

WESTCHASE ASSOCIATION, INC.  
BALANCE SHEET  
AS OF AUGUST 31, 2016

	2015	2016
<b>ASSETS</b>		
<b>CASH</b>		
CHECKING ACCOUNTS		
NDBT - OPERATING	12,713.25	1,868.30
TOTAL CHECKING ACCOUNTS	12,713.25 *	1,868.30 *
SAVINGS & RESERVE ACCTS		
NDBT - DEPOSITORY MM	5,729.10	22,544.44
TOTAL SAVINGS & RESERVE ACCTS	5,729.10 *	22,544.44 *
TOTAL CASH	18,442.35 **	24,412.74 **
<b>CURRENT ASSETS</b>		
ASSESSMENTS RECEIVABLE	9,273.12	7,977.72
SPEC ASSESSMENTS REC	1,609.00	1,319.00
BANKRUPTCY/FORECLOSURE AR	7,582.18	7,582.18
<b>OTHER RECEIVABLES</b>		
OTHER RECEIVABLES	423.14	423.14
TOTAL OTHER RECEIVABLES	423.14 *	423.14 *
TOTAL CURRENT ASSETS	18,887.44 **	17,302.04 **
<b>FIXED ASSETS</b>		
<b>BOILER/VENTING SYSTEM</b>		
BOILER/VENTING SYS-COST	11,933.89	11,933.89
BOILER/VENTING SYS-DEPR	<3,878.55>	<5,071.95>
TOTAL BOILER/VENTING SYSTEM	8,055.34 *	6,861.94 *
TOTAL FIXED ASSETS	8,055.34 **	6,861.94 **
TOTAL ASSETS	45,385.13 ***	48,576.72 ***

WESTCHASE ASSOCIATION, INC.  
BALANCE SHEET  
AS OF AUGUST 31, 2016

2015

2016

LIABILITIES-OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	0.00		<295.00>
ASSMNTS PAID IN ADVANCE	5,416.43		7,276.14
<b>TOTAL CURRENT LIABILITIES</b>	<b>5,416.43</b>	<b>*</b>	<b>6,981.14</b>

OTHER LIABILITIES

OTHER LIABILITIES	304.98		304.98
SUSPENSE	0.00		0.00
NDET LOAN	59,928.46		22,584.41
<b>TOTAL OTHER LIABILITIES</b>	<b>60,233.44</b>	<b>*</b>	<b>22,889.39</b>
<b>TOTAL LIABILITIES</b>	<b>65,649.87</b>	<b>**</b>	<b>29,870.53</b>

MEMBERS EQUITY

OPERATIONS EQUITY

OPERATIONS BEGINNING BAL	<34,766.59>		<8,588.52>
CURRENT INCOME	15,551.85		27,294.71
PRIOR YEAR ADJUSTMENTS	<1,050.00>		0.00
<b>TOTAL OPERATIONS EQUITY</b>	<b>&lt;20,264.74&gt;</b>	<b>**</b>	<b>18,706.19</b>
<b>TOTAL LIABILITIES-OWNERS EQUITY</b>	<b>45,385.13</b>	<b>***</b>	<b>48,576.72</b>

WESTCHASE ASSOCIATION, INC.  
INCOME AND EXPENSE  
AUGUST, 2016

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-----MONTH-----		-----YEAR TO DATE-----			ANNUAL	
AUG. 2015	AUG. 2016	2015	2016	BUDGET	BUDGET	
INCOME AND EXPENSE						
INCOME						
HOMEOWNER DUES AND FEES						
14,720.00	14,720.00	ASSESSMENT INCOME	117,760.00	117,760.00	117,760.00	176,640.00
210.00	120.00	LATE PAYMENT FEES	1,350.00	1,320.00	1,200.00	1,800.00
3,392.00	3,392.00	SPECIAL ASSESSMENT INCOME	27,136.00	27,136.00	27,136.00	40,704.00
18,322.00 *	18,232.00 *	TOTAL HOMEOWNER DUES AND FEES	146,246.00 *	146,216.00 *	146,096.00 *	219,144.00 *
OTHER INCOME						
0.37	0.66	INTEREST INCOME	5.72	5.35	0.00	0.00
0.00	0.00	LESS:BAD DEBT	<1.63>	<1.27>	0.00	0.00
0.00	0.00	FINES AND PENALTIES	250.00	1,100.00	150.00	200.00
0.00	0.00	POOL KEYS	13.00	0.00	0.00	0.00
0.37 *	0.66 *	TOTAL OTHER INCOME	267.09 *	1,104.08 *	150.00 *	200.00 *
18,322.37 **	18,232.66 **	TOTAL INCOME	146,513.09 **	147,320.08 **	146,246.00 **	219,344.00 **
EXPENSE						
MAINTENANCE						
0.00	0.00	BOILER	2,742.77	1,319.46	350.00	700.00
0.00	0.00	CARPORTS	350.00	0.00	0.00	0.00
0.00	0.00	DRAINAGE	0.00	0.00	0.00	0.00
0.00	0.00	ELECTRICAL REPAIRS	164.00	239.63	500.00	900.00
504.00	561.84	EXTERIOR BUILDING MAINT	3,332.00	8,191.84	2,400.00	3,600.00
75.00	0.00	FENCE	292.00	355.00	1,500.00	1,500.00
0.00	0.00	FIRE PREVENTION	0.00	84.64	0.00	0.00
0.00	0.00	GUTTERS & DOWNSPOUTS	125.00	0.00	0.00	0.00
0.00	334.53	HVAC	0.00	334.53	0.00	0.00
0.00	0.00	INTERIOR	100.00	0.00	0.00	0.00
730.69	730.69	LANDSCAPING CONTRACT	5,791.40	5,845.52	5,800.00	8,700.00
0.00	0.00	LANDSCAPING - OTHER	5,487.98	0.00	700.00	1,050.00
21.00	25.00	LIGHTING / LIGHT BULBS	286.00	492.00	0.00	0.00
11.37	0.00	LOCKS,KEYS,SIGNS	23.87	0.00	0.00	0.00
0.00	10.00	MISC HDWE & SUPPLIES	5.00	25.00	900.00	1,025.00
0.00	0.00	PATIO FENCE REPAIR	0.00	0.00	0.00	500.00
5.00	0.00	PEST CONTROL	217.83	161.83	500.00	1,300.00
147.29	0.00	PLUMBING REPAIRS	1,214.18	171.38	2,250.00	3,000.00
470.00	400.00	PORTER SERVICE	4,295.00	3,200.00	4,000.00	6,000.00
0.00	0.00	ROOFS	463.30	625.00	700.00	900.00
35.00	0.00	SIDEWALKS,DRIVES,PAVING	389.00	199.37	0.00	0.00
0.00	75.78	SPRINKLER REPAIR	325.83	1,163.22	600.00	950.00
0.00	0.00	TREE TRIMMING/REPLACEMENT	0.00	0.00	0.00	3,000.00
0.00	0.00	STORM DAMAGE	305.00	0.00	0.00	0.00
0.00	0.00	VANDALISM	499.74	181.96	0.00	0.00
1,999.35 *	2,137.84 *	TOTAL MAINTENANCE	26,409.90 *	22,590.38 *	20,200.00 *	33,125.00 *
POOL AREA						
308.51	308.51	POOL CONTRACT	2,229.94	1,921.43	2,800.00	4,200.00
414.60	305.26	POOL SUPPLIES/CHEMICALS	1,302.25	831.36	900.00	1,200.00
0.00	0.00	POOL AREA REPAIRS	3,281.18	2,050.63	0.00	0.00
0.00	0.00	POOL FURNITURE	40.00	0.00	0.00	0.00
723.11 *	613.77 *	TOTAL POOL AREA	6,853.37 *	4,803.42 *	3,700.00 *	5,400.00 *
GENERAL & ADMINISTRATIVE						
0.00	1,200.00	AUDITOR FEES	1,520.00	1,520.00	1,350.00	1,350.00
13.72	11.17	BANK CHARGES	101.93	96.57	96.00	144.00
11.67	78.39	COPIES/REPRODUCTION	639.99	265.73	360.00	540.00
243.97	99.82	INTEREST EXPENSE	2,763.18	1,671.19	0.00	0.00
0.00	0.00	LEGAL	2,685.30	722.00	1,000.00	1,400.00
0.00	0.00	LEGAL - COLLECTIONS	<2,685.30>	<752.00>	0.00	0.00
0.00	0.00	COLLECTION COSTS BILLED	0.00	0.00	<800.00>	<1,100.00>
1,400.00	1,435.00	MANAGEMENT FEES	11,565.00	11,455.00	11,960.00	17,940.00
0.00	25.00	MEETING	0.00	25.00	0.00	0.00

WESTCHASE ASSOCIATION, INC.  
INCOME AND EXPENSE  
AUGUST, 2016

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-----MONTH-----			-----YEAR TO DATE-----			
AUG, 2015	AUG, 2016		2015	2016	BUDGET	ANNUAL BUDGET
0.00	0.00	LICENSES, PERMITS & FEES	85.00	0.00	0.00	0.00
13.87	6.94	OFFICE SUPPLIES	418.83	129.92	320.00	815.00
0.00	0.00	OTHER ADMINISTRATIVE	50.00	0.00	0.00	0.00
18.72	105.59	POSTAGE	242.12	282.95	240.00	360.00
0.00	0.00	PROFESSIONAL/CONSULTANTS	800.00	203.30	600.00	900.00
0.00	0.00	WEBSITE	225.00	292.90	0.00	0.00
1,701.95 *	2,961.91 *	TOTAL GENERAL & ADMINISTRATIVE	18,411.05 *	15,912.56 *	15,126.00 *	22,349.00 *
		UTILITIES				
432.68	0.00	ELECTRICITY	4,020.83	2,213.34	4,500.00	7,000.00
951.88	1,118.34	GAS	7,658.39	6,959.36	8,500.00	12,800.00
830.57	830.57	TRASH	6,145.36	6,644.56	5,880.00	8,820.00
3,951.97	4,457.37	WATER	28,948.83	28,621.72	31,300.00	47,100.00
1,705.86	1,773.64	CABLE	13,675.93	14,184.77	14,400.00	21,600.00
7,872.96 *	8,179.92 *	TOTAL UTILITIES	60,449.34 *	58,623.75 *	64,580.00 *	97,320.00 *
		INSURANCE				
0.00	0.00	INSURANCE - D & O	1,559.00	1,559.00	0.00	0.00
0.00	0.00	INSURANCE-LIABILITY	1,884.19	1,886.85	0.00	0.00
1,646.52	1,596.20	INSURANCE - HAZARD	14,598.79	13,853.81	17,100.00	22,650.00
0.00	0.00	INSURANCE - OTHER	0.00	0.00	0.00	0.00
1,646.52 *	1,596.20 *	TOTAL INSURANCE	18,041.98 *	17,299.66 *	17,100.00 *	22,650.00 *
		DEPRECIATION				
99.45	99.45	BOILER/VENTING SYSTEM	795.60	795.60	0.00	0.00
99.45 *	99.45 *	TOTAL DEPRECIATION	795.60 *	795.60 *	0.00 *	0.00 *
14,043.34 **	15,589.09 **	TOTAL EXPENSE	130,961.24 **	120,025.37 **	120,706.00 **	180,844.00 **
4,279.03 ***	2,643.57 ***	PROFIT OR <LOSS>	15,551.85 ***	27,294.71 ***	25,540.00 ***	38,500.00 ***