

WESTCHASE ASSOCIATION, INC.
BALANCE SHEET
AS OF NOVEMBER 30, 2016

	2015	2016
ASSETS		
CASH		
CHECKING ACCOUNTS		
NDBT - OPERATING	1,648.69	12,618.36
MUTUAL OF OMAHA	0.00	500.00
TOTAL CHECKING ACCOUNTS	1,648.69 *	13,118.36 *
SAVINGS & RESERVE ACCTS		
NDBT - DEPOSITORY MM	21,091.59	9,797.57
TOTAL SAVINGS & RESERVE ACCTS	21,091.59 *	9,797.57 *
TOTAL CASH	22,740.28 **	22,915.93 **
CURRENT ASSETS		
ASSESSMENTS RECEIVABLE	5,251.06	10,594.79
SPEC ASSESSMENTS REC	924.00	1,712.00
BANKRUPTCY/FORECLOSURE AR	7,582.18	7,582.18
OTHER RECEIVABLES		
OTHER RECEIVABLES	423.14	423.14
TOTAL OTHER RECEIVABLES	423.14 *	423.14 *
TOTAL CURRENT ASSETS	14,180.38 **	20,312.11 **
FIXED ASSETS		
BOILER/VENTING SYSTEM		
BOILER/VENTING SYS-COST	11,933.89	11,933.89
BOILER/VENTING SYS-DEPR	<4,176.90>	<5,370.30>
TOTAL BOILER/VENTING SYSTEM	7,756.99 *	6,563.59 *
TOTAL FIXED ASSETS	7,756.99 **	6,563.59 **
TOTAL ASSETS	44,677.65 ***	49,791.63 ***

WESTCHASE ASSOCIATION, INC.
BALANCE SHEET
AS OF NOVEMBER 30, 2016

2015

2016

LIABILITIES-OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	0.00		
ASSMNTS PAID IN ADVANCE	7,580.46		<295.00>
			6,787.34
TOTAL CURRENT LIABILITIES	7,580.46	*	6,492.34

OTHER LIABILITIES

OTHER LIABILITIES	304.98		304.98
SUSPENSE	0.00		0.00
NDBT LOAN	50,755.16		12,980.01
TOTAL OTHER LIABILITIES	51,060.14	*	13,284.99
TOTAL LIABILITIES	58,640.60	**	19,777.33

MEMBERS EQUITY

OPERATIONS EQUITY

OPERATIONS BEGINNING BAL	<34,766.59>		<8,588.52>
CURRENT INCOME	21,853.64		38,602.82
PRIOR YEAR ADJUSTMENTS	<1,050.00>		0.00
TOTAL OPERATIONS EQUITY	<13,962.95>	**	30,014.30
TOTAL LIABILITIES-OWNERS EQUITY	44,677.65	***	49,791.63

WESTCHASE ASSOCIATION, INC.
 INCOME AND EXPENSE
 NOVEMBER, 2016

MONTH		YEAR TO DATE			ANNUAL	
NOV, 2015	NOV, 2016	2015	2016	BUDGET	BUDGET	
INCOME AND EXPENSE						
INCOME						
HOMEOWNER DUES AND FEES						
14,720.00	14,720.00	ASSESSMENT INCOME	161,920.00	161,920.00	161,920.00	176,640.00
330.00	210.00	LATE PAYMENT FEES	2,100.00	1,800.00	1,650.00	1,800.00
3,392.00	3,392.00	SPECIAL ASSESSMENT INCOME	37,312.00	37,312.00	37,312.00	40,704.00
18,442.00 *	18,322.00 *	TOTAL HOMEOWNER DUES AND FEES	201,332.00 *	201,032.00 *	200,882.00 *	219,144.00 *
OTHER INCOME						
0.53	0.54	INTEREST INCOME	7.27	6.88	0.00	0.00
0.00	0.00	LESS:BAD DEBT	<1,095.38>	<1.27>	0.00	0.00
0.00	0.00	FINES AND PENALTIES	450.00	1,100.00	175.00	200.00
0.00	0.00	POOL KEYS	13.00	0.00	0.00	0.00
0.53 *	0.54 *	TOTAL OTHER INCOME	<625.11> *	1,105.61 *	175.00 *	200.00 *
18,442.53 **	18,322.54 **	TOTAL INCOME	200,706.89 **	202,137.61 **	201,057.00 **	219,344.00 **
EXPENSE						
MAINTENANCE						
0.00	0.00	BOILER	2,742.77	1,631.87	700.00	700.00
0.00	0.00	CARPORTS	350.00	0.00	0.00	0.00
0.00	0.00	DRAINAGE	150.00	0.00	0.00	0.00
207.39	0.00	ELECTRICAL REPAIRS	371.39	695.54	750.00	900.00
180.00	55.00	EXTERIOR BUILDING MAINT	3,865.00	9,846.84	3,300.00	3,600.00
87.00	0.00	FENCE	629.00	420.00	1,500.00	1,500.00
0.00	500.00	FIRE PREVENTION	900.75	584.64	0.00	0.00
0.00	0.00	FOUNDATION / STRUCTURAL	2,000.00	0.00	0.00	0.00
0.00	0.00	GUTTERS & DOWNSPOUTS	125.00	0.00	0.00	0.00
0.00	0.00	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	7,983.47	8,037.59	7,975.00	8,700.00
0.00	0.00	LANDSCAPING - OTHER	5,487.98	0.00	1,050.00	1,050.00
0.00	208.53	LIGHTING / LIGHT BULBS	420.00	904.21	0.00	0.00
0.00	25.98	LOCKS,KEYS,SIGNS	31.99	70.98	0.00	0.00
0.00	0.00	MISC HDWE & SUPPLIES	5.00	48.77	1,025.00	1,025.00
0.00	0.00	PATIO FENCE REPAIR	0.00	0.00	500.00	500.00
0.00	0.00	PEST CONTROL	417.83	237.55	1,300.00	1,300.00
0.00	0.00	PLUMBING REPAIRS	1,568.18	171.38	3,000.00	3,000.00
500.00	685.00	PORTER SERVICE	6,015.00	4,570.00	5,500.00	6,000.00
1,283.71	0.00	ROOFS	1,747.01	625.00	900.00	900.00
0.00	0.00	SIDEWALKS,DRIVES,PAVING	599.00	539.37	0.00	0.00
0.00	127.34	SPRINKLER REPAIR	325.83	1,713.55	950.00	950.00
500.00	0.00	TREE TRIMMING/REPLACEMENT	500.00	0.00	3,000.00	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
3,488.79 *	2,332.54 *	TOTAL MAINTENANCE	37,139.94 *	30,613.78 *	31,450.00 *	33,125.00 *
POOL AREA						
308.51	308.51	POOL CONTRACT	3,155.47	2,846.96	3,850.00	4,200.00
0.00	0.00	POOL SUPPLIES/CHEMICALS	1,464.63	1,017.52	1,200.00	1,200.00
123.71	0.00	POOL AREA REPAIRS	3,567.89	2,050.63	0.00	0.00
0.00	0.00	POOL FURNITURE	40.00	0.00	0.00	0.00
432.22 *	308.51 *	TOTAL POOL AREA	8,227.99 *	5,915.11 *	5,050.00 *	5,400.00 *
GENERAL & ADMINISTRATIVE						
1,200.00	0.00	AUDITOR FEES	2,720.00	1,520.00	1,350.00	1,350.00
12.02	13.60	BANK CHARGES	136.34	134.41	132.00	144.00
334.01	10.00	COPIES/REPRODUCTION	1,010.31	722.12	495.00	540.00
0.00	32.00	DATA PROCESSING	0.00	64.00	0.00	0.00
208.56	62.73	INTEREST EXPENSE	3,417.28	1,894.19	0.00	0.00
100.00	0.00	LEGAL	3,134.83	1,583.87	1,250.00	1,400.00
0.00	0.00	LEGAL - COLLECTIONS	<2,685.30>	<1,513.87>	0.00	0.00
0.00	0.00	COLLECTION COSTS BILLED	0.00	0.00	<1,000.00>	<1,100.00>

WESTCHASE ASSOCIATION, INC.
 INCOME AND EXPENSE
 NOVEMBER, 2016

MONTH			YEAR TO DATE			ANNUAL BUDGET
NOV, 2015	NOV, 2016		2015	2016	BUDGET	
1,525.00	1,525.00	MANAGEMENT FEES	15,925.00	15,815.00	16,445.00	17,940.00
0.00	596.48	MEETING	0.00	621.48	0.00	0.00
0.00	0.00	LICENSES, PERMITS & FEES	85.00	0.00	0.00	0.00
124.47	27.56	OFFICE SUPPLIES	564.41	476.58	775.00	815.00
0.00	5.00	OTHER ADMINISTRATIVE	56.00	17.00	0.00	0.00
95.84	52.16	POSTAGE	403.39	403.80	330.00	360.00
0.00	0.00	PROFESSIONAL/CONSULTANTS	800.00	203.30	900.00	900.00
0.00	0.00	WEBSITE	225.00	292.90	0.00	0.00
3,599.90 *	2,324.53 *	TOTAL GENERAL & ADMINISTRATIVE	25,792.26 *	22,234.78 *	20,677.00 *	22,349.00 *
		UTILITIES				
423.73	397.66	ELECTRICITY	5,364.89	4,209.98	6,350.00	7,000.00
443.01	439.73	GAS	9,037.55	8,026.45	11,500.00	12,800.00
830.57	830.57	TRASH	8,637.07	9,136.27	8,085.00	8,820.00
4,757.18	4,608.63	WATER	42,950.59	41,899.28	43,300.00	47,100.00
1,797.34	1,802.08	CABLE	18,884.99	19,534.13	19,800.00	21,600.00
8,251.83 *	8,078.67 *	TOTAL UTILITIES	84,875.09 *	82,806.11 *	89,035.00 *	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
0.00	0.00	INSURANCE - HAZARD	17,891.83	17,046.21	22,650.00	22,650.00
389.00	0.00	INSURANCE - OTHER	389.00	379.00	0.00	0.00
389.00 *	0.00 *	TOTAL INSURANCE	21,724.02 *	20,871.06 *	22,650.00 *	22,650.00 *
		DEPRECIATION				
99.45	99.45	BOILER/VENTING SYSTEM	1,093.95	1,093.95	0.00	0.00
99.45 *	99.45 *	TOTAL DEPRECIATION	1,093.95 *	1,093.95 *	0.00 *	0.00 *
16,261.19 **	13,143.70 **	TOTAL EXPENSE	178,853.25 **	163,534.79 **	168,862.00 **	180,844.00 **
2,181.34 ***	5,178.84 ***	PROFIT OR <LOSS>	21,853.64 ***	38,602.82 ***	32,195.00 ***	38,500.00 ***