EST The Estuary Homeowners' Association, Inc.
Balance Sheet
12/31/2016

c/o Premier Community Consult
18215 Branch Rd.
Hudson FL 34667

Cash Operations Acct. - SunTrust	43,869
STR MMK RESV	62,696
A/R Delinquent Assessments	16,827
Total Assets	**123,392**
Liabilities	
Accounts Payable	3,423
Prepaid Assessments	22,247
Reserve Interest	47
Prepaid General Reserve	62,664
Security Deposits	200
Total Liabilities	**88,582**
Capital	
Fund Balance - Prior Years	17,664
Current Year Earnings	17,146
Total Capital	**34,810**
Total Liab. and Capital	**123,392**

EST The Estuary Homeowners' Association, Inc.
Income Statement
12/31/2016

c/o Premier Community Consult
18215 Branch Rd.
Hudson FL 34667

	Current Income	Budget	Variance	Year to Date	Budget	Variance	Annual Budget	Budget % Used
Income								
Operating Assessment	-7,043	0	-7,043	140,400	142,528	-2,128	142,528	98.51
Reserve Assessment	7,598	0	7,598	30,392	30,392	0	30,392	100.00
Initial Assessment	300	0	300	4,200	0	4,200	0	0.00
Late Fees	0	0	0	4,000	0	4,000	0	0.00
Collection Costs Billed	0	0	0	155	0	155	0	0.00
Legal Costs Billed	-11,966	0	-11,966	335	0	335	0	0.00
NSF Charges	25	0	25	125	0	125	0	0.00
Fines and Violation Lette	10	0	10	500	0	500	0	0.00
Miscellaneous Income	43	0	43	450	0	450	0	0.00
Developer Contributions	0	0	0	5,716	0	5,716	0	0.00
Total Income	-11,033	0	-11,033	186,274	172,920	13,354	172,920	107.72
Expenses								
Management Fees	2,227	2,227	0	26,724	26,724	0	26,724	100.00
Mgmt Add'l Services	131	131	0	2,280	1,572	-708	1,572	145.04
Bank Charges	30	0	-30	80	0	-80	0	0.00
Corporate Annual Report	0	0	0	61	62	1	62	98.79
Insurance	0	0	0	7,890	8,463	573	8,463	93.23
CPA Services	0	0	0	-2,325	900	3,225	900	-258.33
Legal Services	0	250	250	0	3,000	3,000	3,000	0.00
Abatement - Legal	-14,143	0	14,143	0	0	0	0	0.00
Archiving/Storage	10	10	0	678	120	-558	120	565.04
Grounds Maintenance	-1,431	3,000	4,431	33,341	36,000	2,659	36,000	92.61
Weed, Fert., Pest Control	0	0	0	0	2,000	2,000	2,000	0.00
Irrigation Repairs	0	200	200	4,120	2,400	-1,720	2,400	171.67
Pond Maintenance	225	275	50	6,225	3,300	-2,925	3,300	188.64
Wetland Monitoring	1,700	800	-900	5,950	8,760	2,810	8,760	67.92
Electric	102	2,600	2,498	32,596	31,200	-1,396	31,200	104.47
Mulch/Annuals/Plant Repla	0	650	650	10,449	5,600	-4,849	5,600	186.58
Landscape Replacement	0	0	0	1,150	2,500	1,350	2,500	46.00
Tree Trimming & Removal	0	0	0	350	2,500	2,150	2,500	14.00
Lights & Signs Maint	0	0	0	0	527	527	527	0.00
General Maint/Repair	0	250	250	7,286	3,000	-4,286	3,000	242.86
Rec. Maint & Repairs	86	0	-86	364	0	-364	0	0.00
Community Events	398	400	2	1,168	1,200	32	1,200	97.33
General Reserve	0	0	0	30,392	30,392	0	30,392	100.00
Unapplied Expenses	0	225	225	350	2,700	2,350	2,700	12.96
Total Expenses	**-10,665**	**11,018**	**21,683**	**169,128**	**172,920**	**3,792**	**172,920**	**97.81**
Net Income	**-368**	**-11,018**	**10,650**	**17,146**	**0**	**17,146**	**0**	**0.00**