

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

DECEMBER 2023

Prepared by:

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

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

12/31/2023

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$79,319.31	
1110-000 - A/R-Maintenance Fees	\$4,197.88	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	\$670.35	
1410-000 - Prepaid Insurance-General	\$9,647.11	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$491.66</u>	
<u>Operating Total</u>		\$96,061.08

Reserve

1041-005 - Cash-MMA-Servis1st	\$32,660.39	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		\$55,993.52

Assets Total

\$152,054.60

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$2,106.73	
2011-000 - Accounts Payable-Accrued	\$4,330.05	
2120-000 - A/P-Due to Reserves	\$23,333.13	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$11,934.12</u>	
<u>Other Total</u>		\$41,704.03

Reserve

3022-000 - Reserve Fund-Streets/Walks	\$47,100.36	
3067-001 - Reserve Fund-Gates	\$7,732.12	
3069-001 - Reserve Fund-Mailboxes	\$654.00	
3080-000 - Reserve Fund-Interest	<u>\$507.04</u>	
<u>Reserve Total</u>		\$55,993.52

Retained Earnings

\$32,598.57

Net Income

\$21,758.48

Liabilities & Equity Total

\$152,054.60

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			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	\$160,212.38	\$160,218.00	(\$5.62)	\$160,218.00
6022-000 - Maint Fee-Resv-Streets/Walks	(\$1,458.33)	\$0.00	(\$1,458.33)	\$0.00	\$0.00	\$0.00	\$0.00
6067-000 - Maint Fee-Resv-Gate Reserves	(\$500.00)	\$0.00	(\$500.00)	\$0.00	\$0.00	\$0.00	\$0.00
6069-000 - Maint Fee-Resv-Mailbox Reserves	(\$55.56)	\$0.00	(\$55.56)	\$0.00	\$0.00	\$0.00	\$0.00
6070-000 - Interest Income-Operating	\$3.49	\$0.00	\$3.49	\$40.01	\$0.00	\$40.01	\$0.00
6071-000 - Interest Income-Reserve	\$77.47	\$0.00	\$77.47	\$543.48	\$0.00	\$543.48	\$0.00
6082-000 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$1,675.00	\$0.00	\$1,675.00	\$0.00
6083-004 - Other Income-Transmitters	\$160.00	\$0.00	\$160.00	\$1,720.00	\$0.00	\$1,720.00	\$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	\$0.00	\$0.00	\$0.00	\$0.00
6901-000 - Interest Transfer to Reserves	(\$77.47)	\$0.00	(\$77.47)	(\$543.48)	\$0.00	(\$543.48)	\$0.00
Total Revenues	\$13,514.99	\$13,351.50	\$163.49	\$163,997.39	\$160,218.00	\$3,779.39	\$160,218.00
Total Income	\$13,514.99	\$13,351.50	\$163.49	\$163,997.39	\$160,218.00	\$3,779.39	\$160,218.00
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,226.46	\$582.48	(\$643.98)	\$2,214.97	\$6,989.65	\$4,774.68	\$6,989.65
7110-001 - Insurance-Workers Comp	\$49.17	\$49.88	\$0.71	\$98.34	\$599.00	\$500.66	\$599.00
7110-004 - Insurance-Termite	\$0.00	\$280.72	\$280.72	\$0.00	\$3,368.75	\$3,368.75	\$3,368.75
7210-000 - Legal & Professional	\$2,478.00	\$166.63	(\$2,311.37)	\$9,803.51	\$2,000.00	(\$7,803.51)	\$2,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.37	\$83.37	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.87	\$5.87	\$61.25	\$70.00	\$8.75	\$70.00
7410-000 - Management Fee	\$1,100.00	\$1,800.00	\$700.00	\$13,200.00	\$21,600.00	\$8,400.00	\$21,600.00
7510-004 - Admin Expenses-Office Supplies	\$508.26	\$62.50	(\$445.76)	\$1,046.30	\$750.00	(\$296.30)	\$750.00
7510-005 - Admin Expenses-Postage	\$345.79	\$33.37	(\$312.42)	\$746.03	\$400.00	(\$346.03)	\$400.00
7510-008 - Admin Expenses-Misc	\$482.68	\$89.77	(\$392.91)	\$2,418.61	\$1,076.80	(\$1,341.81)	\$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	\$158.08	\$0.00	(\$158.08)	\$163.70	\$0.00	(\$163.70)	\$0.00
Total Administrative	\$6,348.44	\$3,154.59	(\$3,193.85)	\$30,102.71	\$37,854.20	\$7,751.49	\$37,854.20
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$0.00	\$166.63	\$166.63	\$3,218.70	\$2,000.00	(\$1,218.70)	\$2,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$125.00	\$125.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
8210-000 - Grounds Maintenance-General	\$2,021.00	\$3,850.00	\$1,829.00	\$52,481.00	\$46,200.00	(\$6,281.00)	\$46,200.00
8210-006 - Grounds-Supplies	\$0.00	\$74.77	\$74.77	\$0.00	\$897.13	\$897.13	\$897.13
8210-007 - Grounds-Landscape	\$86.23	\$191.63	\$105.40	\$689.84	\$2,300.00	\$1,610.16	\$2,300.00
8210-008 - Grounds-Irrigation General	\$824.00	\$166.63	(\$657.37)	\$1,694.50	\$2,000.00	\$305.50	\$2,000.00
8710-001 - Utilities-Electric	\$0.00	\$95.87	\$95.87	\$0.00	\$1,150.00	\$1,150.00	\$1,150.00
8710-003 - Utilities-Electric-Street Lights	\$2,044.19	\$3,450.00	\$1,405.81	\$26,683.01	\$41,400.00	\$14,716.99	\$41,400.00
8710-008 - Utilities-Sewer	\$318.24	\$62.50	(\$255.74)	\$3,202.47	\$750.00	(\$2,452.47)	\$750.00
Total Services & Utilities	\$5,293.66	\$8,183.03	\$2,889.37	\$87,969.52	\$98,197.13	\$10,227.61	\$98,197.13
Total Expense	\$11,642.10	\$11,337.62	(\$304.48)	\$118,072.23	\$136,051.33	\$17,979.10	\$136,051.33
Operating Net Income	\$1,872.89	\$2,013.88	(\$140.99)	\$45,925.16	\$24,166.67	\$21,758.49	\$24,166.67

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

12/1/2023 - 12/31/2023

	12/1/2023 - 12/31/2023			1/1/2023 - 12/31/2023			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9622-000 - Reserve Expense-Streets/Walks	\$2,916.66	\$1,458.37	(\$1,458.29)	\$17,499.96	\$17,500.00	\$0.04	\$17,500.00
9667-000 - Reserve Expense-Gates	\$1,000.00	\$500.00	(\$500.00)	\$14,368.62	\$6,000.00	(\$8,368.62)	\$6,000.00
9669-000 - Reserve Expense-Mailbox	\$111.12	\$55.51	(\$55.61)	\$1,730.73	\$666.67	(\$1,064.06)	\$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>	<u>\$4,027.78</u>	<u>\$2,013.88</u>	<u>(\$2,013.90)</u>	<u>\$24,166.68</u>	<u>\$24,166.67</u>	<u>(\$0.01)</u>	<u>\$24,166.67</u>
Total Reserve Expense	\$4,027.78	\$2,013.88	(\$2,013.90)	\$24,166.68	\$24,166.67	(\$0.01)	\$24,166.67
Reserve Net Income	(\$4,027.78)	(\$2,013.88)	(\$2,013.90)	(\$24,166.68)	(\$24,166.67)	(\$0.01)	(\$24,166.67)
Net Income	(\$2,154.89)	\$0.00	(\$2,154.89)	\$21,758.48	\$0.00	\$21,758.48	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 12/31/2023

Statement Balance: \$73,682.86
GL Balance: \$79,319.31
Last Statement Balance: \$73,682.86
Outstanding Checks: \$4,772.39
Outstanding Deposits: \$10,408.84
Calculated Balance: \$73,682.86
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
Total Cleared Checks:				\$0.00

Deposits	Description	Date	Check #	Amount
Total Cleared Deposits:				\$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Records Reserve Tsf	12/1/2023		-\$2,013.89
	Payment: PASCO COUNTY UTILITIES, Check #: 262, Invoice #: 12-11-23	12/19/2023	262	-\$318.24
	Payment: DUKE ENERGY PAYMENT PROCESSING, Check #: 263, Invoice #: 12-11-23	12/20/2023	263	-\$340.63
	Payment: DUKE ENERGY PAYMENT PROCESSING, Check #: 264, Invoice #: 12-14-23	12/21/2023	264	-\$1,110.63
	REVERSAL - [Owner Payment - PO Box]	12/30/2023		-\$989.00
Total Outstanding Checks:				\$4,772.39

Deposits	Description	Date	Check #	Amount
	REVERSAL - [Reserve Transfer]	12/1/2023		\$2,013.89
	Owner Payment - PO Box	12/27/2023		\$2,426.60
	CalPay Credit Transactions (Date: 2023-12-28, Transactions: 1, Amount: \$331.97)	12/28/2023		\$331.97
	CalPay Debit Transactions (Date: 2023-12-29, Transactions: 1, Amount: \$331.77)	12/29/2023		\$331.77
	Owner Payment - PO Box	12/29/2023		\$1,991.82
	Owner Payment - PO Box	12/30/2023		\$989.00
	CalPay Ach Transactions (Date: 2024-01-03, Transactions: 1, Amount: \$331.97)	1/3/2024		\$331.97
	CalPay Credit Transactions (Date: 2024-01-03, Transactions: 1, Amount: \$331.97)	1/3/2024		\$331.97
	CalPay Ach Transactions (Date: 2024-01-04, Transactions: 3, Amount: \$995.91)	1/4/2024		\$995.91
	CalPay Credit Transactions (Date: 2024-01-04, Transactions: 6, Amount: \$1907.10)	1/4/2024		\$663.94
Total Outstanding Deposits:				\$10,408.84

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	13
Account Number	XXXXXXXXXXXX5583	Statement Dates	11/27/23 thru 12/25/23
Previous Balance	102,200.88	Days in the Statement Period	29
10 Deposits/Credits	2,145.00	Average Ledger	88,005.25
12 Checks/Debits	30,666.51	Average Collected	87,912.51
Service Charge	.00		
Interest Paid	3.49		
Current Balance	73,682.86	2023 Interest Paid	40.01

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
11/27	LOCKBOX DEPOSIT	271.50
11/28	LOCKBOX DEPOSIT	272.25
11/28	REMOTE CUSTOMER DEPOSIT	80.00
11/29	TRANSFER FS Pay-HOA AssesCCD ST-Q1C9K5X4A8Y6091000015045113	272.25
12/05	REMOTE CUSTOMER DEPOSIT	160.00
12/06	LOCKBOX DEPOSIT	272.25
12/11	LOCKBOX DEPOSIT	25.00
12/19	LOCKBOX DEPOSIT	247.25
12/21	LOCKBOX DEPOSIT	272.25
12/22	REMOTE CUSTOMER DEPOSIT	272.25
12/25	INTEREST DEPOSIT	3.49

WITHDRAWALS AND DEBITS

Date	Description	Amount
12/01	From DDA 5001365583, To DDA 500 1374791, Management Fee	1,100.00-
12/21	From DDA 5001365583, To DDA 500 1365609, Reserve Transfer	2,013.89-

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

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXX5583 (Continued)

CHECKS									
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount	
11/28	252	340.63	12/14	256	325.22	12/20	260	2,478.00	
11/29	253	107.90	12/18	257	4,200.00	12/20	261	86.23	
11/28	254	1,110.63	12/20	258	592.93				
12/04	255	11,862.08	12/18	259	6,449.00				

* Indicates Serial Number out of Sequence

DAILY BALANCES						
Date	Balance	Date	Balance	Date	Balance	
11/27	102,472.38	12/05	88,735.64	12/19	78,305.92	
11/28	101,373.37	12/06	89,007.89	12/20	75,148.76	
11/29	101,537.72	12/11	89,032.89	12/21	73,407.12	
12/01	100,437.72	12/14	88,707.67	12/22	73,679.37	
12/04	88,575.64	12/18	78,058.67	12/25	73,682.86	

INTEREST RATE SUMMARY	
Date	Rate
11/26	0.050000%

Complete Check Register

Anclote Reserve Homeowners Association, Inc.
Complete Check Register
12/1/2023 - 12/31/2023

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
256	12/5/2023	MANAGEMENT & ASSOCIATES	\$325.22			
	26488	Admin Fees		7510-004 Admin Expenses-Office Supplies	\$200.24	\$200.24
	26488			7510-005 Admin Expenses-Postage	\$124.98	\$124.98
257	12/5/2023	ARMORED ROOF CLEANING LLC	\$4,200.00			
	1005	Pressure wash sidewalks, curbs,bricks,mailboxes		8210-000 Grounds Maintenance-General	\$4,200.00	\$4,200.00
258	12/13/2023	DUKE ENERGY PAYMENT PROCESSING	-\$592.93			
	12-4-23	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$556.24	\$556.24
	12-1-23	9100 v8873 9247		8710-003 Utilities-Electric-Street Lights	\$36.69	\$36.69
259	12/13/2023	LIBERTY LAND MANAGEMENT GROUP, INC.	\$6,449.00			
	16566	Property clean up		8210-000 Grounds Maintenance-General	\$3,675.00	\$3,675.00
	16673	Monthly Lawn Service		8210-000 Grounds Maintenance-General	\$2,400.00	\$2,400.00
	16548	Irrigation repairs		8210-008 Grounds-Irrigation General	\$374.00	\$374.00
260	12/13/2023	FRAZIER & BOWLES	\$2,478.00			
	4340	General matter		7210-000 Legal & Professional	\$708.00	\$708.00
	4816	General Matters		7210-000 Legal & Professional	\$1,770.00	\$1,770.00
261	12/13/2023	TAMPA POOP 911	\$86.23			
	112023	Monthly service-July		8210-007 Grounds-Landscape	\$86.23	\$86.23
262	12/19/2023	PASCO COUNTY UTILITIES	\$318.24			
	12-11-23	1018780 -		8710-008 Utilities-Sewer	\$318.24	\$318.24
263	12/20/2023	DUKE ENERGY PAYMENT PROCESSING	\$340.63			
	12-11-23	9100 8873 9031		8710-003 Utilities-Electric-Street Lights	\$340.63	\$340.63
264	12/21/2023	DUKE ENERGY PAYMENT PROCESSING	\$1,110.63			
	12-14-23	9100 8873 9643		8710-003 Utilities-Electric-Street Lights	\$1,110.63	\$1,110.63
Total 1010-005 Cash-Checking-Servis1st			\$15,900.88			

Reconciliation Report

Anclore Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 12/31/2023

Statement Balance: \$32,660.39
GL Balance: \$32,660.39
Last Statement Balance: \$32,660.39
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$32,660.39
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	11/27/23 thru 12/25/23
Previous Balance	30,569.03	Days in the Statement Period	29
1 Deposits/Credits	2,013.89	Average Ledger	30,916.25
Checks/Debits	.00	Average Collected	30,916.25
Service Charge	.00		
Interest Paid	77.47		
Current Balance	32,660.39	2023 Interest Paid	543.48

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
12/21	From DDA 5001365583,To DDA 500 1365609,Reserve Transfer	2,013.89
12/25	INTEREST DEPOSIT	77.47

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
11/27	30,569.03	12/21	32,582.92	12/25	32,660.39

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

Date	Rate
11/26	3.150000%

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 12/31/2023

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
J DURO CO	1716	12/31/2023	12/31/2023	Misc repairs	8110-000-R & M General	\$320.00	\$320.00			
					1716 Total:	\$320.00	\$320.00	\$0.00	\$0.00	\$0.00
TIMS IRRIGATION MAINTENANCE SERVICES LLC	1456	12/31/2023	12/31/2023	Irrigation repairs	8210-008-Grounds- Irrigation General	\$450.00	\$450.00			
					1456 Total:	\$450.00	\$450.00	\$0.00	\$0.00	\$0.00
Jamie Fulmino	12-5-23	12/5/2023	12/31/2023	Reimb for Christmas Decorations	7510-008-Admin Expenses-Misc	\$457.51	\$457.51			
					12-5-23 Total:	\$457.51	\$457.51	\$0.00	\$0.00	\$0.00
MANAGEMENT & ASSOCIATES	30859	12/22/2023	12/31/2023	Admin Fees	7510-004-Admin Expenses-Office Supplies	\$508.26	\$508.26			
MANAGEMENT & ASSOCIATES	30859	12/22/2023	12/31/2023		7510-005'-Admin Expenses-Postage	\$345.79	\$345.79			
					30859 Total:	\$854.05	\$854.05	\$0.00	\$0.00	\$0.00
Jamie Fulmino	12-5-23	12/5/2023	12/31/2023	Reimb for xmas decor	7510-008-Admin Expenses-Misc	\$25.17	\$25.17			
					12-5-23 Total:	\$25.17	\$25.17	\$0.00	\$0.00	\$0.00
Totals:						\$2,106.73	\$2,106.73	\$0.00	\$0.00	\$0.00