

Anclote Reserve Homeowners Association, Inc.

Balance Sheet For 1/31/2026

Operating Cash

10-00101 - Popular Bank Operating 2959	\$71,174.21
10-00112 - BB&T Operating-Prior Mgmt	\$874.77

Total Operating Cash

\$72,048.98

Reserve Account

13-00201 - Popular Bank Rsv 3009	\$56,075.07
13-00202 - Popular Bank Rsv ICS	\$156,605.42

Total Reserve Account

\$212,680.49

Other Assets

16-00310 - Accounts Receivables	\$30,310.13
16-00312 - A/R-Prior Owner/Builder	\$860.00
16-00330 - Duke Energy Deposit Release-9100 8873 9031	\$797.38
16-00340 - PPD Insurance 10/26	\$8,353.17
16-00396 - A/R Clearing Account-Prior Mgmt	\$670.35

Total Other Assets

\$40,991.03

Total Assets

\$325,720.50

Reserve Funds

22-00513 - Mailbox	\$10,096.61
22-00534 - Gates	\$14,256.85
22-00535 - Streets/Walks	\$96,231.58
22-00590 - Deferred Maintenance	\$85,339.06
22-00595 - Unallocated Interest	\$6,756.39

Total Reserve Funds

\$212,680.49

Other Liabilities

25-00620 - Prepaid Fees	\$12,622.58
25-00621 - Prepaid Fees - Prior Owner	\$331.97
25-00650 - Deferred Revenue	\$38,556.00

Total Other Liabilities

\$51,510.55

Fund Balances

30-00900 - Prior Years Fund	\$63,320.11
30-00910 - Current Year Fund	(\$1,790.65)

Total Fund Balances

\$61,529.46

Total Liabilities / Equity

\$325,720.50

Anclote Reserve Homeowners Association, Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Operating income							
40-01010 - Maintenance Fees	19,278.00	19,265.92	12.08	19,278.00	19,265.92	12.08	231,191.00
40-01072 - Transmitters	240.00	-	240.00	240.00	-	240.00	-
40-01800 - Operating Interest	1.12	-	1.12	1.12	-	1.12	-
Total Operating income	19,519.12	19,265.92	253.20	19,519.12	19,265.92	253.20	231,191.00
Other Income							
43-01995 - Unallocated Rsv Interest	165.41	-	165.41	165.41	-	165.41	-
Total Other Income	165.41	-	165.41	165.41	-	165.41	-
Total Operating Income	19,684.53	19,265.92	418.61	19,684.53	19,265.92	418.61	231,191.00
Expense							
Maintenance & Repair							
50-02045 - General Repair & Maint	86.23	458.33	372.10	86.23	458.33	372.10	5,500.00
50-02047 - Pressure Cleaning Repair & Maint	-	208.33	208.33	-	208.33	208.33	2,500.00
50-02050 - Security-Gate Maintenance	62.95	1,500.00	1,437.05	62.95	1,500.00	1,437.05	18,000.00
50-02070 - Grounds Maintenance	1,719.58	3,977.08	2,257.50	1,719.58	3,977.08	2,257.50	47,725.00
50-02072 - Grounds Supplies	-	125.00	125.00	-	125.00	125.00	1,500.00
50-02073 - Tree Trimming	-	800.00	800.00	-	800.00	800.00	9,600.00
50-02074 - Irrigation	1,117.50	166.67	(950.83)	1,117.50	166.67	(950.83)	2,000.00
Total Maintenance & Repair	2,986.26	7,235.41	4,249.15	2,986.26	7,235.41	4,249.15	86,825.00
Utilities							
60-04010 - Electric	197.65	83.33	(114.32)	197.65	83.33	(114.32)	1,000.00
60-04011 - Electric-Street Lights	3,481.60	2,291.67	(1,189.93)	3,481.60	2,291.67	(1,189.93)	27,500.00
60-04015 - Water/Sewer	184.83	208.33	23.50	184.83	208.33	23.50	2,500.00
60-04071 - Unbudgeted Internet	218.93	-	(218.93)	218.93	-	(218.93)	-
Total Utilities	4,083.01	2,583.33	(1,499.68)	4,083.01	2,583.33	(1,499.68)	31,000.00
Administrative							
65-05010 - Management Fee	1,250.00	1,250.00	-	1,250.00	1,250.00	-	15,000.00
65-05011 - Office Supplies	989.42	166.67	(822.75)	989.42	166.67	(822.75)	2,000.00
65-05012 - CPA Fees	-	41.67	41.67	-	41.67	41.67	500.00
65-05020 - Admin Expenses-Misc	34.80	-	(34.80)	34.80	-	(34.80)	-
65-05030 - Legal & Professional	5,128.49	666.67	(4,461.82)	5,128.49	666.67	(4,461.82)	8,000.00
65-05040 - Insurance-General	928.13	1,166.67	238.54	928.13	1,166.67	238.54	14,000.00
65-05050 - Social Events	-	166.67	166.67	-	166.67	166.67	2,000.00
65-05052 - Holiday Lighting	-	79.17	79.17	-	79.17	79.17	950.00
Total Administrative	8,330.84	3,537.52	(4,793.32)	8,330.84	3,537.52	(4,793.32)	42,450.00
Reserve Funding							
80-09013 - Mailbox	109.33	109.33	-	109.33	109.33	-	1,312.00
80-09034 - Gates	165.25	165.25	-	165.25	165.25	-	1,983.00
80-09035 - Streets/Walks	2,464.50	2,464.50	-	2,464.50	2,464.50	-	29,574.00

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Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
80-09090 - Deferred Maintenance	3,170.58	3,170.58	-	3,170.58	3,170.58	-	38,047.00
80-09095 - Reserve Interest	165.41	-	(165.41)	165.41	-	(165.41)	-
Total Reserve Funding	6,075.07	5,909.66	(165.41)	6,075.07	5,909.66	(165.41)	70,916.00
Total Operating Expense	21,475.18	19,265.92	(2,209.26)	21,475.18	19,265.92	(2,209.26)	231,191.00
Net Operating Income	(1,790.65)	-	(1,790.65)	(1,790.65)	-	(1,790.65)	-
Net Income	(1,790.65)	-	(1,790.65)	(1,790.65)	-	(1,790.65)	-