

Westchester Owners Committee

Balance Sheet As of 01/31/13

| Account | Description | Operating | Reserves | Other | Totals |
|----------------------|--------------------------------|------------|------------|-------|------------|
| ASSETS | | | | | |
| CASH | | | | | |
| 115 | Operating Checking | 2,137.23 | | | 2,137.23 |
| 120 | Operating Money Market | 219,915.51 | | | 219,915.51 |
| 121 | Non Capital Reserves | | 90,693.63 | | 90,693.63 |
| 123 | Non Cap CD - 4170 | | 50,387.07 | | 50,387.07 |
| | TOTAL CASH | 222,052.74 | 141,080.70 | .00 | 363,133.44 |
| ACCOUNTS RECEIVABLE | | | | | |
| 140 | Accts Rec - HO Assessments | 18,726.29 | | | 18,726.29 |
| 141 | Accts Rec - HO Late Fees | 85.00 | | | 85.00 |
| 143 | Accts Rec - HO Interest | 39.68 | | | 39.68 |
| 144 | Accts Rec - HO Legal Reimb | 627.85 | | | 627.85 |
| 146 | Accts Rec - Recycling | 9.00 | | | 9.00 |
| 155 | Prepaid Insurance | 11,575.84 | | | 11,575.84 |
| 156 | Prepaid Constable Fees | 6,091.00 | | | 6,091.00 |
| | TOTAL ACCOUNTS RECEIVABLE | 37,154.66 | .00 | .00 | 37,154.66 |
| | TOTAL ASSETS | 259,207.40 | 141,080.70 | .00 | 400,288.10 |
| LIABILITIES & EQUITY | | | | | |
| CURRENT LIABILITIES: | | | | | |
| 220 | Prepaid Assessments | 40.00 | | | 40.00 |
| 230 | Deferred Assessments | 189,557.50 | | | 189,557.50 |
| | Subtotal Current Liab. | 189,597.50 | .00 | .00 | 189,597.50 |
| RESERVES: | | | | | |
| | Subtotal Reserves | .00 | .00 | .00 | .00 |
| EQUITY: | | | | | |
| 355 | Operating Fund Balance | 62,069.94 | | | 62,069.94 |
| 357 | Non Capital Reserve Fund Bal | | 141,062.77 | | 141,062.77 |
| | Current Year Net Income/(Loss) | 7,539.96 | 17.93 | .00 | 7,557.89 |
| | Subtotal Equity | 69,609.90 | 141,080.70 | .00 | 210,690.60 |
| | TOTAL LIABILITIES & EQUITY | 259,207.40 | 141,080.70 | .00 | 400,288.10 |

Westchester Owners Committee

Balance Sheet
As of 01/31/13

| Account | Description | Operating | Reserves | Other | Totals |
|---------|-------------|-----------|----------|-------|--------|
|---------|-------------|-----------|----------|-------|--------|

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Westchester Owners Committee

Income/Expense Statement
 Period: 01/01/13 to 01/31/13

| Account | Description | Current Period | | | Year-To-Date | | | Yearly Budget |
|----------------------------|------------------------------|----------------|-----------|----------|--------------|-----------|----------|---------------|
| | | Actual | Budget | Variance | Actual | Budget | Variance | |
| OPERATING INCOME: | | | | | | | | |
| 00410 | Assessments | 17,232.50 | 17,232.50 | .00 | 17,232.50 | 17,232.50 | .00 | 206,790.00 |
| 00411 | Uncollected Assessments | .00 | .00 | .00 | .00 | .00 | .00 | (1,660.00) |
| 00415 | HO Interest Income | 6.19 | .00 | 6.19 | 6.19 | .00 | 6.19 | 140.00 |
| 00420 | HO Late Fees | .00 | .00 | .00 | .00 | .00 | .00 | 1,200.00 |
| 00425 | Bank Interest Income | 15.68 | 16.67 | (.99) | 15.68 | 16.67 | (.99) | 200.00 |
| 00430 | Transfer/Refi Fees | 225.00 | 350.00 | (125.00) | 225.00 | 350.00 | (125.00) | 4,200.00 |
| 00460 | Advertising | 60.00 | .00 | 60.00 | 60.00 | .00 | 60.00 | 1,200.00 |
| 00465 | Garbage Reimbursement | 2,196.00 | 2,195.83 | .17 | 2,196.00 | 2,195.83 | .17 | 26,350.00 |
| 00466 | Recycle Reimbursement | 6,129.00 | .00 | 6,129.00 | 6,129.00 | .00 | 6,129.00 | .00 |
| Subtotal OPERATING INCOMI | | 25,864.37 | 19,795.00 | 6,069.37 | 25,864.37 | 19,795.00 | 6,069.37 | 238,420.00 |
| SWIM/TENNIS INCOME | | | | | | | | |
| 00480 | Swim & Tennis User/Sponsor f | .00 | .00 | .00 | .00 | .00 | .00 | 28,000.00 |
| 00485 | Swim/Tennis Party Rentals | .00 | .00 | .00 | .00 | .00 | .00 | 900.00 |
| 00488 | Swim/Tennis Social | .00 | .00 | .00 | .00 | .00 | .00 | 200.00 |
| 00495 | Contributions to Reserves | .00 | .00 | .00 | .00 | .00 | .00 | (11,579.00) |
| Subtotal SWIM/TENNIS INCOI | | .00 | .00 | .00 | .00 | .00 | .00 | 17,521.00 |
| TOTAL OPERATING INCOME | | 25,864.37 | 19,795.00 | 6,069.37 | 25,864.37 | 19,795.00 | 6,069.37 | 255,941.00 |
| OPERATING EXPENSES | | | | | | | | |
| ADMINISTRATIVE | | | | | | | | |
| 00755 | Accounting & Admin Services | 825.00 | 820.00 | (5.00) | 825.00 | 820.00 | (5.00) | 9,840.00 |
| 00510 | Annual Meeting Expense | .00 | .00 | .00 | .00 | .00 | .00 | 300.00 |
| 00512 | National Night Out | .00 | .00 | .00 | .00 | .00 | .00 | 250.00 |
| 00515 | Office Supplies | .00 | 12.50 | 12.50 | .00 | 12.50 | 12.50 | 150.00 |
| 00520 | Website Fees | .00 | .00 | .00 | .00 | .00 | .00 | 300.00 |
| 00525 | Postage | 174.15 | 175.00 | .85 | 174.15 | 175.00 | .85 | 750.00 |
| 00526 | Copies & Printing | 231.32 | 250.00 | 18.68 | 231.32 | 250.00 | 18.68 | 800.00 |
| 00530 | Bank Fees & Charges | 3.67 | .00 | (3.67) | 3.67 | .00 | (3.67) | .00 |
| 00630 | Insurance | 1,157.58 | 1,183.33 | 25.75 | 1,157.58 | 1,183.33 | 25.75 | 14,200.00 |
| 00780 | RAP Newsletter | 107.95 | 141.25 | 33.30 | 107.95 | 141.25 | 33.30 | 1,695.00 |
| ADMINISTRATIVE | | 2,499.67 | 2,582.08 | 82.41 | 2,499.67 | 2,582.08 | 82.41 | 28,285.00 |

Westchester Owners Committee

Income/Expense Statement
 Period: 01/01/13 to 01/31/13

| Account | Description | Actual | Current Period | | Actual | Year-To-Date | | Yearly Budget |
|----------------------|-------------------------------|----------|----------------|----------|----------|--------------|----------|---------------|
| | | | Budget | Variance | | Budget | Variance | |
| GROUNDS MAINTENANCE | | | | | | | | |
| 00655 | Landscaping Services | 233.33 | 416.67 | 183.34 | 233.33 | 416.67 | 183.34 | 5,000.00 |
| 00656 | Landscape Extras | .00 | .00 | .00 | .00 | .00 | .00 | 2,650.00 |
| 00658 | Irrigation Repairs | .00 | 250.00 | 250.00 | .00 | 250.00 | 250.00 | 1,500.00 |
| 00660 | Pest Control Services | .00 | 108.33 | 108.33 | .00 | 108.33 | 108.33 | 1,300.00 |
| 00665 | Repairs & Maintenance | .00 | 166.67 | 166.67 | .00 | 166.67 | 166.67 | 2,000.00 |
| GROUNDS MAINTENANCE | | 233.33 | 941.67 | 708.34 | 233.33 | 941.67 | 708.34 | 12,450.00 |
| PROFESSIONAL FEES | | | | | | | | |
| 00760 | Legal Collections | .00 | 125.00 | 125.00 | .00 | 125.00 | 125.00 | 1,500.00 |
| 00761 | Legal Collections Billed HOs | (91.20) | .00 | 91.20 | (91.20) | .00 | 91.20 | .00 |
| 00765 | Legal Deed Restrictions | .00 | .00 | .00 | .00 | .00 | .00 | 500.00 |
| 00770 | Legal - Corporate | .00 | 125.00 | 125.00 | .00 | 125.00 | 125.00 | 1,500.00 |
| PROFESSIONAL FEES | | (91.20) | 250.00 | 341.20 | (91.20) | 250.00 | 341.20 | 3,500.00 |
| SWIM & TENNIS | | | | | | | | |
| 00855 | Electricity - Swim & Tennis | 690.22 | 816.67 | 126.45 | 690.22 | 816.67 | 126.45 | 9,800.00 |
| 00860 | Equipment - Tennis | .00 | .00 | .00 | .00 | .00 | .00 | 1,000.00 |
| 00862 | Furniture & Equipment | .00 | .00 | .00 | .00 | .00 | .00 | 1,000.00 |
| 00868 | Tree Trimming | .00 | .00 | .00 | .00 | .00 | .00 | 1,800.00 |
| 00870 | Landscaping - Swim & Tennis | 600.00 | 416.67 | (183.33) | 600.00 | 416.67 | (183.33) | 5,000.00 |
| 00875 | Pool Contract | 625.00 | 725.10 | 100.10 | 625.00 | 725.10 | 100.10 | 30,000.00 |
| 00880 | Permits & Memberships | .00 | .00 | .00 | .00 | .00 | .00 | 215.00 |
| 00882 | Supplies/Pool Tags | .00 | .00 | .00 | .00 | .00 | .00 | 700.00 |
| 00885 | Repairs & Maint - Swim | .00 | .00 | .00 | .00 | .00 | .00 | 3,500.00 |
| 00887 | Repairs & Maint - General | 123.00 | 208.33 | 85.33 | 123.00 | 208.33 | 85.33 | 2,500.00 |
| 00890 | Repairs & Maint - Tennis | 995.50 | 1,000.00 | 4.50 | 995.50 | 1,000.00 | 4.50 | 2,500.00 |
| 00892 | Member Solicitations | .00 | .00 | .00 | .00 | .00 | .00 | 750.00 |
| 00895 | Telephone Expense | 77.51 | 62.50 | (15.01) | 77.51 | 62.50 | (15.01) | 750.00 |
| 00900 | Water - Pool | 213.26 | 658.33 | 445.07 | 213.26 | 658.33 | 445.07 | 7,900.00 |
| SWIM & TENNIS | | 3,324.49 | 3,887.60 | 563.11 | 3,324.49 | 3,887.60 | 563.11 | 67,415.00 |
| UTILITIES & SERVICES | | | | | | | | |
| 00955 | Electricity - General Utiliti | 53.98 | 62.50 | 8.52 | 53.98 | 62.50 | 8.52 | 750.00 |
| 00960 | Water - General Utilities | 29.94 | 45.83 | 15.89 | 29.94 | 45.83 | 15.89 | 550.00 |
| 00610 | Garbage Service | 5,654.70 | 5,654.00 | (.70) | 5,654.70 | 5,654.00 | (.70) | 67,848.00 |
| 00615 | Recycling Service | 528.50 | .00 | (528.50) | 528.50 | .00 | (528.50) | .00 |
| 00815 | Constable Service Fees | 6,091.00 | 6,274.42 | 183.42 | 6,091.00 | 6,274.42 | 183.42 | 75,293.00 |

Westchester Owners Committee

Income/Expense Statement
 Period: 01/01/13 to 01/31/13

| Account | Description | Actual | Current Period | | Actual | Year-To-Date | | Yearly Budget |
|------------------|--------------------------|-----------|----------------|----------|-----------|--------------|----------|---------------|
| | | | Budget | Variance | | Budget | Variance | |
| | UTILITIES & SERVICES | 12,358.12 | 12,036.75 | (321.37) | 12,358.12 | 12,036.75 | (321.37) | 144,441.00 |
| | TOTAL OPERATING EXPENSES | 18,324.41 | 19,698.10 | 1,373.69 | 18,324.41 | 19,698.10 | 1,373.69 | 256,091.00 |
| | OPERATING SURPLUS/(DEF | 7,539.96 | 96.90 | 7,443.06 | 7,539.96 | 96.90 | 7,443.06 | (150.00) |
| RESERVE REVENUE | | | | | | | | |
| 00970 | Reserve Interest Income | 17.93 | 12.50 | 5.43 | 17.93 | 12.50 | 5.43 | 150.00 |
| | TOTAL RESERVE REVENUE | 17.93 | 12.50 | 5.43 | 17.93 | 12.50 | 5.43 | 150.00 |
| RESERVE EXPENSES | | | | | | | | |
| | TOTAL RESERVE EXPENSES | .00 | .00 | .00 | .00 | .00 | .00 | .00 |
| | RESERVE SURPLUS/(DEFICI | 17.93 | 12.50 | 5.43 | 17.93 | 12.50 | 5.43 | 150.00 |
| | TOTAL SURPLUS/(DEFICIT) | 7,557.89 | 109.40 | 7,448.49 | 7,557.89 | 109.40 | 7,448.49 | .00 |

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