

Anclote Reserve HOA Inc.
Proposed Annual Budget January 1, 2025-December 31, 2025

Account Number	Description	2024 July	Estimated Remainder	Total Estimated	Budget 2024	Estimated Variance	Budget 2025	
6010-000	MAINT FEE - OPERATING	\$95,151.35	\$ 67,965.25	\$163,116.60	\$163,116.25	\$0.35	\$137,464.25	
	MAINT FEE - RESV - STREETS/WALKS	\$20,416.69	\$ 14,583.35	\$35,000.04	\$35,000.00	\$0.04	\$0.00	
	MAINT FEE - RESV - GATES	\$5,833.11	\$ 4,166.51	\$9,999.62	\$10,000.00	(\$0.38)	\$0.00	
	MAINT FEE - RESV - MAILBOX	\$4,083.31	\$ 2,916.65	\$6,999.96	\$7,000.00	(\$0.04)	\$0.00	
	MAINT FEE - RESV - DEF MAINT	\$0.00	\$ -	\$0.00	\$0.00	\$0.00	\$77,655.44	Accounts for Reserve Study
6070-000	INTEREST INCOME-OPERATING	\$31.96	\$ 22.83	\$54.79	\$0.00	\$54.79	\$0.00	
6071-000	INTEREST INCOME - RESERVES	\$936.95	\$ 669.25	\$1,606.20	\$0.00	\$1,606.20	\$0.00	
6082-000	LATE FEE INCOME	\$1,250.00	\$ 892.86	\$2,142.86	\$0.00	\$2,142.86	\$0.00	
6083-004	OTHER INCOME-TRANSMITTERS	\$200.00	\$ 142.86	\$342.86	\$0.00	\$342.86	\$0.00	
6083-099	OTHER INCOME - PRE-LIEN	\$490.00	\$ 350.00	\$840.00	\$0.00	\$840.00	\$0.00	
6900-000	INCOME TRANSFER TO RESERVE	(\$30,333.31)	\$ (21,666.65)	(\$51,999.96)	(\$52,000.00)	\$0.04	(\$65,000.00)	Per Reserve Study
6901-000	INTEREST TRANSFER TO RESERVE	(\$936.95)	\$ (669.25)	(\$1,606.20)	\$0.00	(\$1,606.20)	\$0.00	
	TOTAL REVENUES	\$97,123.11	\$69,373.65	\$166,496.76	\$163,116.25	\$3,380.51	\$150,119.69	
	ADMINISTRATIVE							
7110-000	INSURANCE - GENERAL	\$7,263.76	\$ 5,188.40	\$12,452.16	\$14,000.00	\$1,547.84	\$14,000.00	2024 Premium was approx \$12.5k. 2025 Premium is at an approx \$13.7k.
7210-000	LEGAL AND PROFESSIONAL	\$1,336.95	\$ 954.96	\$2,291.91	\$10,000.00	\$7,708.09	\$8,000.00	
7212-003	PROFESSIONAL - CPA FEES	\$0.00	\$ 300.00	\$300.00	\$1,000.00	\$700.00	\$500.00	
7310-002	TAXES - CORP ANNUAL	\$61.25	\$ -	\$61.25	\$61.25	\$0.00	\$61.25	Same fee every year.
7410-000	MANAGEMENT FEE	\$9,240.00	\$ 6,600.00	\$15,840.00	\$13,860.00	(\$1,980.00)	\$14,553.00	Accounts for 5% increase
7510-004	ADMIN EXPENSES-OFFICE SUPPLIES	\$309.77	\$ 221.26	\$531.03	\$750.00	\$218.97	\$750.00	
7510-005	ADMIN EXPENSES-POSTAGE	\$199.32	\$ 142.37	\$341.69	\$500.00	\$158.31	\$500.00	
7510-008	ADMIN EXPENSES-MISC	\$0.00	\$ -	\$0.00	\$3,000.00	\$3,000.00	\$1,500.00	Most of your mailers and other admin items (gates, etc) come out here
7510-099	ADMIN EXPENSES - 45 DAY PRE LIEN	\$175.00	\$ 125.00	\$300.00	\$0.00	(\$300.00)	\$0.00	Always assumed to be 0
7810-000	UNCOLLECTIBLE ASSESSMENTS	\$0.00	\$ -	\$0.00	\$0.00	\$0.00	\$0.00	Always assumed to be 0
	TOTAL ADMIN EXPENSES	\$18,586.05	\$13,532.00	\$32,118.05	\$43,171.25	\$11,053.20	\$39,864.25	
	SERVICES AND UTILITIES							
8110-000	R&M - GENERAL	\$1,434.04	\$ 1,024.31	\$2,458.35	\$4,000.00	\$1,541.65	\$4,000.00	For any necessary repairs and maintenance items outside of reserve
8110-024	R&M - PRESSURE CLEANING	\$0.00	\$ -	\$0.00	\$2,500.00	\$2,500.00	\$2,500.00	
8014-000	SECURITY - GATE MAINTENANCE	\$30,317.43	\$ 21,655.31	\$51,972.74	\$2,000.00	(\$49,972.74)	\$5,000.00	To account for barrier arm maintenance
8210-000	GROUND MAINTENANCE - GENERAL	\$16,800.00	\$ 12,000.00	\$28,800.00	\$35,000.00	\$6,200.00	\$33,000.00	
8210-006	GROUNDS - SUPPLIES	\$0.00	\$ -	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00	
8210-007	GROUNDS - LANDSCAPE	\$1,472.46	\$ 1,051.76	\$2,524.22	\$15,000.00	\$12,475.78	\$15,000.00	For hopeful landscape replacement projects in 2024
8210-008	GROUNDS - IRRIGATION GENERAL	\$687.00	\$ 490.71	\$1,177.71	\$7,500.00	\$6,322.29	\$2,000.00	
-	GROUNDS - TREE TRIMMING	\$0.00	\$ -	\$0.00	\$9,345.00	\$9,345.00	\$0.00	Removing line item due to in-house volunteer trimming by board/residents.
8710-001	UTILITIES - ELECTRIC	\$337.34	\$ 240.96	\$578.30	\$1,000.00	\$421.70	\$1,000.00	Not shown on this line item, but still needed for gate and irrigation
8710-003	UTILITIES - ELECTRIC - STREET LIGHTS	\$14,265.39	\$ 10,189.56	\$24,454.95	\$35,000.00	\$10,545.05	\$27,500.00	
8710-008	UTILITIES - WATER/SEWER	\$1,370.50	\$ 978.93	\$2,349.43	\$3,500.00	\$1,150.57	\$2,500.00	For irrigation
-	MISC - SOCIAL EVENTS	\$0.00	\$ -	\$0.00	\$2,400.00	\$2,400.00	\$2,400.00	
-	MISC - HOLIDAY LIGHTING	\$0.00	\$ 1.00	\$1.00	\$1,200.00	\$1,199.00	\$1,200.00	
	TOTAL SERVICES & UTILITIES	\$66,684.16	\$47,631.54	\$114,315.70	\$119,945.00	\$4,429.30	\$97,600.00	
	TOTAL EXPENSES	\$85,270.21	\$61,163.54	\$146,433.75	\$163,116.25	\$15,482.50	\$137,464.25	
	NET EXCESS/(DEFICIT)	\$11,852.90	\$8,210.11	\$20,063.01	\$0.00	(\$12,101.99)	\$12,655.44	
		\$215,119.69	New 2025	\$331.97	per quarter			
			2024	\$331.97	per quarter			
	Qtr Var			\$0.00				
	Mo Var			\$0.00				