

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION

FINANCIAL STATEMENT UNAUDITED

MAY 2024

Prepared by:

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

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Balance Sheet

5/31/2024

Assets

Operating

1010-001 - Cash Account-Old Mgmt Co BB&T	\$874.77	
1010-005 - Cash-Checking-Servis1st	\$73,445.76	
1110-000 - A/R-Maintenance Fees	\$6,012.78	
1125-000 - A/R-Prior Owner/Builder	\$860.00	
1187-000 - A/R-Clearing	\$670.35	
1410-000 - Prepaid Insurance-General	\$4,704.56	
1410-003 - Prepaid Insurance-Workers Comp	<u>\$245.81</u>	
<u>Operating Total</u>		\$86,814.03

Reserve

1041-005 - Cash-MMA-Servis1st	\$88,569.59	
<u>Reserve Total</u>		<u>\$88,569.59</u>

Assets Total

\$175,383.62

Liabilities and Equity

Other

2010-000 - Accounts Payable	\$1,687.27	
2011-000 - Accounts Payable-Accrued	\$6,730.05	
2410-000 - Unearned Revenue-Billings	\$17,926.38	
2450-000 - Unearned Revenue-Prepaid Maint Fees	<u>\$8,368.76</u>	
<u>Other Total</u>		\$34,712.46

Reserve

3022-000 - Reserve Fund-Streets/Walks	\$73,350.39	
3053-000 - Reserve Fund-Bridge Repair	\$833.33	
3067-001 - Reserve Fund-Gates	\$7,424.76	
3069-001 - Reserve Fund-Mailboxes	\$5,903.97	
3080-000 - Reserve Fund-Interest	\$1,057.14	
<u>Reserve Total</u>		\$88,569.59

Retained Earnings

\$54,357.05

Net Income

(\$2,255.48)

Liabilities & Equity Total

\$175,383.62

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			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	\$67,965.25	\$67,965.10	\$0.15	\$163,116.25
6022-000 - Maint Fee-Resv-Streets/Walks	\$2,916.67	\$2,916.67	\$0.00	\$14,583.35	\$14,583.35	\$0.00	\$35,000.00
6053-000 - Maint Fee-Resv-Gates	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$0.00	\$10,000.00
6069-000 - Maint Fee-Resv-Mailbox Reserves	\$583.33	\$583.33	\$0.00	\$2,916.65	\$2,916.65	\$0.00	\$7,000.00
6070-000 - Interest Income-Operating	\$5.06	\$0.00	\$5.06	\$24.04	\$0.00	\$24.04	\$0.00
6071-000 - Interest Income-Reserve	\$130.52	\$0.00	\$130.52	\$550.10	\$0.00	\$550.10	\$0.00
6082-000 - Late Fee Income	\$575.00	\$0.00	\$575.00	\$825.00	\$0.00	\$825.00	\$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	(\$21,666.65)	(\$21,666.65)	\$0.00	(\$52,000.00)
6901-000 - Interest Transfer to Reserves	(\$130.52)	\$0.00	(\$130.52)	(\$550.10)	\$0.00	(\$550.10)	\$0.00
Total Revenues	\$14,173.11	\$13,593.02	\$580.09	\$69,329.29	\$67,965.10	\$1,364.19	\$163,116.25
Total Income	\$14,173.11	\$13,593.02	\$580.09	\$69,329.29	\$67,965.10	\$1,364.19	\$163,116.25
Expense							
<u>Administrative</u>							
7110-000 - Insurance-General	\$1,037.68	\$1,166.67	\$128.99	\$5,188.40	\$5,833.35	\$644.95	\$14,000.00
7210-000 - Legal & Professional	\$0.00	\$833.33	\$833.33	\$1,336.95	\$4,166.65	\$2,829.70	\$10,000.00
7212-003 - Professional-CPA Fees	\$0.00	\$83.33	\$83.33	\$0.00	\$416.65	\$416.65	\$1,000.00
7310-002 - Taxes-Corp Annual	\$61.25	\$5.10	(\$56.15)	\$61.25	\$25.50	(\$35.75)	\$61.25
7410-000 - Management Fee	\$1,155.00	\$1,155.00	\$0.00	\$6,930.00	\$5,775.00	(\$1,155.00)	\$13,860.00
7510-004 - Admin Expenses-Office Supplies	\$24.31	\$62.50	\$38.19	\$242.37	\$312.50	\$70.13	\$750.00
7510-005 - Admin Expenses-Postage	\$22.11	\$41.67	\$19.56	\$148.67	\$208.35	\$59.68	\$500.00
7510-008 - Admin Expenses-Misc	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00
7930-000 - Social Events	\$0.00	\$200.00	\$200.00	\$0.00	\$1,000.00	\$1,000.00	\$2,400.00
7930-001 - Holiday Decorations	\$0.00	\$100.00	\$100.00	\$0.00	\$500.00	\$500.00	\$1,200.00
Total Administrative	\$2,300.35	\$3,897.60	\$1,597.25	\$13,907.64	\$19,488.00	\$5,580.36	\$46,771.25
<u>Services & Utilities</u>							
8014-000 - Security-Gate Maintenance	\$53.95	\$166.67	\$112.72	\$13,729.84	\$833.35	(\$12,896.49)	\$2,000.00
8110-000 - R & M General	\$94.90	\$333.33	\$238.43	\$1,434.04	\$1,666.65	\$232.61	\$4,000.00
8110-024 - R&M-Pressure Cleaning	\$0.00	\$208.33	\$208.33	\$0.00	\$1,041.65	\$1,041.65	\$2,500.00
8210-000 - Grounds Maintenance-General	\$2,400.00	\$2,916.67	\$516.67	\$12,000.00	\$14,583.35	\$2,583.35	\$35,000.00
8210-006 - Grounds-Supplies	\$0.00	\$125.00	\$125.00	\$0.00	\$625.00	\$625.00	\$1,500.00
8210-007 - Grounds-Landscape	\$0.00	\$1,250.00	\$1,250.00	\$1,472.46	\$6,250.00	\$4,777.54	\$15,000.00
8210-008 - Grounds-Irrigation General	\$0.00	\$625.00	\$625.00	\$172.00	\$3,125.00	\$2,953.00	\$7,500.00
8210-009 - Grounds-Tree Trimming	\$0.00	\$778.75	\$778.75	\$0.00	\$3,893.75	\$3,893.75	\$9,345.00
8710-001 - Utilities-Electric	\$45.75	\$83.33	\$37.58	\$233.93	\$416.65	\$182.72	\$1,000.00
8710-003 - Utilities-Electric-Street Lights	\$1,994.28	\$2,916.67	\$922.39	\$9,984.12	\$14,583.35	\$4,599.23	\$35,000.00
8710-007 - Utilities-Sewer & Water-General	\$38.22	\$291.67	\$253.45	\$1,317.42	\$1,458.35	\$140.93	\$3,500.00
Total Services & Utilities	\$4,627.10	\$9,695.42	\$5,068.32	\$40,343.81	\$48,477.10	\$8,133.29	\$116,345.00
Total Expense	\$6,927.45	\$13,593.02	\$6,665.57	\$54,251.45	\$67,965.10	\$13,713.65	\$163,116.25
Operating Net Income	\$7,245.66	\$0.00	\$7,245.66	\$15,077.84	\$0.00	\$15,077.84	\$0.00

ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.

Budget Comparison Report

5/1/2024 - 5/31/2024

	5/1/2024 - 5/31/2024			1/1/2024 - 5/31/2024			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
<u>Reserve Expense</u>							
9622-000 - Reserve Expense-Streets/Walks	\$0.00	\$0.00	\$0.00	\$11,666.68	\$0.00	(\$11,666.68)	\$0.00
9667-000 - Reserve Expense-Gates	\$0.00	\$0.00	\$0.00	\$10,307.32	\$0.00	(\$10,307.32)	\$0.00
9669-000 - Reserve Expense-Mailbox	\$0.00	\$0.00	\$0.00	\$2,333.32	\$0.00	(\$2,333.32)	\$0.00
9900-000 - Reserve Expense-Funding	\$0.00	\$0.00	\$0.00	(\$6,974.00)	\$0.00	\$6,974.00	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$17,333.32	\$0.00	(\$17,333.32)	\$0.00
Total Reserve Expense	\$0.00	\$0.00	\$0.00	\$17,333.32	\$0.00	(\$17,333.32)	\$0.00
Reserve Net Income	\$0.00	\$0.00	\$0.00	(\$17,333.32)	\$0.00	(\$17,333.32)	\$0.00
Net Income	\$7,245.66	\$0.00	\$7,245.66	(\$2,255.48)	\$0.00	(\$2,255.48)	\$0.00

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

Servis1st Bank - Cash-Checking-Servis1st-1010-005
Statement Date: 5/31/2024

Statement Balance: \$114,740.80
GL Balance: \$73,445.76
Last Statement Balance: \$114,740.80
Outstanding Checks: \$41,821.45
Outstanding Deposits: \$526.41
Calculated Balance: \$114,740.80
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
	Records Monthly Reserve Transfer	4/30/2024		-\$4,333.33
	Transfer money due to Reserves	5/24/2024		-\$23,333.13
	Auto Debit Mgmt Fee	5/31/2024		-\$1,155.00
Total Outstanding Checks:				\$41,821.45

Deposits	Description	Date	Amount
	Owner Payment-PO Box	5/29/2024	\$169.44
	CalPay Ach Transactions (Date: 2024-05-31, Transactions: 1, Amount: \$356.97)	5/31/2024	\$356.97
Total Outstanding Deposits:			\$526.41

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	11
Account Number	XXXXXXXXXXXX5583	Statement Dates	4/26/24 thru 5/27/24
Previous Balance	117,885.94	Days in the Statement Period	32
18 Deposits/Credits	15,493.30	Average Ledger	115,998.74
11 Checks/Debits	18,643.50	Average Collected	115,823.29
Service Charge	.00		
Interest Paid	5.06		
Current Balance	114,740.80	2024 Interest Paid	24.04

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
4/26	LOCKBOX DEPOSIT	331.97
5/01	LOCKBOX DEPOSIT	59.72
5/01	REMOTE CUSTOMER DEPOSIT	245.18
5/03	FS PaymentFS Payments PayoCCD ST-AQYQC6H2E6U1091000011514721	366.97
5/06	From DDA 5001374791,To DDA 500 1365583,Reverse Mgmt Fee	1,150.00
5/07	From DDA 5001365609,To DDA 500 1365583,check 294 silent Strik e Solutions	6,974.00
5/07	FS PaymentFS Payments PayoCCD ST-S2D5U4L7U7F1091000015985436	688.94
5/08	From DDA 5001374791,To DDA 500 1365583,Reversal shortage Mgmt	5.00
5/08	LOCKBOX DEPOSIT	688.94
5/13	LOCKBOX DEPOSIT	356.97
5/14	FS PaymentFS Payments PayoCCD ST-H1M1P6M803R2091000014434239	356.97
5/14	FS PaymentFS Payments PayoCCD ST-Q7AOC5H5I9Y1091000015767197	713.94
5/14	LOCKBOX DEPOSIT	1,734.85
5/15	FS PaymentFS Payments PayoCCD ST-Y7R4D5D0D1B5091000010637399	356.97
5/15	REMOTE CUSTOMER DEPOSIT	356.97



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
5/16	FS PaymentFS Payments PayoCCD ST-01Z5A7D2Z0Z7091000017124148	356.97
5/16	FS PaymentFS Payments PayoCCD ST-U8E9K608W9V1091000018729572	356.97
5/17	LOCKBOX DEPOSIT	391.97
5/27	INTEREST DEPOSIT	5.06

WITHDRAWALS AND DEBITS		
Date	Description	Amount
5/01	From DDA 5001365583,To DDA 500 1374791,ACR Mgmt Fee	1,155.00-
5/17	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
4/29	291	27.20	5/16	296	107.90	5/17	299	1,339.14
4/29	294*	6,974.00	5/20	297	2,400.00	5/20	300	596.55
5/06	295	1,446.76	5/23	298	168.72	5/20	301	94.90

* Indicates Serial Number Out of Sequence

DAILY BALANCES					
Date	Balance	Date	Balance	Date	Balance
4/26	118,217.91	5/07	118,099.76	5/16	123,276.41
4/29	111,216.71	5/08	118,793.70	5/17	117,995.91
5/01	110,366.61	5/13	119,150.67	5/20	114,904.46
5/03	110,733.58	5/14	121,956.43	5/23	114,735.74
5/06	110,436.82	5/15	122,670.37	5/27	114,740.80

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
4/25	0.050000%

Complete Check Register

Anclote Reserve Homeowners Association, Inc.
Complete Check Register
5/1/2024 - 5/31/2024

Check #	Check Date	Vendor or Payee	Check Amt	Expense Account	Invoice	Paid
Account: 1010-005 Cash-Checking-Servis1st						
296	5/8/2024	DOORKING INC	\$107.90			
	2231715	Doorking		8014-000 Security-Gate Maintenance	\$107.90	\$107.90
297	5/14/2024	LANDSCAPE WORKSHOP PARENT, LLC	\$2,400.00			
	8357-10489280	Maintenance installment		8210-000 Grounds Maintenance-General	\$2,400.00	\$2,400.00
298	5/14/2024	MANAGEMENT & ASSOCIATES	\$168.72			
	31870	Admin Fees		7510-004 Admin Expenses-Office Supplies	\$119.86	\$119.86
	.31870			7510-005 Admin Expenses-Postage	\$48.86	\$48.86
299	5/14/2024	Edgar K Burga	\$1,339.14			
	4-29-24	Reimb for community lighting		8110-000 R & M General	\$1,339.14	\$1,339.14
300	5/14/2024	DUKE ENERGY PAYMENT PROCESSING	\$596.55			
	04-30-24	9100 8873 9247		8710-001 Utilities-Electric	\$43.95	\$43.95
	5-2-24	9100 8873 9429		8710-003 Utilities-Electric-Street Lights	\$552.60	\$552.60
301	5/14/2024	Ed Burga	\$94.90			
	5-14-24	Reimb for materials		8110-000 R & M General	\$94.90	\$94.90
Total 1010-005 Cash-Checking-Servis1st			<u>\$4,707.21</u>			

Reconciliation Report

Anclote Reserve Homeowners Association, Inc. Reconciliation Report

- Cash-MMA-Servis1st-1041-005
Statement Date: 5/31/2024

Statement Balance: \$47,903.14
GL Balance: \$88,569.59
Last Statement Balance: \$47,903.14
Outstanding Checks: \$0.00
Outstanding Deposits: \$40,666.45
Calculated Balance: \$47,903.14
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
	Records Monthly Reserve Transfer	3/21/2024	\$4,333.33
	Records Monthly Reserve Transfer	4/30/2024	\$4,333.33
	Transfer money due to Reserves	5/24/2024	\$23,333.13
Total Outstanding Deposits:			\$40,666.45

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	4/26/24 thru 5/27/24
Previous Balance	50,413.29	Days in the Statement Period	32
1 Deposits/Credits	4,333.33	Average Ledger	47,326.18
1 Checks/Debits	6,974.00	Average Collected	47,326.18
Service charge	.00		
Interest Paid	130.52		
Current Balance	47,903.14	2024 Interest Paid	550.10

DEPOSITS AND OTHER CREDITS		
Date	Description	Amount
5/17	From DDA 5001365583,To DDA 5001365609,Reserve Transfer	4,333.33
5/27	INTEREST DEPOSIT	130.52

WITHDRAWALS AND DEBITS		
Date	Description	Amount
5/07	From DDA 5001365609,To DDA 5001365583,check 294 silent Strike Solutions	6,974.00-

DAILY BALANCES			
Date	Balance	Date	Balance
4/26	50,413.29	5/17	47,772.62
5/07	43,439.29	5/27	47,903.14

INTEREST RATE SUMMARY	
Date	Rate
4/25	3.150000%



ANCLOTE RESERVE HOMEOWNERS ASSOCIATION, INC.
Accounts Payable Aging Report
Period Through: 5/31/2024

Payee	Invoice	Invoice Date	Due Date	Description	Expense	Total	Current	30 Days	60 Days	90 Days
PASCO COUNTY UTILITIES	5-8-24	5/8/2024	5/13/2024	1018780	8710-008-Utilities-Sewer	\$38.22	\$38.22			
					5-8-24 Total:	\$38.22	\$38.22	\$0.00	\$0.00	\$0.00
DUKE ENERGY PAYMENT PROCESSING	5-10-24	5/10/2024	5/14/2024	9100 8873 9429	8710-003-Utilities-Electric-Street Lights	\$338.41	\$338.41			
					5-10-24 Total:	\$338.41	\$338.41	\$0.00	\$0.00	\$0.00
DUKE ENERGY PAYMENT PROCESSING	5-16-24	5/16/2024	5/22/2024	9100 8873 9643	8710-003-Utilities-Electric-Street Lights	\$1,103.27	\$1,103.27			
					5-16-24 Total:	\$1,103.27	\$1,103.27	\$0.00	\$0.00	\$0.00
MANAGEMENT & ASSOCIATES	32125	5/24/2024	5/29/2024	Admin Fees	7510-004-Admin Expenses-Office Supplies	\$24.31	\$24.31			
MANAGEMENT & ASSOCIATES	32125	5/24/2024	5/29/2024		7510-005-Admin Expenses-Postage	\$22.11	\$22.11			
MANAGEMENT & ASSOCIATES	32125	5/24/2024	5/29/2024	Annual report	7310-002-Taxes-Corp Annual	\$61.25	\$61.25			
					32125 Total:	\$107.67	\$107.67	\$0.00	\$0.00	\$0.00
DUKE ENERGY PAYMENT PROCESSING	5-31-24	5/31/2024	5/31/2024	9100 8873 9247	8710-001-Utilities-Electric	\$45.75	\$45.75			
					5-31-24 Total:	\$45.75	\$45.75	\$0.00	\$0.00	\$0.00
DOORKING INC	22523295	5/12/2024	5/31/2024	Doorking	8014-000-Security-Gate Maintenance	\$53.95	\$53.95			
					2252329 Total:	\$53.95	\$53.95	\$0.00	\$0.00	\$0.00
					Totals:	\$1,687.27	\$1,687.27	\$0.00	\$0.00	\$0.00