

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

FEBRUARY 2024
REVISED

Prepared by:

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

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

2/29/2024

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$101,588.02	
1110-000 - A/R-Maintenance Fees	\$7,924.58	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	\$670.35	
1410-000 - Prepaid Insurance-General	\$7,670.09	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$393.32</u>	
<u>Operating Total</u>		\$119,981.13

Reserve

1041-005 - Cash-MMA-Servis1st	\$50,181.93	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		\$73,515.06

Assets Total

\$193,496.19

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$2,618.83	
2011-000 - Accounts Payable-Accrued	\$6,730.05	
2120-000 - A/P-Due to Reserves	\$23,333.13	
2410-000 - Unearned Revenue-Billings	\$17,926.38	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$11,700.63</u>	
<u>Other Total</u>		\$62,309.02

Reserve

3022-000 - Reserve Fund-Streets/Walks	\$58,767.04	
3053-000 - Reserve Fund-Bridge Repair	\$833.33	
3067-001 - Reserve Fund-Gates	\$10,232.11	
3069-001 - Reserve Fund-Mailboxes	\$2,987.32	
3080-000 - Reserve Fund-Interest	\$695.26	
<u>Reserve Total</u>		\$73,515.06

Retained Earnings

\$54,357.05

Net Income

\$3,315.06

Liabilities & Equity Total

\$193,496.19

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			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	\$27,186.10	\$27,186.04	\$0.06	\$163,116.25
6022-000 - Maint Fee-Resv-Streets/Walks	\$2,916.67	\$2,916.67	\$0.00	\$5,833.34	\$5,833.34	\$0.00	\$35,000.00
6053-000 - Maint Fee-Resv-Gates	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$0.00	\$10,000.00
6069-000 - Maint Fee-Resv-Mailbox Reserves	\$583.33	\$583.33	\$0.00	\$1,166.66	\$1,166.66	\$0.00	\$7,000.00
6070-000 - Interest Income-Operating	\$4.87	\$0.00	\$4.87	\$9.27	\$0.00	\$9.27	\$0.00
6071-000 - Interest Income-Reserve	\$100.18	\$0.00	\$100.18	\$188.22	\$0.00	\$188.22	\$0.00
6082-000 - Late Fee Income	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$0.00
6083-004 - Other Income-Transmitters	\$80.00	\$0.00	\$80.00	\$200.00	\$0.00	\$200.00	\$0.00
6083-099 - Other Income-Pre-Lien	\$140.00	\$0.00	\$140.00	\$140.00	\$0.00	\$140.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$4,333.33)	(\$4,333.33)	\$0.00	(\$8,666.66)	(\$8,666.66)	\$0.00	(\$52,000.00)
6901-000 - Interest Transfer to Reserves	(\$100.18)	\$0.00	(\$100.18)	(\$188.22)	\$0.00	(\$188.22)	\$0.00
Total Revenues	\$14,067.92	\$13,593.02	\$474.90	\$27,785.37	\$27,186.04	\$599.33	\$163,116.25
Total Income	\$14,067.92	\$13,593.02	\$474.90	\$27,785.37	\$27,186.04	\$599.33	\$163,116.25
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,037.68	\$1,166.67	\$128.99	\$2,075.36	\$2,333.34	\$257.98	\$14,000.00
7210-000 - Legal & Professional	\$0.00	\$833.33	\$833.33	\$1,336.95	\$1,666.66	\$329.71	\$10,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$166.66	\$166.66	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$10.20	\$10.20	\$61.25
7410-000 - Management Fee	\$1,155.00	\$1,155.00	\$0.00	\$2,310.00	\$2,310.00	\$0.00	\$13,860.00
7510-004 - Admin Expenses-Office Supplies	\$66.36	\$62.50	(\$3.86)	\$79.16	\$125.00	\$45.84	\$750.00
7510-005 - Admin Expenses-Postage	\$66.24	\$41.67	(\$24.57)	\$69.54	\$83.34	\$13.80	\$500.00
7510-008 - Admin Expenses-Misc	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
7930-000 - Social Events	\$0.00	\$200.00	\$200.00	\$0.00	\$400.00	\$400.00	\$2,400.00
7930-001 - Holiday Decorations	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00
Total Administrative	\$2,325.28	\$3,897.60	\$1,572.32	\$5,871.01	\$7,795.20	\$1,924.19	\$46,771.25
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$107.90	\$166.67	\$58.77	\$161.85	\$333.34	\$171.49	\$2,000.00
8110-000 - R & M General	\$0.00	\$333.33	\$333.33	\$0.00	\$666.66	\$666.66	\$4,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
8210-000 - Grounds Maintenance-General	\$2,400.00	\$2,916.67	\$516.67	\$4,800.00	\$5,833.34	\$1,033.34	\$35,000.00
8210-006 - Grounds-Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
8210-007 - Grounds-Landscape	\$86.23	\$1,250.00	\$1,163.77	\$172.46	\$2,500.00	\$2,327.54	\$15,000.00
8210-008 - Grounds-Irrigation General	\$63.00	\$625.00	\$562.00	\$63.00	\$1,250.00	\$1,187.00	\$7,500.00
8210-009 - Grounds-Tree Trimming	\$0.00	\$778.75	\$778.75	\$0.00	\$1,557.50	\$1,557.50	\$9,345.00
8710-001 - Utilities-Electric	\$74.79	\$83.33	\$8.54	\$74.79	\$166.66	\$91.87	\$1,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,954.36	\$2,916.67	\$962.31	\$3,988.18	\$5,833.34	\$1,845.16	\$35,000.00
8710-007 - Utilities-Sewer & Water-General	\$347.10	\$291.67	(\$55.43)	\$672.36	\$583.34	(\$89.02)	\$3,500.00
Total Services & Utilities	\$5,033.38	\$9,695.42	\$4,662.04	\$9,932.64	\$19,390.84	\$9,458.20	\$116,345.00
Total Expense	\$7,358.66	\$13,593.02	\$6,234.36	\$15,803.65	\$27,186.04	\$11,382.39	\$163,116.25
Operating Net Income	\$6,709.26	\$0.00	\$6,709.26	\$11,981.72	\$0.00	\$11,981.72	\$0.00

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Budget Comparison Report
2/1/2024 - 2/29/2024

	2/1/2024 - 2/29/2024			1/1/2024 - 2/29/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9622-000 - Reserve Expense-Streets/Walks	\$2,916.67	\$0.00	(\$2,916.67)	\$5,833.34	\$0.00	(\$5,833.34)	\$0.00
9667-000 - Reserve Expense-Gates	\$833.33	\$0.00	(\$833.33)	\$1,666.66	\$0.00	(\$1,666.66)	\$0.00
9669-000 - Reserve Expense-Mailbox	\$583.33	\$0.00	(\$583.33)	\$1,166.66	\$0.00	(\$1,166.66)	\$0.00
<u>Total Reserve Expense</u>	<u>\$4,333.33</u>	<u>\$0.00</u>	<u>(\$4,333.33)</u>	<u>\$8,666.66</u>	<u>\$0.00</u>	<u>(\$8,666.66)</u>	<u>\$0.00</u>
Total Reserve Expense	\$4,333.33	\$0.00	(\$4,333.33)	\$8,666.66	\$0.00	(\$8,666.66)	\$0.00
Reserve Net Income	(\$4,333.33)	\$0.00	(\$4,333.33)	(\$8,666.66)	\$0.00	(\$8,666.66)	\$0.00
Net Income	\$2,375.93	\$0.00	\$2,375.93	\$3,315.06	\$0.00	\$3,315.06	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 2/29/2024

Statement Balance: \$109,873.03
GL Balance: \$101,588.02
Last Statement Balance: \$109,873.03
Outstanding Checks: \$10,279.11
Outstanding Deposits: \$1,994.10
Calculated Balance: \$109,873.03
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
	REVERSAL - [REVERSAL - [Reserve Transfer]]	2/1/2024		-\$4,333.33
	Payment: DOORKING INC, Check #: 280, Invoice #: 2171301	2/21/2024	280	-\$107.90
	Payment: DUKE ENERGY PAYMENT PROCESSING, Check #: 281, Invoice #: 2-12-24, 2-15-24	2/21/2024	281	-\$1,441.55
	Records Monthly Reserve Transfer	2/23/2024		-\$4,333.33
	Payment: LIBERTY LAND MANAGEMENT GROUP, INC., Check #: 282, Invoice #: 16927	2/27/2024	282	-\$63.00
Total Outstanding Checks:				\$10,279.11

Deposits	Description	Date	Amount
	Owner Payment-PO Box	2/26/2024	\$331.97
	Owner Payment-PO Box	2/28/2024	\$665.94
	CalPay Ach Transactions (Date: 2024-02-29, Transactions: 1, Amount: \$356.97)	2/29/2024	\$356.97
	CalPay Credit Transactions (Date: 2024-03-04, Transactions: 1, Amount: \$639.22)	3/4/2024	\$639.22
Total Outstanding Deposits:			\$1,994.10

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	1/26/24 thru 2/25/24
Previous Balance	118,308.44	Days in the Statement Period	31
8 Deposits/Credits	3,464.03	Average Ledger	114,949.63
15 checks/Debits	11,904.31	Average Collected	114,891.43
Service Charge	.00		
Interest Paid	4.87		
Current Balance	109,873.03	2024 Interest Paid	9.27

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
1/30	FS PaymentFS Payments PayoCCD ST-V3X4V0P1A9H3091000015369261	331.97
1/31	REMOTE CUSTOMER DEPOSIT	1,392.21
2/02	FS PaymentFS Payments PayoCCD ST-J8E0F8I7J9H8091000012078229	331.97
2/05	HOA Dues Anclote Reserve PPD 1831650658 062006500003007	331.97
2/07	FS PaymentFS Payments PayoCCD ST-Y6F7F8H2O3I3091000015646743	331.97
2/08	REMOTE CUSTOMER DEPOSIT	80.00
2/20	FS PaymentFS Payments PayoCCD ST-A5U6V6E1L8G1091000017091644	331.97
2/21	LOCKBOX DEPOSIT	331.97
2/25	INTEREST DEPOSIT	4.87

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

Date	Description	Amount
2/05	From DDA 5001365583, To DDA 500 1374791, ACR Mgmt Fee	1,155.00-
2/09	ACH RT R03 MATTHEW RYAN & LLYS CLR GL 110121	331.97-
2/23	From DDA 5001365583, To DDA 500 1365609, Reserve Transfer	4,333.33-

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

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXXX5583 (Continued)

CHECKS								
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
1/29	266	457.51	2/01	272	1,994.09	2/12	276	35.06
2/01	269*	854.05	2/07	273	53.95	2/23	277	86.23
1/29	270	325.26	2/02	274	1,336.95	2/20	278	552.54
2/05	271	25.17	2/16	275	16.10	2/21	279	347.10

* Indicates Serial Number Out of Sequence

DAILY BALANCES						
Date	Balance	Date	Balance	Date	Balance	
1/26	118,308.44	2/05	114,548.53	2/20	114,302.85	
1/29	117,525.67	2/07	114,826.55	2/21	114,287.72	
1/30	117,857.64	2/08	114,906.55	2/23	109,868.16	
1/31	119,249.85	2/09	114,574.58	2/25	109,873.03	
2/01	116,401.71	2/12	114,539.52			
2/02	115,396.73	2/16	114,523.42			

INTEREST RATE SUMMARY	
Date	Rate
1/25	0.050000%



Complete Check Register

Anclote Reserve Homeowners Association, Inc.
Complete Check Register
2/1/2024 - 2/29/2024

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
275	2/6/2024	MANAGEMENT & ASSOCIATES	\$16.10			
	31104	Admin Fees		7510-004 Admin Expenses-Office Supplies	\$12.80	\$12.80
	31104			7510-005 Admin Expenses-Postage	\$3.30	\$3.30
276	2/6/2024	DUKE ENERGY PAYMENT PROCESSING	\$35.06			
	2-1-24	9100 v8873 9247		8710-003 Utilities-Electric-Street Lights	\$35.06	\$35.06
277	2/13/2024	TAMPA POOP 911	\$86.23			
	012024	Monthly service-July		8210-007 Grounds-Landscape	\$86.23	\$86.23
278	2/13/2024	DUKE ENERGY PAYMENT PROCESSING	\$552.54			
	2-2-24	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$552.54	\$552.54
279	2/14/2024	PASCO COUNTY UTILITIES	\$347.10			
	2-8-24	1018780		8710-008 Utilities-Sewer	\$347.10	\$347.10
280	2/21/2024	DOORKING INC	\$107.90			
	2171301	Doorking		8014-000 Security-Gate Maintenance	\$107.90	\$107.90
281	2/21/2024	DUKE ENERGY PAYMENT PROCESSING	\$1,441.55			
	2-12-24	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$338.38	\$338.38
	2-15-24	9100 8873 9643		8710-003 Utilities-Electric-Street Lights	\$1,103.17	\$1,103.17
282	2/27/2024	LIBERTY LAND MANAGEMENT GROUP, INC.	\$63.00			
	16927	Irrigation repairs		8210-008 Grounds-Irrigation General	\$63.00	\$63.00
Total 1010-005 Cash-Checking-Servis1st			\$2,649.48			

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 2/29/2024

Statement Balance: \$41,515.27
GL Balance: \$50,181.93
Last Statement Balance: \$41,515.27
Outstanding Checks: \$0.00
Outstanding Deposits: \$8,666.66
Calculated Balance: \$41,515.27
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
	REVERSAL - [REVERSAL - [Reserve Transfer]]	2/1/2024	\$4,333.33
	Records Monthly Reserve Transfer	2/23/2024	\$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	1/26/24 thru 2/25/24
Previous Balance	37,081.76	Days in the Statement Period	31
1 Deposits/Credits	4,333.33	Average Ledger	37,501.11
Checks/Debits	.00	Average Collected	37,501.11
Service charge	.00		
Interest Paid	100.18		
Current Balance	41,515.27	2024 Interest Paid	188.22

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
2/23	From DDA 5001365583,To DDA 5001365609,Reserve Transfer	4,333.33
2/25	INTEREST DEPOSIT	100.18

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
1/26	37,081.76	2/23	41,415.09	2/25	41,515.27

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

Date	Rate
1/25	3.150000%

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 2/29/2024

Payee	Invoice	Invoice	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
		Date								
MANAGEMENT & ASSOCIATES	31370	2/29/2024	2/29/2024	Admin Fees	7510-004-Admin Expenses-Office Supplies	\$66.36	\$66.36			
MANAGEMENT & ASSOCIATES	31370	2/29/2024	2/29/2024		7510-005'-Admin Expenses-Postage	\$66.24	\$66.24			
					31370 Total:	\$132.60	\$132.60	\$0.00	\$0.00	\$0.00
TAMPA POOP 911	022024	2/20/2024	2/29/2024	Monthly service-July	8210-007-Grounds-Landscape	\$86.23	\$86.23			
					022024 Total:	\$86.23	\$86.23	\$0.00	\$0.00	\$0.00
LIBERTY LAND MANAGEMENT GROUP, INC.	16848	2/1/2024	2/29/2024	Monthly Lawn Service	8210-000-Grounds Maintenance-General	\$2,400.00	\$2,400.00			
					16848 Total:	\$2,400.00	\$2,400.00	\$0.00	\$0.00	\$0.00
					Totals:	\$2,618.83	\$2,618.83	\$0.00	\$0.00	\$0.00