

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

12/10/2025

	2025 Annual Budget	2026 Projected Expenses	2026 Approved w/Full Reserves	2026 % Increase (Decrease)
<b>INCOME</b>				
<b>OPERATING INCOME</b>				
40-01010 Maintenance Fees	224,464.69	137,466.72	231,191.00	3.00%
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%
<b>TOTAL OPERATING INCOME</b>	<b>224,464.69</b>	<b>138,663.67</b>	<b>231,191.00</b>	<b>3.00%</b>
<b>OTHER INCOME</b>				
43-01995 Unallocated Rsv Interest	0.00	4,659.45	0.00	0.00%
<b>TOTAL OTHER INCOME</b>	<b>0.00</b>	<b>4,659.45</b>	<b>0.00</b>	<b>0.00%</b>
<b>TOTAL INCOME</b>	<b>224,464.69</b>	<b>143,323.12</b>	<b>231,191.00</b>	<b>3.00%</b>
<b>EXPENSES &amp; RESERVE FUNDING</b>				
<b>MAINTENANCE &amp; REPAIR</b>				
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	18,000.00	260.00%
50-02070 Grounds Maintenance	33,000.00	32,042.27	47,725.00	44.62%
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	2,000.00	0.00%
<b>TOTAL MAINTENANCE &amp; REPAIR</b>	<b>63,000.00</b>	<b>70,573.31</b>	<b>86,825.00</b>	<b>37.82%</b>
<b>UTILITIES</b>				
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%
<b>TOTAL UTILITIES</b>	<b>31,000.00</b>	<b>26,409.45</b>	<b>31,000.00</b>	<b>0.00%</b>

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	2025 Annual Budget	2026 Projected Expenses	2026 Approved w/Full Reserves	2026 % Increase (Decrease)
<b>ADMINISTRATIVE</b>				
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%
<b>TOTAL ADMINISTRATIVE</b>	<b>43,464.25</b>	<b>42,841.25</b>	<b>42,450.00</b>	<b>-2.33%</b>
<b>RESERVE FUNDING</b>				
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%
<b>TOTAL RESERVE FUNDING</b>	<b>87,000.44</b>	<b>87,000.48</b>	<b>70,916.00</b>	<b>-18.49%</b>
<b>MISCELLANEOUS DISBURSEMENTS</b>				
10550-Prior Year Expense	0.00	0.00	0.00	0.00%
<b>TOTAL MISCELLANEOUS DISBURSEMENTS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>TOTAL DISBURSEMENTS</b>	<b>224,464.69</b>	<b>226,824.49</b>	<b>231,191.00</b>	<b>3.00%</b>
<b>NET(INCOME LESS DISBURSEMENTS)</b>	<b>0.00</b>	<b>(83,501.37)</b>	<b>0.00</b>	<b>0.00%</b>

Anclote Reserve HOA, Inc.  
 Maintenance Fees  
 Approved 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 Approved Quarterly	2026 Approved Annual
Maintenance Fee	MN1	0.617284%	162	100.0000%	346.40	4,156.80	357.00	231,191.00
<b>Totals</b>			<b>162</b>	<b>100.0000%</b>				<b>231,191.00</b>

Number of Payments Each Year

12



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Anclote Reserve HOA, Inc.

Approved 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	0.00	9,987.28	23,612.72	25	18	1,312.00
80-09034 Gates	35,900.00	14,091.60	0.00	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	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	0.00	6,328.09	(6,328.09)			0.00
<b>Totals</b>									<b>70,916.00</b>



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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.