

# Westchase

## Balance Sheet

06/30/2017

### Assets

Accounts Receivable	12,282.89
OPERATING	13,075.40
MONEY MARKET	8,427.39
PREPAID INSURANCE	12,092.02
BOILER/VENTING SYS -COST	11,933.89
BOILER/VENTING SYSTEM- DEPR	(6,066.45)

### Total Assets

51,745.14

### Liabilities

Accounts Receivable Over Collected	7,058.49
ACCOUNTS PAYABLE	(295.00)
NOTES PAYABLE - INS	5,637.64

### Total Liabilities

12,401.13

### Net Worth

EQUITY BEGINNING BALANCE	25,803.63
Net Income	13,540.38

### Total Net Worth

39,344.01

### Total Net Worth and Liabilities

51,745.14

**Westchase**  
**Revenues and Expenses Statement**  
From 06/01/2017 to 06/30/2017

Current Year

**Revenues**

ASSESSMENT INCOME	18,111.88
LATE PAYMENTS	240.00
INTEREST INCOME	1.73

<b>Total Revenue</b>	<b>18,353.61</b>
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**Expenses**

DATA SERVICES	32.00
DEPRECIATION	99.45
INTEREST EXPENSE	60.72
MANAGEMENT FEES	2,800.00
OFFICE SUPPLIES/EXPENSES	20.15
PHOTOCOPIES	6.93
POSTAGE	44.16
LANDSCAPE MAINTENANCE	730.69
PEST CONTROL	107.71
POOL SERVICE	308.51
TRASH REMOVAL	1,661.14
BUILDING EXTERIOR	85.00
BUILDING ENTRIES/GATES	75.00
DRAINAGE/SEWER	2,986.79
ELECTRICAL/LIGHTING	218.71
FENCE	123.00
LOCKS/KEYS/REMOTES	15.16
PLUMBING - OTHER	228.40
PROPERTY/HAZARD	1,217.93
GENERAL LIABILITY	133.68
DIRECTOR & OFFICERS	133.68
GAS	686.48
WATER/SEWER	4,445.59

<b>Total Expense</b>	<b>16,220.88</b>
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<b>Net Income</b>	<b>2,132.73</b>
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**Westchase**  
**Income and Expense Comparative Statement**

From : 01/01/2017 to 06/30/2017

June 2017			January to June			Annual	
Actual	Budget	Var. \$	Actual	Budget	Var. \$	Budget	
<b>Revenues</b>							
18,112	14,720	3,392	ASSESSMENT INCOME	108,671	88,320	20,351	176,640
240	100	140	LATE PAYMENTS	1,110	600	510	1,200
	3,392	(3,392)	SPECIAL ASSESSMENT INCOME		20,352	(20,352)	40,704
	25	(25)	FINES AND PENALTIES	75	150	(75)	300
2		2	INTEREST INCOME	7		7	
<b>18,354</b>	<b>18,237</b>	<b>117</b>	<b>Total Revenues</b>	<b>109,863</b>	<b>109,422</b>	<b>441</b>	<b>218,844</b>
<b>Expenses</b>							
			AUDIT				1,350
			ACCOUNTING	894		(894)	
			BAD DEBT - DUES WRITE OFF	45		(45)	
	12	12	BANK CHARGES	17	72	55	144
32		(32)	DATA SERVICES	138		(138)	
99		(99)	DEPRECIATION	597		(597)	
61		(61)	INTEREST EXPENSE	378		(378)	
	200	200	LEGAL FEES/COLLECTIONS		600	600	1,100
	250	250	LEGAL FEES/OTHER	34	250	216	650
			LOAN ORIGATION FEES		9,767	9,767	9,767
2,800	1,400	(1,400)	MANAGEMENT FEES	9,835	8,400	(1,435)	16,800
			MEETING FEES/MGMT		75	75	325
20	35	15	OFFICE SUPPLIES/EXPENSES	76	210	134	420
			OTHER GEN/ADMIN EXPENSE	222		(222)	
7	40	33	PHOTOCOPIES	59	240	181	480
44	30	(14)	POSTAGE	138	180	42	360
	300	300	PROFESSIONAL/CONSULTANTS		600	600	900
			WEBSITE ADMIN COSTS	20	250	230	250
731	740	9	LANDSCAPE MAINTENANCE	4,384	4,440	56	8,880
108	150	42	PEST CONTROL	5,908	4,600	(1,308)	4,900
309	320	11	POOL SERVICE	1,722	1,920	198	3,840
	685	685	PORTER SERVICE	2,740	4,110	1,370	8,220
			TERMITE INSPECTION	162	350	188	350
1,661	820	(841)	TRASH REMOVAL	4,983	4,920	(63)	9,840
			BOILER	113	500	387	1,000
			BALCONIES/PATIOS		250	250	500
85	200	115	BUILDING EXTERIOR	1,049	1,200	151	2,400
75		(75)	BUILDING ENTRIES/GATES	300		(300)	
2,987		(2,987)	DRAINAGE/SEWER	3,394		(3,394)	
219		(219)	ELECTRICAL/LIGHTING	881	300	(581)	600
123		(123)	FENCE	1,098	1,500	402	2,500
			FIRE/SAFETY EQUIP MAINT.	943		(943)	

June 2017		
Actual	Budget	Var. \$

January to June			Annual
Actual	Budget	Var. \$	Budget

			<b>FOUNDATION</b>	1,000		(1,000)	
			<b>IRRIGATION</b>	617	350	(267)	950
			<b>LANDSCAPE REPAIRS</b>	1,163	1,050	(113)	1,050
15		(15)	<b>LOCKS/KEYS/REMOTES</b>	50		(50)	
			<b>PAINTING</b>				18,000
			<b>POOL EQUIPMENT</b>	2,179		(2,179)	
228		(228)	<b>PLUMBING - OTHER</b>	341	1,200	859	2,400
	350	350	<b>ROOF</b>		700	700	900
			<b>TREE TRIMMING</b>	3,372	3,000	(372)	3,000
1,218	1,600	382	<b>PROPERTY/HAZARD</b>	6,090	13,600	7,510	21,600
134		(134)	<b>GENERAL LIABILITY</b>	668		(668)	
134		(134)	<b>DIRECTOR &amp; OFFICERS</b>	668		(668)	
	125	125	<b>MISCELLANEOUS</b>	3,788	450	(3,338)	675
			<b>POOL SUPPLIES</b>		600	600	1,200
	1,800	1,800	<b>CABLE TV SERVICE</b>	9,659	10,800	1,141	16,200
	400	400	<b>ELECTRIC - COMMON</b>	1,958	3,000	1,042	6,100
686	800	114	<b>GAS</b>	5,873	5,500	(373)	10,600
4,446	3,900	(546)	<b>WATER/SEWER</b>	18,767	21,700	2,933	45,000
<b>16,222</b>	<b>14,157</b>	<b>(2,065)</b>	<b>Total Expenses</b>	<b>96,323</b>	<b>106,684</b>	<b>10,361</b>	<b>203,251</b>
<b>2,132</b>	<b>4,080</b>	<b>(1,948)</b>	<b>Net Income</b>	<b>13,540</b>	<b>2,738</b>	<b>10,802</b>	<b>15,593</b>