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01/31/17  
Accrual Basis

**THE WHARF AT CLEAR LAKE MAINT. ASSOCIATION, INC**  
**Balance Sheet**  
**As of December 31, 2016**

	<u>Dec 31, 16</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10075 · FROST BANK - CHECKING	21,656.15
<b>Total Checking/Savings</b>	21,656.15
<b>Accounts Receivable</b>	
12000 · ACCOUNTS RECEIVABLE	-25,298.51
<b>Total Accounts Receivable</b>	-25,298.51
<b>Other Current Assets</b>	
13000 · PREPAID INSURANCE	7,266.25
<b>Total Other Current Assets</b>	7,266.25
<b>Total Current Assets</b>	3,623.89
<b>TOTAL ASSETS</b>	<u><u>3,623.89</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
25000 · FROST BANK - LINE OF CREDIT	74,200.00
<b>Total Other Current Liabilities</b>	74,200.00
<b>Total Current Liabilities</b>	74,200.00
<b>Total Liabilities</b>	74,200.00
<b>Equity</b>	
31300 · OPERATING RESERVES	3,251.86
Net Income	-73,827.97
<b>Total Equity</b>	-70,576.11
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>3,623.89</u></u>

**THE WHARF AT CLEAR LAKE MAINT. ASSOCIATION, INC**  
**STATEMENT OF INCOME & EXPENSES**  
**FOR THE MONTH AND TWELVE MONTHS ENDING DECEMBER 31, 2016**

Accrual Basis

	<u>Dec 16</u>	<u>Jan - Dec 16</u>
<b>Income</b>		
41100 · REGULAR ASSESS. INCOME	29,963.45	359,561.40
43400 · PARKING LEASE INCOME	0.00	40.00
46600 · MISCELLANEOUS INCOME	40.00	1,601.06
49000 · LESS BAD DEBTS	0.00	-4,984.98
<b>Total Income</b>	<u>30,003.45</u>	<u>356,217.48</u>
<b>Gross Profit</b>	30,003.45	356,217.48
<b>Expense</b>		
51010 · PROPERTY/LIABILITY INS	482.03	6,005.01
51040 · FIDELITY BOND	0.00	273.00
51060 · WINDSTORM INSURANCE	572.92	6,572.49
51200 · DIRECTORS & OFFICERS INS	0.00	2,366.00
52010 · ELECTRICITY	1,071.10	13,353.90
52200 · WATER/SANITARY SEWER	4,897.49	58,159.72
55090 · GENERAL BUILDING	2,110.56	11,940.18
55100 · BUILDING SIDING REPAIRS	60,944.00	106,508.40
55210 · CONCRETE REPAIRS	0.00	19,671.40
55230 · BULKHEAD/BOARDWALK RPRS	475.00	4,591.11
55300 · ELECTRICAL REPAIRS	0.00	3,942.42
55660 · PLUMBING REPAIRS	889.50	9,671.13
55750 · POOL REPAIRS	0.00	2,546.10
55755 · POOL CLEANING SERVICE	637.50	8,944.50
55800 · ROOF REPAIRS/GUTTER MAINT	679.84	9,146.62
56010 · ASSOCIATION MANAGEMENT	3,000.00	39,600.00
56300 · LAWN CARE SERVICE	4,364.42	40,373.78
56550 · TRASH REMOVAL	556.26	7,215.57
56600 · TREE TRIMMING	0.00	10,848.90
59100 · LANDSCAPING INSTALLATIONS	1,557.36	2,115.94
59300 · DECK MAINT/RENOV/REPAIRS	280.00	11,531.51
59400 · GARAGE DOOR MAINT/RPRS	105.00	607.76
59900 · PAINTING	18,473.11	35,682.42
62000 · AUDIT/TAX RETURN/CPA	405.00	4,650.00
62300 · INTEREST EXPENSE	66.25	1,320.92
66400 · LEGAL	730.69	4,462.83
66600 · ADMIN SUPPLIES/SERVICES	799.02	7,943.84
<b>Total Expense</b>	<u>103,097.05</u>	<u>430,045.45</u>
<b>Net Income</b>	<u><u>-73,093.60</u></u>	<u><u>-73,827.97</u></u>

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Accrual Basis

**THE WHARF AT CLEAR LAKE MAINT. ASSOCIATION, INC**  
**Profit & Loss Budget vs. Actual**  
**January through December 2016**

	Jan - Dec 16	Budget	\$ Over Budget
<b>Income</b>			
41100 · REGULAR ASSESS. INCOME	359,561.40	359,561.40	0.00
43400 · PARKING LEASE INCOME	40.00	1,440.00	-1,400.00
43500 · SLIP WATER REIMBURSEMENT	0.00	240.00	-240.00
46600 · MISCELLANEOUS INCOME	1,601.06	960.00	641.06
49000 · LESS BAD DEBTS	-4,984.98	-120.00	-4,864.98
<b>Total Income</b>	<b>356,217.48</b>	<b>362,081.40</b>	<b>-5,863.92</b>
<b>Gross Profit</b>	<b>356,217.48</b>	<b>362,081.40</b>	<b>-5,863.92</b>
<b>Expense</b>			
51010 · PROPERTY/LIABILITY INS	6,005.01	6,048.96	-43.95
51040 · FIDELITY BOND	273.00	275.00	-2.00
51060 · WINDSTORM INSURANCE	6,572.49	6,545.04	27.45
51200 · DIRECTORS & OFFICERS INS	2,366.00	2,366.00	0.00
52010 · ELECTRICITY	13,353.90	15,300.00	-1,946.10
52200 · WATER/SANITARY SEWER	58,159.72	48,000.00	10,159.72
55090 · GENERAL BUILDING	11,940.18	11,500.00	440.18
55100 · BUILDING SIDING REPAIRS	106,508.40	66,248.00	40,260.40
55210 · CONCRETE REPAIRS	19,671.40	20,000.00	-328.60
55230 · BULKHEAD/BOARDWALK RPRS	4,591.11	5,000.00	-408.89
55300 · ELECTRICAL REPAIRS	3,942.42	4,500.00	-557.58
55660 · PLUMBING REPAIRS	9,671.13	9,200.00	471.13
55750 · POOL REPAIRS	2,546.10	3,000.00	-453.90
55755 · POOL CLEANING SERVICE	8,944.50	8,952.00	-7.50
55800 · ROOF REPAIRS/GUTTER MAINT	9,146.62	8,500.00	646.62
56010 · ASSOCIATION MANAGEMENT	39,600.00	36,000.00	3,600.00
56300 · LAWN CARE SERVICE	40,373.78	39,600.00	773.78
56550 · TRASH REMOVAL	7,215.57	7,980.00	-764.43
56600 · TREE TRIMMING	10,848.90	8,000.00	2,848.90
59100 · LANDSCAPING INSTALLATIONS	2,115.94	1,786.00	329.94
59300 · DECK MAINT/RENOV/REPAIRS	11,531.51	8,000.00	3,531.51
59400 · GARAGE DOOR MAINT/RPRS	607.76	2,700.00	-2,092.24
59900 · PAINTING	35,682.42	23,980.00	11,702.42
62000 · AUDIT/TAX RETURN/CPA	4,650.00	3,900.00	750.00
62300 · INTEREST EXPENSE	1,320.92	3,300.00	-1,979.08
66400 · LEGAL	4,462.83	3,900.00	562.83
66600 · ADMIN SUPPLIES/SERVICES	7,943.84	7,500.00	443.84
<b>Total Expense</b>	<b>430,045.45</b>	<b>362,081.00</b>	<b>67,964.45</b>
<b>Net Income</b>	<b>-73,827.97</b>	<b>0.40</b>	<b>-73,828.37</b>