

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

APRIL 2024

Prepared by:

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

Balance Sheet

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

4/30/2024

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$99,655.81	
1110-000 - A/R-Maintenance Fees	\$12,097.40	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	\$1,825.35	
1410-000 - Prepaid Insurance-General	\$5,693.07	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$294.98</u>	
<u>Operating Total</u>		\$121,301.38

Reserve

1041-005 - Cash-MMA-Servis1st	\$60,772.61	
1120-000 - A/R-Due from Operating Fund	<u>\$23,333.13</u>	
<u>Reserve Total</u>		<u>\$84,105.74</u>

Assets Total

\$205,407.12

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$4,059.71	
2011-000 - Accounts Payable-Accrued	\$4,330.05	
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>\$7,714.82</u>	
<u>Other Total</u>		\$75,290.47

Reserve

3022-000 - Reserve Fund- Streets/Walks	\$70,433.72	
3053-000 - Reserve Fund-Bridge Repair	\$833.33	
3067-001 - Reserve Fund-Gates	\$6,591.43	
3069-001 - Reserve Fund-Mailboxes	\$5,320.64	
3080-000 - Reserve Fund-Interest	\$926.62	
<u>Reserve Total</u>		\$84,105.74

Retained Earnings

\$54,357.05

Net Income

(\$8,346.14)

Liabilities & Equity Total

\$205,407.12

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			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	\$54,372.20	\$54,372.08	\$0.12	\$163,116.25
6022-000 - Maint Fee-Resv-Streets/Walks	\$2,916.67	\$2,916.67	\$0.00	\$11,666.68	\$11,666.68	\$0.00	\$35,000.00
6053-000 - Maint Fee-Resv-Gates	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$0.00	\$10,000.00
6069-000 - Maint Fee-Resv-Mailbox Reserves	\$583.33	\$583.33	\$0.00	\$2,333.32	\$2,333.32	\$0.00	\$7,000.00
6070-000 - Interest Income-Operating	\$5.31	\$0.00	\$5.31	\$18.98	\$0.00	\$18.98	\$0.00
6071-000 - Interest Income-Reserve	\$125.75	\$0.00	\$125.75	\$419.58	\$0.00	\$419.58	\$0.00
6082-000 - Late Fee Income	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
6083-004 - Other Income-Transmitters	\$0.00	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00	\$0.00
6083-099 - Other Income-Pre-Lien	\$0.00	\$0.00	\$0.00	\$315.00	\$0.00	\$315.00	\$0.00
6900-000 - Income Transfer to Resv Funds	(\$4,333.33)	(\$4,333.33)	\$0.00	(\$17,333.32)	(\$17,333.32)	\$0.00	(\$52,000.00)
6901-000 - Interest Transfer to Reserves	(\$125.75)	\$0.00	(\$125.75)	(\$419.58)	\$0.00	(\$419.58)	\$0.00
Total Revenues	\$13,598.36	\$13,593.02	\$5.34	\$55,156.18	\$54,372.08	\$784.10	\$163,116.25
Total Income	\$13,598.36	\$13,593.02	\$5.34	\$55,156.18	\$54,372.08	\$784.10	\$163,116.25
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,037.68	\$1,166.67	\$128.99	\$4,150.72	\$4,666.68	\$515.96	\$14,000.00
7210-000 - Legal & Professional	\$0.00	\$833.33	\$833.33	\$1,336.95	\$3,333.32	\$1,996.37	\$10,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$333.32	\$333.32	\$1,000.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.10	\$5.10	\$0.00	\$20.40	\$20.40	\$61.25
7410-000 - Management Fee	\$1,155.00	\$1,155.00	\$0.00	\$4,620.00	\$4,620.00	\$0.00	\$13,860.00
7510-004 - Admin Expenses-Office Supplies	\$119.86	\$62.50	(\$57.36)	\$218.06	\$250.00	\$31.94	\$750.00
7510-005 - Admin Expenses-Postage	\$48.86	\$41.67	(\$7.19)	\$126.56	\$166.68	\$40.12	\$500.00
7510-008 - Admin Expenses-Misc	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
7930-000 - Social Events	\$0.00	\$200.00	\$200.00	\$0.00	\$800.00	\$800.00	\$2,400.00
7930-001 - Holiday Decorations	\$0.00	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$1,200.00
Total Administrative	\$2,361.40	\$3,897.60	\$1,536.20	\$10,452.29	\$15,590.40	\$5,138.11	\$46,771.25
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$107.90	\$166.67	\$58.77	\$13,675.89	\$666.68	(\$13,009.21)	\$2,000.00
8110-000 - R & M General	\$1,339.14	\$333.33	(\$1,005.81)	\$1,339.14	\$1,333.32	(\$5.82)	\$4,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$208.33	\$208.33	\$0.00	\$833.32	\$833.32	\$2,500.00
8210-000 - Grounds Maintenance-General	\$2,400.00	\$2,916.67	\$516.67	\$9,600.00	\$11,666.68	\$2,066.68	\$35,000.00
8210-006 - Grounds-Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$500.00	\$500.00	\$1,500.00
8210-007 - Grounds-Landscape	\$0.00	\$1,250.00	\$1,250.00	\$1,472.46	\$5,000.00	\$3,527.54	\$15,000.00
8210-008 - Grounds-Irrigation General	\$0.00	\$625.00	\$625.00	\$172.00	\$2,500.00	\$2,328.00	\$7,500.00
8210-009 - Grounds-Tree Trimming	\$0.00	\$778.75	\$778.75	\$0.00	\$3,115.00	\$3,115.00	\$9,345.00
8710-001 - Utilities-Electric	\$80.15	\$83.33	\$3.18	\$188.18	\$333.32	\$145.14	\$1,000.00
8710-003 - Utilities-Electric-Street Lights	\$2,007.65	\$2,916.67	\$909.02	\$7,989.84	\$11,666.68	\$3,676.84	\$35,000.00
8710-007 - Utilities-Sewer & Water-General	\$287.04	\$291.67	\$4.63	\$1,279.20	\$1,166.68	(\$112.52)	\$3,500.00
Total Services & Utilities	\$6,221.88	\$9,695.42	\$3,473.54	\$35,716.71	\$38,781.68	\$3,064.97	\$116,345.00
Total Expense	\$8,583.28	\$13,593.02	\$5,009.74	\$46,169.00	\$54,372.08	\$8,203.08	\$163,116.25
Operating Net Income	\$5,015.08	\$0.00	\$5,015.08	\$8,987.18	\$0.00	\$8,987.18	\$0.00

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Budget Comparison Report
4/1/2024 - 4/30/2024

	4/1/2024 - 4/30/2024			1/1/2024 - 4/30/2024			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)	\$11,666.68	\$0.00	(\$11,666.68)	\$0.00
9667-000 - Reserve Expense-Gates	\$7,807.33	\$0.00	(\$7,807.33)	\$10,307.32	\$0.00	(\$10,307.32)	\$0.00
9669-000 - Reserve Expense-Mailbox	\$583.33	\$0.00	(\$583.33)	\$2,333.32	\$0.00	(\$2,333.32)	\$0.00
9900-000 - Reserve Expense-Funding	(\$6,974.00)	\$0.00	\$6,974.00	(\$6,974.00)	\$0.00	\$6,974.00	\$0.00
<u>Total Reserve Expense</u>	<u>\$4,333.33</u>	<u>\$0.00</u>	<u>(\$4,333.33)</u>	<u>\$17,333.32</u>	<u>\$0.00</u>	<u>(\$17,333.32)</u>	<u>\$0.00</u>
Total Reserve Expense	\$4,333.33	\$0.00	(\$4,333.33)	\$17,333.32	\$0.00	(\$17,333.32)	\$0.00
Reserve Net Income	(\$4,333.33)	\$0.00	(\$4,333.33)	(\$17,333.32)	\$0.00	(\$17,333.32)	\$0.00
Net Income	\$681.75	\$0.00	\$681.75	(\$8,346.14)	\$0.00	(\$8,346.14)	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 4/30/2024

Statement Balance: \$117,885.94
GL Balance: \$99,655.81
Last Statement Balance: \$117,885.94
Outstanding Checks: \$25,781.28
Outstanding Deposits: \$7,551.15
Calculated Balance: \$117,885.94
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
	Records Reserve Tsf	3/21/2024		-\$4,333.33
	Records Monthly Reserve Transfer	3/21/2024		-\$4,333.33
	Payment: MANAGEMENT & ASSOCIATES, Check #: 291, Invoice #: 31606	4/17/2024	291	-\$27.20
	Payment: SILENT STRIKE SOLUTIONS LLC, Check #: 294, Invoice #: 1038	4/23/2024	294	-\$6,974.00
	Records Monthly Reserve Transfer	4/30/2024		-\$4,333.33
	Payment: DUKE ENERGY PAYMENT PROCESSING, Check #: 295, Invoice #: 4-10-24, 4-15-24	4/30/2024	295	-\$1,446.76
Total Outstanding Checks:				\$25,781.28

Deposits	Description	Date	Amount
	Check 294 Silent Strike Solutions	4/23/2024	\$6,974.00
	Owner Payment - PO Box	4/26/2024	\$331.97
	Owner Payment	4/29/2024	\$245.18
Total Outstanding Deposits:			\$7,551.15

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	10
Account Number	XXXXXXXXXXXX5583	Statement Dates	3/26/24 thru 4/25/24
Previous Balance	109,447.39	Days in the Statement Period	31
26 Deposits/Credits	41,039.82	Average Ledger	126,127.41
13 Checks/Debits	32,606.58	Average Collected	125,463.24
Service Charge	.00		
Interest Paid	5.31		
Current Balance	117,885.94	2024 Interest Paid	18.98

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
3/26	LOCKBOX DEPOSIT	1,020.91
3/26	REMOTE CUSTOMER DEPOSIT	356.97
3/27	LOCKBOX DEPOSIT	331.97
3/28	LOCKBOX DEPOSIT	356.97
3/29	LOCKBOX DEPOSIT	995.91
4/01	LOCKBOX DEPOSIT	663.94
4/02	LOCKBOX DEPOSIT	1,991.82
4/03	FS PaymentFS Payments PayoCCD ST-N2S4U1G5B4O5091000015881692	995.91
4/03	LOCKBOX DEPOSIT	332.22
4/03	REMOTE CUSTOMER DEPOSIT	331.97
4/04	FS PaymentFS Payments PayoCCD ST-A1V3C9L5T4B5091000017741575	1,243.16
4/04	FS PaymentFS Payments PayoCCD ST-W4Y3O7K3O5P9091000017917728	1,327.88
4/04	LOCKBOX DEPOSIT	995.91
4/05	FS PaymentFS Payments PayoCCD ST-Y3J1Y6W1J4W5091000012840525	331.97
4/05	HOA Dues Anclote Reserve PPD 1831650658 062006500003940	21,745.49
4/05	LOCKBOX DEPOSIT	1,907.10
4/10	FS PaymentFS Payments PayoCCD ST-W6S7N5S1H6T3091000015766336	331.97
4/10	FS PaymentFS Payments PayoCCD ST-L9X6W1J7F3H1091000016979084	331.97



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
4/10	LOCKBOX DEPOSIT	995.91
4/12	LOCKBOX DEPOSIT	1,057.91
4/15	LOCKBOX DEPOSIT	331.97
4/16	FS PaymentFS Payments PayoCCD ST-M7U1B0Q3K8H9091000014967601	331.97
4/17	FS PaymentFS Payments PayoCCD ST-M7Y1U4Q0Z2Q0091000015600195	431.70
4/19	FS PaymentFS Payments PayoCCD ST-V1D6M6P4Q0J4091000010583799	331.97
4/22	FS PaymentFS Payments PayoCCD ST-J4O7W6N9C9E8091000016212526	968.44
4/23	LOCKBOX DEPOSIT	995.91
4/25	INTEREST DEPOSIT	5.31

WITHDRAWALS AND DEBITS		
Date	Description	Amount
4/01	From DDA 5001365583,To DDA 500 1374791,ACR Mgmt Fee	1,155.00-
4/01	From DDA 5001365583,To DDA 500 1374791,Mgmt Fee ACR	1,155.00-
4/11	ACH RT R01 BENJAMIN D. RODDEY CLR GL 110121	331.97-
4/18	From DDA 5001365583,To DDA 500 1365609,Reserve Transfer	4,333.33-
4/22	FS PaymentFS Payments PayoCCD ST-Z7W8I6T8U6T7091000017099197	331.97-

CHECKS								
Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
4/01	285	4,800.00	4/24	288	86.23	4/24	292*	597.09
4/08	286	1,994.01	4/23	289	13,406.14	4/23	293	287.04
4/02	287	319.80	4/22	290	3,809.00			

* Indicates Serial Number Out of Sequence



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

FLORIDA HOA NOW M&A CHECKING XXXXXXXXXXXXXXX5583 (Continued)

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
3/26	110,825.27	4/05	136,947.69	4/18	134,101.78
3/27	111,157.24	4/08	134,953.68	4/19	134,433.75
3/28	111,514.21	4/10	136,613.53	4/22	131,261.22
3/29	112,510.12	4/11	136,281.56	4/23	118,563.95
4/01	106,064.06	4/12	137,339.47	4/24	117,880.63
4/02	107,736.08	4/15	137,671.44	4/25	117,885.94
4/03	109,396.18	4/16	138,003.41		
4/04	112,963.13	4/17	138,435.11		

INTEREST RATE SUMMARY	
Date	Rate
3/25	0.050000%

Complete Check Register

Anclote Reserve Homeowners Association, Inc.
Complete Check Register
4/1/2024 - 4/30/2024

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
288	4/17/2024	TAMPA POOP 911	\$86.23			
	022024	Monthly service-July		8210-007 Grounds-Landscape	\$86.23	\$86.23
289	4/17/2024	AMERICAN ACCESS CONTROLS, INC	\$13,406.14			
	10948	Install barrier gate arms-Deposit		8014-000 Security-Gate Maintenance	\$13,406.14	\$13,406.14
290	4/17/2024	LIBERTY LAND MANAGEMENT GROUP, INC.	\$3,809.00			
	16944	Monthly Lawn Service		8210-000 Grounds Maintenance-General	\$2,400.00	\$2,400.00
	17045	Install 400 Annuals-Gate Island		8210-007 Grounds-Landscape	\$200.00	\$200.00
	17046	Remove shrubs-entrance sign		8210-007 Grounds-Landscape	\$300.00	\$300.00
	17046	Repair drip line		8210-007 Grounds-Landscape	\$800.00	\$800.00
	3-13-24	Irrigation repairs		8210-008 Grounds-Irrigation General	\$35.00	\$35.00
	7047	Irrigation repairs		8210-008 Grounds-Irrigation General	\$74.00	\$74.00
291	4/17/2024	MANAGEMENT & ASSOCIATES	\$27.20			
	31606	Admin Fees		7510-004 Admin Expenses-Office Supplies	\$19.04	\$19.04
	31606			7510-005 Admin Expenses-Postage	\$8.16	\$8.16
292	4/17/2024	DUKE ENERGY PAYMENT PROCESSING	\$597.09			
	4-1-24	9100 8873 9247		8710-001 Utilities-Electric	\$36.20	\$36.20
	4-3-24	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$560.89	\$560.89
293	4/17/2024	PASCO COUNTY UTILITIES	\$287.04			
	4-8-24	1018780		8710-008 Utilities-Sewer	\$287.04	\$287.04
294	4/23/2024	SILENT STRIKE SOLUTIONS LLC	\$6,974.00			
	1038	Camera System		3067-001 Reserve Fund-Gates	\$6,974.00	\$6,974.00
	1038			9667-000 Reserve Expense-Gates	\$6,974.00	\$6,974.00
	1038			9900-000 Reserve Expense-Funding	(\$6,974.00)	(\$6,974.00)
295	4/30/2024	DUKE ENERGY PAYMENT PROCESSING	\$1,446.76			
	4-10-24	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$343.49	\$343.49
	4-15-24	9100 8873 9643		8710-003 Utilities-Electric-Street Lights	\$1,103.27	\$1,103.27
Total 1010-005 Cash-Checking-Servis1st			\$26,633.46			

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 4/30/2024

Statement Balance: \$50,413.29
GL Balance: \$60,772.61
Last Statement Balance: \$50,413.29
Outstanding Checks: \$6,974.00
Outstanding Deposits: \$17,333.32
Calculated Balance: \$50,413.29
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 294 Silent Strike Solutions	4/23/2024		-\$6,974.00
Total Outstanding Checks:				\$6,974.00

Deposits	Description	Date	Amount
	REVERSAL - [REVERSAL - [Reserve Transfer]]	2/1/2024	\$4,333.33
	Records Monthly Reserve Transfer	2/23/2024	\$4,333.33
	Records Monthly Reserve Transfer	3/21/2024	\$4,333.33
	Records Monthly Reserve Transfer	4/30/2024	\$4,333.33
Total Outstanding Deposits:			\$17,333.32

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	3/26/24 thru 4/25/24
Previous Balance	45,954.21	Days in the Statement Period	31
1 Deposits/Credits	4,333.33	Average Ledger	47,072.48
Checks/Debits	.00	Average Collected	47,072.48
Service Charge	.00		
Interest Paid	125.75		
Current Balance	50,413.29	2024 Interest Paid	419.58

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
4/18	From DDA 5001365583,To DDA 5001365609,Reserve Transfer	4,333.33
4/25	INTEREST DEPOSIT	125.75

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
3/26	45,954.21	4/18	50,287.54	4/25	50,413.29

I N T E R E S T R A T E S U M M A R Y	
Date	Rate
3/25	3.15000%



ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 4/30/2024

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
Edgar K Burga	4-29-24	4/29/2024	4/29/2024	Reimb for community lighting	8110-000-R & M General	\$1,339.14	\$1,339.14			
					4-29-24 Total:	\$1,339.14	\$1,339.14	\$0.00	\$0.00	\$0.00
LANDSCAPE WORKSHOP PARENT, LLC	8357-10489280	4/2/2024	4/29/2024	Maintenance installment	8210-000-Grounds Maintenance-General	\$2,400.00	\$2,400.00			
					8357-10489280 Total:	\$2,400.00	\$2,400.00	\$0.00	\$0.00	\$0.00
MANAGEMENT & ASSOCIATES	31870	4/22/2024	4/30/2024	Admin Fees	7510-004-Admin Expenses-Office Supplies	\$119.86	\$119.86			
MANAGEMENT & ASSOCIATES	31870	4/22/2024	4/30/2024		7510-005-Admin Expenses-Postage	\$48.86	\$48.86			
					31870 Total:	\$168.72	\$168.72	\$0.00	\$0.00	\$0.00
DUKE ENERGY PAYMENT PROCESSING	04-30-24	4/30/2024	4/30/2024	9100 8873 9247	8710-001-Utilities-Electric	\$43.95	\$43.95			
					04-30-24 Total:	\$43.95	\$43.95	\$0.00	\$0.00	\$0.00
DOORKING INC	2231715	4/12/2024	4/30/2024	Doorking	8014-000-Security-Gate Maintenance	\$107.90	\$107.90			
					2231715 Total:	\$107.90	\$107.90	\$0.00	\$0.00	\$0.00
					Totals:	\$4,059.71	\$4,059.71	\$0.00	\$0.00	\$0.00