

Anclote Reserve Homeowners Association, Inc.

Balance Sheet For 2/28/2026

Operating Cash

10-00101 - Popular Bank Operating 2959	\$62,116.30
10-00112 - BB&T Operating-Prior Mgmt	\$874.77

Total Operating Cash

\$62,991.07

Reserve Account

13-00201 - Popular Bank Rsv 3009	\$50,092.49
13-00202 - Popular Bank Rsv ICS	\$168,677.76

Total Reserve Account

\$218,770.25

Other Assets

16-00310 - Accounts Receivables	\$25,451.92
16-00312 - A/R-Prior Owner/Builder	\$860.00
16-00330 - Duke Energy Deposit Release-9100 8873 9031	\$117.45
16-00340 - PPD Insurance 10/26	\$9,635.84
16-00396 - A/R Clearing Account-Prior Mgmt	\$670.35

Total Other Assets

\$36,735.56

Total Assets

\$318,496.88

Reserve Funds

22-00513 - Mailbox	\$10,205.94
22-00534 - Gates	\$14,422.10
22-00535 - Streets/Walks	\$98,696.08
22-00590 - Deferred Maintenance	\$88,509.64
22-00595 - Unallocated Interest	\$6,936.49

Total Reserve Funds

\$218,770.25

Other Liabilities

25-00620 - Prepaid Fees	\$14,126.77
25-00621 - Prepaid Fees - Prior Owner	\$331.97
25-00650 - Deferred Revenue	\$19,278.00
25-00685 - Accounts Payable	\$2,026.97

Total Other Liabilities

\$35,763.71

Fund Balances

30-00900 - Prior Years Fund	\$63,320.11
30-00910 - Current Year Fund	\$642.81

Total Fund Balances

\$63,962.92

Total Liabilities / Equity

\$318,496.88

Anclote Reserve Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	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	38,556.00	38,531.84	24.16	231,191.00
40-01070 - Gate Card Members	280.00	-	280.00	280.00	-	280.00	-
40-01072 - Transmitters	-	-	-	240.00	-	240.00	-
40-01800 - Operating Interest	1.07	-	1.07	2.19	-	2.19	-
Total Operating income	19,559.07	19,265.92	293.15	39,078.19	38,531.84	546.35	231,191.00
Other Income							
43-01995 - Unallocated Rsv Interest	180.10	-	180.10	345.51	-	345.51	-
Total Other Income	180.10	-	180.10	345.51	-	345.51	-
Total Operating Income	19,739.17	19,265.92	473.25	39,423.70	38,531.84	891.86	231,191.00
Expense							
Maintenance & Repair							
50-02045 - General Repair & Maint	-	458.33	458.33	86.23	916.66	830.43	5,500.00
50-02047 - Pressure Cleaning Repair & Maint	-	208.33	208.33	-	416.66	416.66	2,500.00
50-02050 - Security-Gate Maintenance	3,807.95	1,500.00	(2,307.95)	3,870.90	3,000.00	(870.90)	18,000.00
50-02070 - Grounds Maintenance	1,719.57	3,977.08	2,257.51	3,439.15	7,954.16	4,515.01	47,725.00
50-02072 - Grounds Supplies	-	125.00	125.00	-	250.00	250.00	1,500.00
50-02073 - Tree Trimming	-	800.00	800.00	-	1,600.00	1,600.00	9,600.00
50-02074 - Irrigation	-	166.67	166.67	1,117.50	333.34	(784.16)	2,000.00
Total Maintenance & Repair	5,527.52	7,235.41	1,707.89	8,513.78	14,470.82	5,957.04	86,825.00
Utilities							
60-04010 - Electric	86.38	83.33	(3.05)	284.03	166.66	(117.37)	1,000.00
60-04011 - Electric-Street Lights	2,336.52	2,291.67	(44.85)	5,818.12	4,583.34	(1,234.78)	27,500.00
60-04015 - Water/Sewer	218.16	208.33	(9.83)	402.99	416.66	13.67	2,500.00
60-04071 - Unbudgeted Internet	99.99	-	(99.99)	318.92	-	(318.92)	-
Total Utilities	2,741.05	2,583.33	(157.72)	6,824.06	5,166.66	(1,657.40)	31,000.00
Administrative							
65-05010 - Management Fee	1,250.00	1,250.00	-	2,500.00	2,500.00	-	15,000.00
65-05011 - Office Supplies	124.29	166.67	42.38	1,113.71	333.34	(780.37)	2,000.00
65-05012 - CPA Fees	-	41.67	41.67	-	83.34	83.34	500.00
65-05014 - Taxes-Corporate Annual	61.25	-	(61.25)	61.25	-	(61.25)	-
65-05020 - Admin Expenses-Misc	-	-	-	34.80	-	(34.80)	-
65-05030 - Legal & Professional	307.40	666.67	359.27	5,435.89	1,333.34	(4,102.55)	8,000.00
65-05040 - Insurance-General	1,204.44	1,166.67	(37.77)	2,132.57	2,333.34	200.77	14,000.00
65-05050 - Social Events	-	166.67	166.67	-	333.34	333.34	2,000.00
65-05052 - Holiday Lighting	-	79.17	79.17	-	158.34	158.34	950.00
Total Administrative	2,947.38	3,537.52	590.14	11,278.22	7,075.04	(4,203.18)	42,450.00
Reserve Funding							
80-09013 - Mailbox	109.33	109.33	-	218.66	218.66	-	1,312.00

Anclote Reserve Homeowners Association, Inc.

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
80-09034 - Gates	165.25	165.25	-	330.50	330.50	-	1,983.00
80-09035 - Streets/Walks	2,464.50	2,464.50	-	4,929.00	4,929.00	-	29,574.00
80-09090 - Deferred Maintenance	3,170.58	3,170.58	-	6,341.16	6,341.16	-	38,047.00
80-09095 - Reserve Interest	180.10	-	(180.10)	345.51	-	(345.51)	-
Total Reserve Funding	6,089.76	5,909.66	(180.10)	12,164.83	11,819.32	(345.51)	70,916.00
Total Operating Expense	17,305.71	19,265.92	1,960.21	38,780.89	38,531.84	(249.05)	231,191.00
Net Operating Income	2,433.46	-	2,433.46	642.81	-	642.81	-
Net Income	2,433.46	-	2,433.46	642.81	-	642.81	-