

Anclote Reserve HOA, Inc.
Proposed Budget
for 01/01/2026 to 12/31/2026

	2025 Annual Budget	2026 Projected Expenses	2026 Proposed w/Full Reserves	2026 % Increase (Decrease)
INCOME				
OPERATING INCOME				
40-01010 Maintenance Fees	224,464.69	137,466.72	224,466.00	0.00%
40-01060 Late Fees	0.00	600.00	0.00	0.00%
40-01070 Transmitter Income	0.00	440.00	0.00	0.00%
40-01071 Pre Lien Income	0.00	115.00	0.00	0.00%
40-01800 Operating Interest	0.00	41.95	0.00	0.00%
TOTAL OPERATING INCOME	224,464.69	138,663.67	224,466.00	0.00%
OTHER INCOME				
43-01995 Unallocated Rsv Interest	0.00	4,659.45	0.00	0.00%
TOTAL OTHER INCOME	0.00	4,659.45	0.00	0.00%
TOTAL INCOME	224,464.69	143,323.12	224,466.00	0.00%
EXPENSES & RESERVE FUNDING				
MAINTENANCE & REPAIR				
50-02045 General Repair & Maint	4,000.00	6,355.44	5,500.00	37.50%
50-02047 Pressure Cleaning Repair & Maint	2,500.00	0.00	2,500.00	0.00%
50-02050 Security-Gate Maintenance	5,000.00	13,701.20	15,000.00	200.00%
50-02070 Grounds Maintenance	33,000.00	32,042.27	45,000.00	36.36%
50-02071 Landscape	15,000.00	17,474.00	0.00	-100.00%
50-02072 Grounds Supplies	1,500.00	0.00	1,500.00	0.00%
50-02073 Tree Trimming	0.00	0.00	9,600.00	100.00%
50-02074 Irrigation	2,000.00	1,000.40	1,000.00	-50.00%
TOTAL MAINTENANCE & REPAIR	63,000.00	70,573.31	80,100.00	27.14%
UTILITIES				
60-04010 Electric	1,000.00	845.75	1,000.00	0.00%
60-04011 Electric-Street Lights	27,500.00	23,900.13	27,500.00	0.00%
60-04015 Water/Sewer	2,500.00	1,663.57	2,500.00	0.00%
TOTAL UTILITIES	31,000.00	26,409.45	31,000.00	0.00%

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ADMINISTRATIVE				
65-05010 Management Fee	14,553.00	14,664.75	15,000.00	3.07%
65-05011 Admin Expenses-Office Supplies	750.00	1,642.60	2,000.00	166.67%
65-05012 CPA Fees	500.00	100.00	500.00	0.00%
65-05014 Taxes-Corporate Annual	61.25	0.00	0.00	-100.00%
65-05020 Admin Expenses-Misc	1,500.00	1,294.30	0.00	-100.00%
65-05025 Postage	500.00	445.06	0.00	-100.00%
65-05030 Legal & Professional	8,000.00	7,889.59	8,000.00	0.00%
65-05040 Insurance-General	14,000.00	13,762.45	14,000.00	0.00%
65-05050 Social Events	2,400.00	1,802.50	2,000.00	-16.67%
65-05052 Holiday Lighting	1,200.00	900.00	950.00	-20.83%
65-05071 Admin Expenses-45 Day Pre Lien	0.00	340.00	0.00	0.00%
TOTAL ADMINISTRATIVE	43,464.25	42,841.25	42,450.00	-2.33%
RESERVE FUNDING				
80-09013 Mailbox	0.00	0.00	1,312.00	100.00%
80-09034 Gates	0.00	0.00	1,983.00	100.00%
80-09035 Streets/Walks	0.00	0.00	29,574.00	100.00%
80-09090 Deferred Maintenance	87,000.44	87,000.48	38,047.00	-56.27%
80-09095 Reserve Interest	0.00	0.00	0.00	0.00%
TOTAL RESERVE FUNDING	87,000.44	87,000.48	70,916.00	-18.49%
MISCELLANEOUS DISBURSEMENTS				
10550-Prior Year Expense	0.00	0.00	0.00	0.00%
TOTAL MISCELLANEOUS DISBURSEMENTS	0.00	0.00	0.00	0.00%
TOTAL DISBURSEMENTS	224,464.69	226,824.49	224,466.00	0.00%
NET(INCOME LESS DISBURSEMENTS)	0.00	(83,501.37)	0.00	0.00%

Ancilote Reserve HOA, Inc.
Maintenance Fees
Proposed Fee Schedule for Year
for 01/01/2026 to 12/31/2026

Description	Class Type	% of Own	# Units	% Own by Class	2025 Quarterly	2025 Annual	2026 Proposed Quarterly	2026 Proposed Annual
Maintenance Fee	MN1	0.617284%	162	100.00000%	346.40	4,156.80	346.00	224,466.00
Totals			162	100.00000%				224,466.00

Number of Payments Each Year 12

Anclote Reserve HOA, Inc.

Proposed Reserve Plan
for 01/01/2026 to 12/31/2026

Reserve Item	Repair / Replace Cost	2025 funding less exp as of 09/30/2025	Anticipated funding 08/01/2025 - 12/31/2025	Anticipated exp 10/01/2025 - 12/31/2025	Estimated Reserve Balance on 01/01/2026	Remaining Unreserved Funds	Est New Life	Rem Life Yrs	2026 Reserve Required
80-09013 Mailbox	33,600.00	9,987.28		0.00	9,987.28	23,612.72	25	18	1,312.00
80-09034 Gates	35,900.00	14,091.60		0.00	14,091.60	21,808.40	20	11	1,983.00
80-09035 Streets/Walks	478,230.00	93,767.08		0.00	93,767.08	384,462.92	20	13	29,574.00
80-09090 Deferred Maintenance	127,465.52	60,418.36	29,000.16	0.00	89,418.52	38,047.00	1	1	38,047.00
80-09095 Reserve Interest	0.00	6,328.09		0.00	6,328.09	(6,328.09)			0.00
Totals									70,916.00

The Association's board of directors used a reserve study to determine the remaining useful lives and replacement costs of the reserve items.

The Association's current policy is to not allocate interest monthly unless a motion is made by the Board of Directors.

The association's reserves were not waived for the period.