

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

2015

2016

ASSETS

CASH

CHECKING ACCOUNTS				
NDBT - OPERATING	2,726.87		6,099.88	
TOTAL CHECKING ACCOUNTS	2,726.87	*	6,099.88	*
SAVINGS & RESERVE ACCTS				
NDBT - DEPOSITORY MM	17,557.42		14,437.83	
TOTAL SAVINGS & RESERVE ACCTS	17,557.42	*	14,437.83	*
TOTAL CASH	20,284.29	**	20,537.71	**

CURRENT ASSETS

ASSESSMENTS RECEIVABLE	7,571.80		10,329.57	
SPEC ASSESSMENTS REC	1,189.20		1,472.00	
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	16,766.32	**	19,806.89	**

FIXED ASSETS

BOILER/VENTING SYSTEM				
BOILER/VENTING SYS-COST	11,933.89		11,933.89	
BOILER/VENTING SYS-DEPR	<4,077.45>		<5,270.85>	
TOTAL BOILER/VENTING SYSTEM	7,856.44	*	6,663.04	*
TOTAL FIXED ASSETS	7,856.44	**	6,663.04	**
TOTAL ASSETS	44,907.05	***	47,007.64	***

WESTCHASE ASSOCIATION, INC.
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AS OF OCTOBER 31, 2016

2015

2016

LIABILITIES-OWNERS EQUITY

LIABILITIES

CURRENT LIABILITIES

ACCOUNTS PAYABLE	0.00		<295.00>	
ASSMNTS PAID IN ADVANCE	6,923.96		5,969.12	
TOTAL CURRENT LIABILITIES	6,923.96	*	5,674.12	*
OTHER LIABILITIES				
OTHER LIABILITIES	304.98		304.98	
SUSPENSE	0.00		0.00	
NDBT LOAN	53,822.40		16,193.08	
TOTAL OTHER LIABILITIES	54,127.38	*	16,498.06	*
TOTAL LIABILITIES	61,051.34	**	22,172.18	**

MEMBERS EQUITY

OPERATIONS EQUITY

OPERATIONS BEGINNING BAL	<34,766.59>		<8,588.52>	
CURRENT INCOME	19,672.30		33,423.98	
PRIOR YEAR ADJUSTMENTS	<1,050.00>		0.00	
TOTAL OPERATIONS EQUITY	<16,144.29>	**	24,835.46	**
TOTAL LIABILITIES-OWNERS EQUITY	44,907.05	***	47,007.64	***

WESTCHASE ASSOCIATION, INC.
 INCOME AND EXPENSE
 OCTOBER, 2016

-----MONTH-----		-----YEAR TO DATE-----			ANNUAL	
OCT, 2015	OCT, 2016	2015	2016	BUDGET	BUDGET	
INCOME AND EXPENSE						
INCOME						
HOMEOWNER DUES AND FEES						
14,720.00	14,720.00	ASSESSMENT INCOME	147,200.00	147,200.00	147,200.00	176,640.00
180.00	120.00	LATE PAYMENT FEES	1,770.00	1,590.00	1,500.00	1,800.00
3,392.00	3,392.00	SPECIAL ASSESSMENT INCOME	33,920.00	33,920.00	33,920.00	40,704.00
18,292.00 *	18,232.00 *	TOTAL HOMEOWNER DUES AND FEES	182,890.00 *	182,710.00 *	182,620.00 *	219,144.00 *
OTHER INCOME						
0.66	0.46	INTEREST INCOME	6.74	6.34	0.00	0.00
<1,093.75>	0.00	LESS:BAD DEBT	<1,095.38>	<1.27>	0.00	0.00
175.00	0.00	FINES AND PENALTIES	450.00	1,100.00	150.00	200.00
0.00	0.00	POOL KEYS	13.00	0.00	0.00	0.00
<918.09> *	0.46 *	TOTAL OTHER INCOME	<625.64> *	1,105.07 *	150.00 *	200.00 *
17,373.91 **	18,232.46 **	TOTAL INCOME	182,264.36 **	183,815.07 **	182,770.00 **	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
150.00	0.00	DRAINAGE	150.00	0.00	0.00	0.00
0.00	361.74	ELECTRICAL REPAIRS	164.00	695.54	750.00	900.00
55.00	0.00	EXTERIOR BUILDING MAINT	3,685.00	9,791.84	3,000.00	3,600.00
0.00	0.00	FENCE	542.00	420.00	1,500.00	1,500.00
286.50	0.00	FIRE PREVENTION	900.75	84.64	0.00	0.00
2,000.00	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	7,252.78	7,306.90	7,250.00	8,700.00
0.00	0.00	LANDSCAPING - OTHER	5,487.98	0.00	1,050.00	1,050.00
134.00	203.68	LIGHTING / LIGHT BULBS	420.00	695.68	0.00	0.00
0.00	45.00	LOCKS,KEYS,SIGNS	31.99	45.00	0.00	0.00
0.00	23.77	MISC HDWE & SUPPLIES	5.00	48.77	900.00	1,025.00
0.00	0.00	PATIO FENCE REPAIR	0.00	0.00	500.00	500.00
100.00	0.00	PEST CONTROL	417.83	237.55	500.00	1,300.00
229.00	0.00	PLUMBING REPAIRS	1,568.18	171.38	3,000.00	3,000.00
400.00	685.00	PORTER SERVICE	5,515.00	3,885.00	5,000.00	6,000.00
0.00	0.00	ROOFS	463.30	625.00	900.00	900.00
0.00	0.00	SIDEWALKS,DRIVES,PAVING	599.00	539.37	0.00	0.00
0.00	216.23	SPRINKLER REPAIR	325.83	1,586.21	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
4,085.19 *	2,266.11 *	TOTAL MAINTENANCE	33,651.15 *	28,281.24 *	25,650.00 *	33,125.00 *
POOL AREA						
308.51	308.51	POOL CONTRACT	2,846.96	2,538.45	3,500.00	4,200.00
162.38	0.00	POOL SUPPLIES/CHEMICALS	1,464.63	1,017.52	1,200.00	1,200.00
85.00	0.00	POOL AREA REPAIRS	3,444.18	2,050.63	0.00	0.00
0.00	0.00	POOL FURNITURE	40.00	0.00	0.00	0.00
555.89 *	308.51 *	TOTAL POOL AREA	7,795.77 *	5,606.60 *	4,700.00 *	5,400.00 *
GENERAL & ADMINISTRATIVE						
0.00	0.00	AUDITOR FEES	1,520.00	1,520.00	1,350.00	1,350.00
11.46	11.50	BANK CHARGES	124.32	120.81	120.00	144.00
26.31	212.20	COPIES/REPRODUCTION	676.30	712.12	450.00	540.00
0.00	32.00	DATA PROCESSING	0.00	32.00	0.00	0.00
213.32	70.76	INTEREST EXPENSE	3,208.72	1,831.46	0.00	0.00
349.53	0.00	LEGAL	3,034.83	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
 OCTOBER, 2016

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-----MONTH-----			-----YEAR TO DATE-----			ANNUAL
OCT, 2015	OCT, 2016		2015	2016	BUDGET	BUDGET
1,435.00	1,400.00	MANAGEMENT FEES	14,400.00	14,290.00	14,950.00	17,940.00
0.00	0.00	MEETING	0.00	25.00	0.00	0.00
0.00	0.00	LICENSES, PERMITS & FEES	85.00	0.00	0.00	0.00
21.11	214.30	OFFICE SUPPLIES	439.94	449.02	735.00	815.00
0.00	12.00	OTHER ADMINISTRATIVE	56.00	12.00	0.00	0.00
13.98	42.49	POSTAGE	307.55	351.64	300.00	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
2,070.71 *	1,995.25 *	TOTAL GENERAL & ADMINISTRATIVE	22,192.36 *	19,910.25 *	18,755.00 *	22,349.00 *
		UTILITIES				
490.31	421.87	ELECTRICITY	4,941.16	3,812.32	5,700.00	7,000.00
329.60	577.70	GAS	8,594.54	7,586.72	10,400.00	12,800.00
830.57	0.00	TRASH	7,806.50	8,305.70	7,350.00	8,820.00
5,032.34	4,595.52	WATER	38,193.41	37,290.65	39,400.00	47,100.00
1,705.86	3,547.28	CABLE	17,087.65	17,732.05	18,000.00	21,600.00
8,388.68 *	9,142.37 *	TOTAL UTILITIES	76,623.26 *	74,727.44 *	80,850.00 *	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	17,891.83	17,046.21	20,800.00	22,650.00
0.00	379.00	INSURANCE - OTHER	0.00	379.00	0.00	0.00
1,646.52 *	1,975.20 *	TOTAL INSURANCE	21,335.02 *	20,871.06 *	20,800.00 *	22,650.00 *
		DEPRECIATION				
99.45	99.45	BOILER/VENTING SYSTEM	994.50	994.50	0.00	0.00
99.45 *	99.45 *	TOTAL DEPRECIATION	994.50 *	994.50 *	0.00 *	0.00 *
16,846.44 **	15,786.89 **	TOTAL EXPENSE	162,592.06 **	150,391.09 **	150,755.00 **	180,844.00 **
527.47 ***	2,445.57 ***	PROFIT OR <LOSS>	19,672.30 ***	33,423.98 ***	32,015.00 ***	38,500.00 ***