

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

JANUARY 2024

Prepared by:

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

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

1/31/2024

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$110,984.28	
1110-000 - A/R-Maintenance Fees	\$9,943.37	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	\$670.35	
1410-000 - Prepaid Insurance-General	\$8,658.60	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$442.49</u>	
<u>Operating Total</u>		\$132,433.86

Reserve

1041-005 - Cash-MMA-Servis1st	\$41,415.09	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		\$64,748.22

Assets Total

\$197,182.08

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$102.33	
2011-000 - Accounts Payable-Accrued	\$6,730.05	
2120-000 - A/P-Due to Reserves	\$23,333.13	
2410-000 - Unearned Revenue-Billings	\$35,852.76	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$11,119.41</u>	
<u>Other Total</u>		\$77,137.68

Reserve

3022-000 - Reserve Fund-Streets/Walks	\$52,933.70	
3053-000 - Reserve Fund-Bridge Repair	\$833.33	
3067-001 - Reserve Fund-Gates	\$8,565.45	
3069-001 - Reserve Fund-Mailboxes	\$1,237.33	
3080-000 - Reserve Fund-Interest	\$595.08	
3090-000 - Reserve Fund-Pooling	<u>\$583.33</u>	
<u>Reserve Total</u>		\$64,748.22

Retained Earnings

\$54,357.05

Net Income

\$939.13

Liabilities & Equity Total

\$197,182.08

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Revenues</u>							
6010-000 - Maint Fee-Operating	\$13,593.05	\$13,593.02	\$0.03	\$13,593.05	\$13,593.02	\$0.03	\$163,116.25
6022-000 - Maint Fee-Resv-Streets/Walks	\$2,916.67	\$2,916.67	\$0.00	\$2,916.67	\$2,916.67	\$0.00	\$35,000.00
6053-000 - Maint Fee-Resv-Gates	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$0.00	\$10,000.00
6069-000 - Maint Fee-Resv-Mailbox Reserves	\$583.33	\$583.33	\$0.00	\$583.33	\$583.33	\$0.00	\$7,000.00
6070-000 - Interest Income-Operating	\$4.40	\$0.00	\$4.40	\$4.40	\$0.00	\$4.40	\$0.00
6071-000 - Interest Income-Reserve	\$88.04	\$0.00	\$88.04	\$88.04	\$0.00	\$88.04	\$0.00
6083-004 - Other Income-Transmitters	\$120.00	\$0.00	\$120.00	\$120.00	\$0.00	\$120.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$4,333.33)	(\$4,333.33)	\$0.00	(\$4,333.33)	(\$4,333.33)	\$0.00	(\$52,000.00)
6901-000 - Interest Transfer to Reserves	(\$88.04)	\$0.00	(\$88.04)	(\$88.04)	\$0.00	(\$88.04)	\$0.00
Total Revenues	\$13,717.45	\$13,593.02	\$124.43	\$13,717.45	\$13,593.02	\$124.43	\$163,116.25
Total Income	\$13,717.45	\$13,593.02	\$124.43	\$13,717.45	\$13,593.02	\$124.43	\$163,116.25
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,037.68	\$1,166.67	\$128.99	\$1,037.68	\$1,166.67	\$128.99	\$14,000.00
7210-000 - Legal & Professional	\$1,336.95	\$833.33	(\$503.62)	\$1,336.95	\$833.33	(\$503.62)	\$10,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$5.10	\$5.10	\$61.25
7410-000 - Management Fee	\$1,155.00	\$1,155.00	\$0.00	\$1,155.00	\$1,155.00	\$0.00	\$13,860.00
7510-004 - Admin Expenses-Office Supplies	\$12.80	\$62.50	\$49.70	\$12.80	\$62.50	\$49.70	\$750.00
7510-005 - Admin Expenses-Postage	\$3.30	\$41.67	\$38.37	\$3.30	\$41.67	\$38.37	\$500.00
7510-008 - Admin Expenses-Misc	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
7930-000 - Social Events	\$0.00	\$200.00	\$200.00	\$0.00	\$200.00	\$200.00	\$2,400.00
7930-001 - Holiday Decorations	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
Total Administrative	\$3,545.73	\$3,897.60	\$351.87	\$3,545.73	\$3,897.60	\$351.87	\$46,771.25
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$53.95	\$166.67	\$112.72	\$53.95	\$166.67	\$112.72	\$2,000.00
8110-000 - R & M General	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$4,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$208.33	\$208.33	\$0.00	\$208.33	\$208.33	\$2,500.00
8210-000 - Grounds Maintenance-General	\$2,400.00	\$2,916.67	\$516.67	\$2,400.00	\$2,916.67	\$516.67	\$35,000.00
8210-006 - Grounds-Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$125.00	\$125.00	\$1,500.00
8210-007 - Grounds-Landscape	\$86.23	\$1,250.00	\$1,163.77	\$86.23	\$1,250.00	\$1,163.77	\$15,000.00
8210-008 - Grounds-Irrigation General	\$0.00	\$625.00	\$625.00	\$0.00	\$625.00	\$625.00	\$7,500.00
8210-009 - Grounds-Tree Trimming	\$0.00	\$778.75	\$778.75	\$0.00	\$778.75	\$778.75	\$9,345.00
8710-001 - Utilities-Electric	\$0.00	\$83.33	\$83.33	\$0.00	\$83.33	\$83.33	\$1,000.00
8710-003 - Utilities-Electric-Street Lights	\$2,033.82	\$2,916.67	\$882.85	\$2,033.82	\$2,916.67	\$882.85	\$35,000.00
8710-007 - Utilities-Sewer & Water-General	\$325.26	\$291.67	(\$33.59)	\$325.26	\$291.67	(\$33.59)	\$3,500.00
Total Services & Utilities	\$4,899.26	\$9,695.42	\$4,796.16	\$4,899.26	\$9,695.42	\$4,796.16	\$116,345.00
Total Expense	\$8,444.99	\$13,593.02	\$5,148.03	\$8,444.99	\$13,593.02	\$5,148.03	\$163,116.25
Operating Net Income	\$5,272.46	\$0.00	\$5,272.46	\$5,272.46	\$0.00	\$5,272.46	\$0.00
Reserve Expense							
<u>Reserve Expense</u>							

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

1/1/2024 - 1/31/2024

	1/1/2024 - 1/31/2024			1/1/2024 - 1/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
9622-000 - Reserve Expense-Streets/Walks	\$2,916.67	\$0.00	(\$2,916.67)	\$2,916.67	\$0.00	(\$2,916.67)	\$0.00
9667-000 - Reserve Expense-Gates	\$833.33	\$0.00	(\$833.33)	\$833.33	\$0.00	(\$833.33)	\$0.00
9669-000 - Reserve Expense-Mailbox	\$583.33	\$0.00	(\$583.33)	\$583.33	\$0.00	(\$583.33)	\$0.00
Total Reserve Expense	\$4,333.33	\$0.00	(\$4,333.33)	\$4,333.33	\$0.00	(\$4,333.33)	\$0.00
Total Reserve Expense	\$4,333.33	\$0.00	(\$4,333.33)	\$4,333.33	\$0.00	(\$4,333.33)	\$0.00
Reserve Net Income	(\$4,333.33)	\$0.00	(\$4,333.33)	(\$4,333.33)	\$0.00	(\$4,333.33)	\$0.00
Net Income	\$939.13	\$0.00	\$939.13	\$939.13	\$0.00	\$939.13	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 1/31/2024

Statement Balance: \$118,308.44
GL Balance: \$110,984.28
Last Statement Balance: \$118,308.44
Outstanding Checks: \$13,713.64
Outstanding Deposits: \$6,389.48
Calculated Balance: \$118,308.44
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: Jamie Fulmino, Check #: 266, Invoice #: 12-5-23	1/9/2024	266	-\$457.51
	Payment: MANAGEMENT & ASSOCIATES, Check #: 269, Invoice #: 30859	1/12/2024	269	-\$854.05
	Payment: PASCO COUNTY UTILITIES, Check #: 270, Invoice #: 1-9-24	1/12/2024	270	-\$325.26
	Payment: Jamie Fulmino, Check #: 271, Invoice #: 12-5-23	1/16/2024	271	-\$25.17
	Records Reserve Tsf	1/24/2024		-\$4,333.33
	Payment: DUKE ENERGY PAYMENT PROCESSING, Check #: 272, Invoice #: 1-11-24, 1-16-24	1/24/2024	272	-\$1,994.09
	Payment: DOORKING INC, Check #: 273, Invoice #: 2152258	1/30/2024	273	-\$53.95
	Payment: FRAZIER & BOWLES, Check #: 274, Invoice #: 5041, 5183	1/30/2024	274	-\$1,336.95
	Reserve Transfer	1/31/2024		-\$4,333.33
Total Outstanding Checks:				\$13,713.64

Deposits	Description	Date	Amount
	REVERSAL - [Records Reserve Tsf]	1/24/2024	\$4,333.33
	CalPay Debit Transactions (Date: 2024-01-30, Transactions: 1, Amount: \$331.97)	1/30/2024	\$331.97
	Owner Payment	1/30/2024	\$1,392.21
	CalPay Debit Transactions (Date: 2024-02-02, Transactions: 1, Amount: \$331.97)	2/2/2024	\$331.97
Total Outstanding Deposits:			\$6,389.48

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	7
Account Number XXXXXXXXXXXX5583	Statement Dates	12/26/23 thru 1/25/24
Previous Balance 73,682.86	Days in the Statement Period	31
26 Deposits/Credits 52,688.74	Average Ledger	105,237.66
8 Checks/Debits 8,067.56	Average Collected	103,905.66
Service Charge .00		
Interest Paid 4.40		
Current Balance 118,308.44	2024 Interest Paid	4.40

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
12/27	LOCKBOX DEPOSIT	2,426.60
12/28	TRANSFER FS Pay-HOA AssesCCD ST-F4Z8Y3X1Q4Z0091000010010821	331.97
12/29	TRANSFER FS Pay-HOA AssesCCD ST-J7Y6F2X0R3X7091000015792187	331.77
12/29	LOCKBOX DEPOSIT	1,991.82
1/02	LOCKBOX DEPOSIT	87.42
1/03	TRANSFER FS Pay-HOA AssesCCD ST-Y7Q6Z9E9Z1I2091000017392635	331.97
1/03	TRANSFER FS Pay-HOA AssesCCD ST-J1B1X3A7M705091000017365660	331.97
1/03	LOCKBOX DEPOSIT	1,659.85
1/04	TRANSFER FS Pay-HOA AssesCCD ST-E6B1S7M0R7S0091000017654305	995.91
1/04	TRANSFER FS Pay-HOA AssesCCD ST-D7F6G3W3Y7T5091000018985028	1,907.10
1/04	LOCKBOX DEPOSIT	5,890.77
1/05	TRANSFER FS Pay-HOA AssesCCD ST-D4N8S406Y8M8091000012539547	663.94
1/05	HOA Dues Anclote Reserve PPD 1831650658 062006500003970	19,767.23
1/05	LOCKBOX DEPOSIT	4,972.76
1/08	LOCKBOX DEPOSIT	1,080.63
1/09	TRANSFER FS Pay-HOA AssesCCD ST-C4N1I1P5J6M6091000016499162	331.97

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

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXX5583 (Continued)

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
1/09	TRANSFER FS Pay-HOA AssesCCD ST-TOK1W3F5Y8D2091000015363077	1,328.00
1/09	LOCKBOX DEPOSIT	1,991.82
1/10	TRANSFER FS Pay-HOA AssesCCD ST-N0I9K3E0E1N5091000015758479	331.97
1/10	LOCKBOX DEPOSIT	331.97
1/10	REMOTE CUSTOMER DEPOSIT	120.00
1/11	LOCKBOX DEPOSIT	416.69
1/18	TRANSFER FS Pay-HOA AssesCCD ST-P2I3Z1X7G7D0091000018433680	331.97
1/18	LOCKBOX DEPOSIT	4,068.70
1/25	TRANSFER FS Pay-HOA AssesCCD ST-S5X6L8D3B0N9091000017639491	331.97
1/25	LOCKBOX DEPOSIT	331.97
1/25	INTEREST DEPOSIT	4.40

WITHDRAWALS AND DEBITS		
Date	Description	Amount
1/08	From DDA 5001365583,To DDA 500 1374791,Management Fee	1,155.00-
1/24	From DDA 5001365583,To DDA 500 1365609,Reserve Transfer	4,333.33-

CHECKS									
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount	
12/26	262	318.24	1/02	264	1,110.63	1/12	267*	450.00	
12/29	263	340.63	1/08	265	320.00	1/16	268	39.73	

* Indicates Serial Number Out of Sequence

DAILY BALANCES						
Date	Balance	Date	Balance	Date	Balance	
12/26	73,364.62	12/27	75,791.22	12/28	76,123.19	

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

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXX5583 (Continued)

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
12/29	78,106.15	1/08	113,210.07	1/16	117,572.76
1/02	77,082.94	1/09	116,861.86	1/18	121,973.43
1/03	79,406.73	1/10	117,645.80	1/24	117,640.10
1/04	88,200.51	1/11	118,062.49	1/25	118,308.44
1/05	113,604.44	1/12	117,612.49		

INTEREST RATE SUMMARY	
Date	Rate
12/25	0.050000%

Complete Check Register

**Anclote Reserve Homeowners Association, Inc.
Complete Check Register
1/1/2024 - 1/31/2024**

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
265	1/3/2024	J DURO CO 1716 Misc repairs	\$320.00	8110-000 R & M General	\$320.00	\$320.00
266	1/9/2024	Jamie Fulmino 12-5-23 Reimb for Christmas Decorations	\$457.51	7510-008 Admin Expenses-Misc	\$457.51	\$457.51
267	1/9/2024	TIMS IRRIGATION MAINTENANCE SERVICES LLC 1456 Irrigation repairs	\$450.00	8210-008 Grounds-Irrigation General	\$450.00	\$450.00
268	1/9/2024	DUKE ENERGY PAYMENT PROCESSING 1-2-24 9100 v8873 9247	\$39.73	8710-003 Utilities-Electric-Street Lights	\$39.73	\$39.73
269	1/12/2024	MANAGEMENT & ASSOCIATES 30859 Admin Fees 30859	\$854.05	7510-004 Admin Expenses-Office Supplies 7510-005 Admin Expenses-Postage	\$508.26 \$345.79	\$508.26 \$345.79
270	1/12/2024	PASCO COUNTY UTILITIES 1-9-24 1018780	\$325.26	8710-008 Utilities-Sewer	\$325.26	\$325.26
271	1/16/2024	Jamie Fulmino 12-5-23 Reimb for xmas decor	\$25.17	7510-008 Admin Expenses-Misc	\$25.17	\$25.17
272	1/24/2024	DUKE ENERGY PAYMENT PROCESSING 1-11-24 9100 8873 9429 1-11-24 9100 8873 9429 1-16-24 9100 8873 9643	\$1,994.09	8710-003 Utilities-Electric-Street Lights 8710-003 Utilities-Electric-Street Lights 8710-003 Utilities-Electric-Street Lights	\$552.54 \$338.38 \$1,103.17	\$552.54 \$338.38 \$1,103.17
273	1/30/2024	DOORKING INC 2152258 Doorking	\$53.95	8014-000 Security-Gate Maintenance	\$53.95	\$53.95
274	1/30/2024	FRAZIER & BOWLES 5041 Annual Meeting 5183 General	\$1,336.95	7210-000 Legal & Professional 7210-000 Legal & Professional	\$1,189.45 \$147.50	\$1,189.45 \$147.50
Total 1010-005 Cash-Checking-Servis1st			\$5,856.71			

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 1/31/2024

Statement Balance: \$37,081.76
GL Balance: \$41,415.09
Last Statement Balance: \$37,081.76
Outstanding Checks: \$4,333.33
Outstanding Deposits: \$8,666.66
Calculated Balance: \$37,081.76
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
	REVERSAL - [Records Reserve Tsf]	1/24/2024		-\$4,333.33
Total Outstanding Checks:				\$4,333.33

Deposits	Description	Date	Amount
	Records Reserve Tsf	1/24/2024	\$4,333.33
	Reserve Transfer	1/31/2024	\$4,333.33
Total Outstanding Deposits:			\$8,666.66

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	12/26/23 thru 1/25/24
Previous Balance	32,660.39	Days in the Statement Period	31
1 Deposits/Credits	4,333.33	Average Ledger	32,939.95
Checks/Debits	.00	Average Collected	32,939.95
Service Charge	.00		
Interest Paid	88.04		
Current Balance	37,081.76	2024 Interest Paid	88.04

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
1/24	From DDA 5001365583, To DDA 5001365609, Reserve Transfer	4,333.33
1/25	INTEREST DEPOSIT	88.04

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
12/26	32,660.39	1/24	36,993.72	1/25	37,081.76

INTEREST RATE SUMMARY

Date	Rate
12/25	3.15000%

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 1/31/2024

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total Current	30 Days	60 Days	90 Days
MANAGEMENT & ASSOCIATES	31104	1/31/2024	1/31/2024	Admin Fees	7510-004-Admin Expenses-Office Supplies	\$12.80	\$12.80		
MANAGEMENT & ASSOCIATES	31104	1/31/2024	1/31/2024		7510-005-Admin Expenses-Postage	\$3.30	\$3.30		
31104 Total:						\$16.10	\$16.10	\$0.00	\$0.00
TAMPA POOP 911	012024	1/31/2024	1/31/2024	Monthly service-July	8210-007-Grounds-Landscape	\$86.23	\$86.23		
012024 Total:						\$86.23	\$86.23	\$0.00	\$0.00
Totals:						\$102.33	\$102.33	\$0.00	\$0.00