$2,884.23	\$687.50	(\$2,196.73)	\$750.00
<b>Total Services &amp; Utilities</b>	<b>\$9,054.70</b>	<b>\$8,183.10</b>	<b>(\$871.60)</b>	<b>\$82,675.86</b>	<b>\$90,014.10</b>	<b>\$7,338.24</b>	<b>\$98,197.13</b>
<b>Total Expense</b>	<b>\$11,517.60</b>	<b>\$11,337.61</b>	<b>(\$179.99)</b>	<b>\$106,430.13</b>	<b>\$124,713.71</b>	<b>\$18,283.58</b>	<b>\$136,051.33</b>
<b>Operating Net Income</b>	<b>\$2,723.40</b>	<b>\$2,013.89</b>	<b>\$709.51</b>	<b>\$44,052.27</b>	<b>\$22,152.79</b>	<b>\$21,899.48</b>	<b>\$24,166.67</b>

**ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.**  
**Budget Comparison Report**  
**11/1/2023 - 11/30/2023**

	11/1/2023 - 11/30/2023			1/1/2023 - 11/30/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Reserve Expense</b>							
<u>Reserve Expense</u>							
9622-000 - Reserve Expense-Streets/Walks	\$0.00	\$1,458.33	\$1,458.33	\$14,583.30	\$16,041.63	\$1,458.33	\$17,500.00
9667-000 - Reserve Expense-Gates	\$0.00	\$500.00	\$500.00	\$13,368.62	\$5,500.00	(\$7,868.62)	\$6,000.00
9669-000 - Reserve Expense-Mailbox	\$0.00	\$55.56	\$55.56	\$1,619.61	\$611.16	(\$1,008.45)	\$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>	\$0.00	\$2,013.89	\$2,013.89	\$20,138.90	\$22,152.79	\$2,013.89	\$24,166.67
<b>Total Reserve Expense</b>	\$0.00	\$2,013.89	\$2,013.89	\$20,138.90	\$22,152.79	\$2,013.89	\$24,166.67
<b>Reserve Net Income</b>	\$0.00	(\$2,013.89)	\$2,013.89	(\$20,138.90)	(\$22,152.79)	\$2,013.89	(\$24,166.67)
<b>Net Income</b>	\$2,723.40	\$0.00	\$2,723.40	\$23,913.37	\$0.00	\$23,913.37	\$0.00

# Reconciliation Report

## Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005  
Statement Date: 11/30/2023

Statement Balance: \$102,200.88  
GL Balance: \$89,030.64  
Last Statement Balance: \$102,200.88  
Outstanding Checks: \$14,066.24  
Outstanding Deposits: \$896.00  
Calculated Balance: \$102,200.88  
GL vs. Balance Difference: \$0.00

### Cleared

Checks	Description	Date	Check #	Amount
<b>Total Cleared Checks:</b>				<b>\$0.00</b>

Deposits	Description	Date	Amount
<b>Total Cleared Deposits:</b>			<b>\$0.00</b>

### 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 #: 252, Invoice #: 11-10-23	11/21/2023	252	-\$340.63
	Payment: DOORKING INC, Check #: 253, Invoice #: 2133467	11/22/2023	253	-\$107.90
	Payment: DUKE ENERGY PAYMENT PROCESSING, Check #: 254, Invoice #: 11-15-23	11/22/2023	254	-\$1,110.63
	Payment: Sihle Insurance Group Inc, Check #: 255, Invoice #:	11/29/2023	255	-\$11,862.08
<b>Total Outstanding Checks:</b>				<b>\$14,066.24</b>

Deposits	Description	Date	Amount
	Owner Payment - PO Box	11/27/2023	\$271.50
	Other Deposit from: Anil Jain - 2 Gate remotes- 5176 Night Star	11/28/2023	\$80.00
	Owner Payment - PO Box	11/28/2023	\$272.25
	CalPay Ach Transactions (Date: 2023-11-29, Transactions: 1, Amount: \$272.25)	11/29/2023	\$272.25
<b>Total Outstanding Deposits:</b>			<b>\$896.00</b>

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	8
Account Number	XXXXXXXXXXXX5583	Statement Dates	10/26/23 thru 11/26/23
Previous Balance	104,174.37	Days in the Statement Period	32
19 Deposits/Credits	6,619.52	Average Ledger	102,848.73
8 checks/Debits	8,597.51	Average Collected	102,683.77
Service Charge	.00		
Interest Paid	4.50		
Current Balance	102,200.88	2023 Interest Paid	36.52

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
10/31	LOCKBOX DEPOSIT	247.25
11/02	CREDIT PAYLEASE.COM CCD 338906366 104000017959078	494.50
11/06	TRANSFER FS Pay-HOA AssesCCD ST-Q1H5N4H8K4R5091000018773627	247.25
11/06	HOA Dues Anclote Reserve PPD 1831650658 062006500002872	247.25
11/08	TRANSFER FS Pay-HOA AssesCCD ST-Q5W4Z9W8M4B3091000015207281	1,089.00
11/08	LOCKBOX DEPOSIT	247.25
11/09	TRANSFER FS Pay-HOA AssesCCD ST-G9W9S8F3F2T3091000018737801	272.25
11/09	CREDIT PAYLEASE.COM CCD 341648052 104000019809498	272.25
11/09	LOCKBOX DEPOSIT	272.25
11/10	LOCKBOX DEPOSIT	247.25
11/13	TRANSFER FS Pay-HOA AssesCCD ST-O8W4J7K3N2F3091000016984421	544.50
11/13	LOCKBOX DEPOSIT	791.75
11/14	LOCKBOX DEPOSIT	276.00
11/14	REMOTE CUSTOMER DEPOSIT	272.75
11/17	TRANSFER FS Pay-HOA AssesCCD ST-X2Y3J9C8E8J1091000011487031	44.00
11/17	LOCKBOX DEPOSIT	589.50
11/17	REMOTE CUSTOMER DEPOSIT	80.00



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
11/21	LOCKBOX DEPOSIT	347.99
11/22	REMOTE CUSTOMER DEPOSIT	36.53
11/26	INTEREST DEPOSIT	4.50

WITHDRAWALS AND DEBITS		
Date	Description	Amount
11/01	From DDA 5001365583,To DDA 5001374791,Management Fee	1,100.00-
11/15	CORP COLL 26 PH CCD 307-0123494 084000023952500	590.00-
11/15	From DDA 5001365583,To DDA 5001365609,Reserve Transfer	2,013.89-

CHECKS								
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
11/01	247	1,451.26	11/13	249	631.59	11/20	251	339.30
11/02	248	71.47	11/10	250	2,400.00			

\* Indicates Serial Number Out of Sequence

DAILY BALANCES						
Date	Balance	Date	Balance	Date	Balance	
10/26	104,174.37	11/09	104,940.89	11/20	101,811.86	
10/31	104,421.62	11/10	102,788.14	11/21	102,159.85	
11/01	101,870.36	11/13	103,492.80	11/22	102,196.38	
11/02	102,293.39	11/14	104,041.55	11/26	102,200.88	
11/06	102,787.89	11/15	101,437.66			
11/08	104,124.14	11/17	102,151.16			



Servis 1st Bank

Date 11/24/23  
Primary Acct.  
Enclosures

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

FLORIDA HOA NOW M&A CHECKING      XXXXXXXXXXXX5583 (Continued)

INTEREST RATE SUMMARY	
Date	Rate
10/25	0.050000%





Complete Check Register

**Anclote Reserve Homeowners Association, Inc.  
Complete Check Register  
11/1/2023 - 11/30/2023**

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
<b>Account: 1010-005 Cash-Checking-Servis1st</b>						
249	11/7/2023	DUKE ENERGY PAYMENT PROCESSING	\$631.59			
	10-31-23	9100 8873 9247		8710-003 Utilities-Electric-Street Lights	\$75.35	\$75.35
	11-2-23	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$556.24	\$556.24
250	11/7/2023	LIBERTY LAND MANAGEMENT GROUP, INC.	\$2,400.00			
	16580	Monthly Lawn Service		8210-000 Grounds Maintenance-General	\$2,400.00	\$2,400.00
251	11/14/2023	PASCO COUNTY UTILITIES	\$339.30			
	11-7-23	1018780		8710-008 Utilities-Sewer	\$339.30	\$339.30
252	11/21/2023	DUKE ENERGY PAYMENT PROCESSING	\$340.63			
	11-10-23	9100 8873 9031		8710-003 Utilities-Electric-Street Lights	\$340.63	\$340.63
253	11/22/2023	DOORKING INC	\$107.90			
	2133467	Doorking		8014-000 Security-Gate Maintenance	\$107.90	\$107.90
254	11/22/2023	DUKE ENERGY PAYMENT PROCESSING	\$1,110.63			
	11-15-23	9100 8873 9643		8710-003 Utilities-Electric-Street Lights	\$1,110.63	\$1,110.63
255	11/29/2023	Sihle Insurance Group Inc	\$11,862.08			
	10/24/23-10/24/24	Package policy- Trisura specialty insurance, SiriusPoint specialty insurance, Philadelphia insurance		1410-000 Prepaid Insurance-General	\$11,862.08	\$11,862.08
<b>Total 1010-005 Cash-Checking-Servis1st</b>			<b>\$16,792.13</b>			

# Reconciliation Report

## Ancote Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005  
Statement Date: 11/30/2023

Statement Balance: \$30,569.03  
GL Balance: \$30,569.03  
Last Statement Balance: \$30,569.03  
Outstanding Checks: \$0.00  
Outstanding Deposits: \$0.00  
Calculated Balance: \$30,569.03  
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
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	10/26/23 thru 11/26/23
Previous Balance	28,482.26	Days in the Statement Period	32
1 Deposits/Credits	2,013.89	Average Ledger	29,237.46
Checks/Debits	.00	Average Collected	29,237.46
Service Charge	.00		
Interest Paid	72.88		
Current Balance	30,569.03	2023 Interest Paid	466.01

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
11/15	From DDA 5001365583, To DDA 5001365609, Reserve Transfer	2,013.89
11/26	INTEREST DEPOSIT	72.88

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
10/26	28,482.26	11/15	30,496.15	11/26	30,569.03

INTEREST RATE SUMMARY	
Date	Rate
10/25	2.690000%
11/17	3.150000%



**ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.**  
**Accounts Payable Aging Report**  
**Period Through: 11/30/2023**

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
MANAGEMENT & ASSOCIATES	26488	11/22/2023	11/30/2023	Admin Fees	7510-004-Admin Expenses-Office Supplies	\$200.24	\$200.24			
MANAGEMENT & ASSOCIATES	26488	11/22/2023	11/30/2023		7510-005'-Admin Expenses-Postage	\$124.98	\$124.98			
					<b>26488 Total:</b>	<b>\$325.22</b>	<b>\$325.22</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
ARMORED ROOF CLEANING LLC	1005	11/1/2023	11/30/2023	Pressure wash sidewalks, curbs, bricks, mailboxes	8210-000-Grounds Maintenance-General	\$4,200.00	\$4,200.00			
					<b>1005 Total:</b>	<b>\$4,200.00</b>	<b>\$4,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
					<b>Totals:</b>	<b>\$4,525.22</b>	<b>\$4,525.22</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>