

The Estuary Homeowners' Association, Inc.
12 months - actual
12/31/2018

01/27/2019
2:11 PM

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
Operating Assessment	35,075	0	-165	35,075	-197	190	35,075	0	-62	35,078	-180	854	140,743
Reserve Assessment	8,142	0	0	8,142	0	0	8,142	0	0	8,142	0	0	32,568
Initial Assessment	300	300	900	0	600	600	0	600	600	0	2,100	0	6,000
Late Fees	1,250	0	-200	1,000	-125	-168	1,122	-25	-75	850	-105	-25	3,499
Collection Costs Billed	0	0	0	0	0	-50	0	0	-25	0	0	0	-75
Legal Costs Billed	0	0	667	0	0	0	0	0	0	0	0	0	667
NSF Charges	0	0	0	25	0	25	50	0	0	25	0	0	125
Fines and Violation Lette	0	120	0	0	0	0	0	0	0	0	0	0	120
Architectural Fees	0	0	0	0	50	0	0	0	0	0	0	0	50
Miscellaneous Income	0	0	0	0	0	-1	0	0	0	0	0	0	-1
Total Income	44,767	420	1,202	44,242	328	596	44,389	575	438	44,095	1,815	829	183,697
Expenses													
Management Fees	2,564	2,478	2,358	2,548	2,368	2,383	2,358	2,358	2,358	2,358	2,358	2,358	28,847
Bank Charges	0	0	0	0	0	0	13	0	0	0	0	0	13
Insurance	0	0	0	8,411	0	0	0	0	0	0	0	0	8,411
CPA Services	0	0	0	0	175	0	0	0	0	0	0	0	175
Legal Services	0	0	460	248	454	0	0	0	0	712	0	200	2,074
Abatement - Legal	0	0	248	-108	0	572	0	0	0	-712	0	0	0
Archiving/Storage	642	0	0	0	0	0	0	0	0	0	0	0	642
Grounds Maintenance	3,183	3,354	5,832	3,354	3,354	5,233	3,354	3,354	3,354	3,354	3,354	4,144	45,221
Irrigation Repairs	0	0	98	0	0	0	0	262	44	0	424	0	828
Pond Maintenance	1,125	275	1,350	275	275	275	275	1,775	275	275	0	1,200	7,375
Wetland Monitoring	0	564	0	0	0	0	0	0	0	0	0	0	564
Electric	97	102	111	103	215	131	100	99	109	115	113	64	1,360
Landscape Replacement	0	0	0	7,513	0	0	0	0	0	0	0	110	810
General Maint/Repair	0	0	121	250	250	185	85	86	86	86	0	-599	0
Rec. Maint & Repairs	86	86	0	86	86	86	86	86	0	0	0	245	699
Community Events	0	0	0	0	0	0	0	0	140	161	154	0	0
General Reserve	8,143	0	0	7,947	0	0	8,339	0	0	8,143	0	0	32,572
Unapplied Expenses	0	0	0	19,059	0	12,083	0	0	0	0	0	0	31,141
Total Expenses	15,840	6,858	10,577	49,685	7,176	20,948	14,609	7,934	6,279	14,405	6,513	8,421	169,245
Net Income	28,927	-6,438	-9,375	-5,443	-6,849	-20,351	29,780	-7,359	-5,841	29,690	-4,698	-7,592	14,453