

# Anclote Reserve Homeowners Association, Inc.

## Balance Sheet For 3/31/2026

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### Operating Cash

10-00101 - Popular Bank Operating 2959	\$61,760.06	
10-00112 - BB&T Operating-Prior Mgmt	\$874.77	

### Total Operating Cash

**\$62,634.83**

### Reserve Account

13-00201 - Popular Bank Rsv 3009	\$50,042.11	
13-00202 - Popular Bank Rsv ICS	\$174,911.55	

### Total Reserve Account

**\$224,953.66**

### Other Assets

16-00310 - Accounts Receivables	\$21,138.86	
16-00312 - A/R-Prior Owner/Builder	\$860.00	
16-00340 - PPD Insurance 10/26	\$8,431.36	
16-00396 - A/R Clearing Account-Prior Mgmt	\$670.35	

### Total Other Assets

**\$31,100.57**

### Total Assets

**\$318,689.06**

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### Reserve Funds

22-00513 - Mailbox	\$10,315.27	
22-00534 - Gates	\$14,587.35	
22-00535 - Streets/Walks	\$101,160.58	
22-00590 - Deferred Maintenance	\$91,680.22	
22-00595 - Unallocated Interest	\$7,210.24	

### Total Reserve Funds

**\$224,953.66**

### Other Liabilities

25-00620 - Prepaid Fees	\$20,792.08	
25-00621 - Prepaid Fees - Prior Owner	\$331.97	
25-00685 - Accounts Payable	\$1,719.57	

### Total Other Liabilities

**\$22,843.62**

### Fund Balances

30-00900 - Prior Years Fund	\$63,320.11	
30-00910 - Current Year Fund	\$7,571.67	

### Total Fund Balances

**\$70,891.78**

### Total Liabilities / Equity

**\$318,689.06**

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# Anclote Reserve Homeowners Association, Inc.

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<b>Operating income</b>							
40-01010 - Maintenance Fees	19,278.00	19,265.92	12.08	57,834.00	57,797.76	36.24	231,191.00
40-01070 - FOB/Key Income	80.00	-	80.00	600.00	-	600.00	-
40-01800 - Operating Interest	1.06	-	1.06	3.25	-	3.25	-
<b>Total Operating income</b>	<b>19,359.06</b>	<b>19,265.92</b>	<b>93.14</b>	<b>58,437.25</b>	<b>57,797.76</b>	<b>639.49</b>	<b>231,191.00</b>
<b>Other Income</b>							
43-01995 - Unallocated Rsv Interest	273.75	-	273.75	619.26	-	619.26	-
<b>Total Other Income</b>	<b>273.75</b>	<b>-</b>	<b>273.75</b>	<b>619.26</b>	<b>-</b>	<b>619.26</b>	<b>-</b>
<b>Total Operating Income</b>	<b>19,632.81</b>	<b>19,265.92</b>	<b>366.89</b>	<b>59,056.51</b>	<b>57,797.76</b>	<b>1,258.75</b>	<b>231,191.00</b>
<b>Expense</b>							
<b>Maintenance &amp; Repair</b>							
50-02045 - General Repair & Maint	-	458.33	458.33	86.23	1,374.99	1,288.76	5,500.00
50-02047 - Pressure Cleaning Repair & Maint	-	208.33	208.33	-	624.99	624.99	2,500.00
50-02050 - Security-Gate Maintenance	801.24	1,500.00	698.76	4,672.14	4,500.00	(172.14)	18,000.00
50-02070 - Grounds Maintenance	-	3,977.08	3,977.08	3,439.15	11,931.24	8,492.09	47,725.00
50-02072 - Grounds Supplies	-	125.00	125.00	-	375.00	375.00	1,500.00
50-02073 - Tree Trimming	-	800.00	800.00	-	2,400.00	2,400.00	9,600.00
50-02074 - Irrigation	-	166.67	166.67	1,117.50	500.01	(617.49)	2,000.00
<b>Total Maintenance &amp; Repair</b>	<b>801.24</b>	<b>7,235.41</b>	<b>6,434.17</b>	<b>9,315.02</b>	<b>21,706.23</b>	<b>12,391.21</b>	<b>86,825.00</b>
<b>Utilities</b>							
60-04010 - Electric	70.93	83.33	12.40	354.96	249.99	(104.97)	1,000.00
60-04011 - Electric-Street Lights	1,971.25	2,291.67	320.42	7,789.37	6,875.01	(914.36)	27,500.00
60-04015 - Water/Sewer	227.25	208.33	(18.92)	630.24	624.99	(5.25)	2,500.00
60-04071 - Unbudgeted Internet	105.37	-	(105.37)	424.29	-	(424.29)	-
<b>Total Utilities</b>	<b>2,374.80</b>	<b>2,583.33</b>	<b>208.53</b>	<b>9,198.86</b>	<b>7,749.99</b>	<b>(1,448.87)</b>	<b>31,000.00</b>
<b>Administrative</b>							
65-05010 - Management Fee	1,250.00	1,250.00	-	3,750.00	3,750.00	-	15,000.00
65-05011 - Office Supplies	190.02	166.67	(23.35)	1,303.73	500.01	(803.72)	2,000.00
65-05012 - CPA Fees	700.00	41.67	(658.33)	700.00	125.01	(574.99)	500.00
65-05014 - Taxes-Corporate Annual	-	-	-	61.25	-	(61.25)	-
65-05020 - Admin Expenses-Misc	-	-	-	34.80	-	(34.80)	-
65-05030 - Legal & Professional	-	666.67	666.67	5,435.89	2,000.01	(3,435.88)	8,000.00
65-05040 - Insurance-General	1,204.48	1,166.67	(37.81)	3,337.05	3,500.01	162.96	14,000.00
65-05050 - Social Events	-	166.67	166.67	-	500.01	500.01	2,000.00
65-05052 - Holiday Lighting	-	79.17	79.17	-	237.51	237.51	950.00
<b>Total Administrative</b>	<b>3,344.50</b>	<b>3,537.52</b>	<b>193.02</b>	<b>14,622.72</b>	<b>10,612.56</b>	<b>(4,010.16)</b>	<b>42,450.00</b>
<b>Reserve Funding</b>							
80-09013 - Mailbox	109.33	109.33	-	327.99	327.99	-	1,312.00
80-09034 - Gates	165.25	165.25	-	495.75	495.75	-	1,983.00
80-09035 - Streets/Walks	2,464.50	2,464.50	-	7,393.50	7,393.50	-	29,574.00

# Anclote Reserve Homeowners Association, Inc.

## Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
80-09090 - Deferred Maintenance	3,170.58	3,170.58	-	9,511.74	9,511.74	-	38,047.00
80-09095 - Reserve Interest	273.75	-	(273.75)	619.26	-	(619.26)	-
<b>Total Reserve Funding</b>	<b>6,183.41</b>	<b>5,909.66</b>	<b>(273.75)</b>	<b>18,348.24</b>	<b>17,728.98</b>	<b>(619.26)</b>	<b>70,916.00</b>
<b>Total Operating Expense</b>	<b>12,703.95</b>	<b>19,265.92</b>	<b>6,561.97</b>	<b>51,484.84</b>	<b>57,797.76</b>	<b>6,312.92</b>	<b>231,191.00</b>
<b>Net Operating Income</b>	<b>6,928.86</b>	<b>-</b>	<b>6,928.86</b>	<b>7,571.67</b>	<b>-</b>	<b>7,571.67</b>	<b>-</b>
<b>Net Income</b>	<b>6,928.86</b>	<b>-</b>	<b>6,928.86</b>	<b>7,571.67</b>	<b>-</b>	<b>7,571.67</b>	<b>-</b>