

Westchester Owners Committee

Balance Sheet As of 02/28/13

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
115	Operating Checking	19,933.92			19,933.92
120	Operating Money Market	196,955.08			196,955.08
121	Non Capital Reserves		90,700.59		90,700.59
123	Non Cap CD - 4170		50,387.07		50,387.07
	TOTAL CASH	216,889.00	141,087.66	.00	357,976.66
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	9,874.63			9,874.63
141	Accts Rec - HO Late Fees	325.00			325.00
142	Accts Rec - HO NSF Fees	25.00			25.00
143	Accts Rec - HO Interest	127.70			127.70
144	Accts Rec - HO Legal Reimb	627.85			627.85
146	Accts Rec - Recycling	9.00			9.00
155	Prepaid Insurance	10,418.26			10,418.26
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	27,498.44	.00	.00	27,498.44
	TOTAL ASSETS	244,387.44	141,087.66	.00	385,475.10
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	40.00			40.00
230	Deferred Assessments	172,325.00			172,325.00
	Subtotal Current Liab.	172,365.00	.00	.00	172,365.00
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)	9,952.50	24.89	.00	9,977.39
	Subtotal Equity	72,022.44	141,087.66	.00	213,110.10

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Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	244,387.44	141,087.66	.00	385,475.10
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Westchester Owners Committee

Income/Expense Statement Period: 02/01/13 to 02/28/13

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	34,465.00	34,465.00	.00	206,790.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,660.00)
00415	HO Interest Income	125.14	50.00	75.14	131.33	50.00	81.33	140.00
00420	HO Late Fees	360.00	400.00	(40.00)	360.00	400.00	(40.00)	1,200.00
00425	Bank Interest Income	14.79	16.67	(1.88)	30.47	33.34	(2.87)	200.00
00430	Transfer/Refi Fees	150.00	350.00	(200.00)	375.00	700.00	(325.00)	4,200.00
00460	Advertising	60.00	250.00	(190.00)	120.00	250.00	(130.00)	1,200.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	4,392.00	4,391.66	.34	26,350.00
00466	Recycle Reimbursement	45.00	.00	45.00	6,174.00	.00	6,174.00	.00
00475	Miscellaneous Income	25.00	.00	25.00	25.00	.00	25.00	.00
Subtotal OPERATING INCOMI		20,208.43	20,495.00	(286.57)	46,072.80	40,290.00	5,782.80	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		20,208.43	20,495.00	(286.57)	46,072.80	40,290.00	5,782.80	255,941.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	1,650.00	1,640.00	(10.00)	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	25.00	25.00	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	10.35	50.00	39.65	184.50	225.00	40.50	750.00
00526	Copies & Printing	7.45	10.00	2.55	238.77	260.00	21.23	800.00
00530	Bank Fees & Charges	.00	.00	.00	3.67	.00	(3.67)	.00
00630	Insurance	1,157.58	1,183.33	25.75	2,315.16	2,366.66	51.50	14,200.00
00780	RAP Newsletter	107.95	141.25	33.30	215.90	282.50	66.60	1,695.00

Westchester Owners Committee

Income/Expense Statement
Period: 02/01/13 to 02/28/13

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	ADMINISTRATIVE	2,108.33	2,217.08	108.75	4,608.00	4,799.16	191.16	28,285.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	416.67	183.34	466.66	833.34	366.68	5,000.00
00656	Landscape Extras	.00	.00	.00	.00	.00	.00	2,650.00
00658	Irrigation Repairs	.00	.00	.00	.00	250.00	250.00	1,500.00
00660	Pest Control Services	.00	108.33	108.33	.00	216.66	216.66	1,300.00
00665	Repairs & Maintenance	.00	166.67	166.67	.00	333.34	333.34	2,000.00
	GROUNDS MAINTENANCE	233.33	691.67	458.34	466.66	1,633.34	1,166.68	12,450.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	250.00	250.00	1,500.00
00761	Legal Collections Billed HOs	.00	.00	.00	(91.20)	.00	91.20	.00
00765	Legal Deed Restrictions	.00	100.00	100.00	.00	100.00	100.00	500.00
00770	Legal - Corporate	.00	125.00	125.00	.00	250.00	250.00	1,500.00
	PROFESSIONAL FEES	.00	350.00	350.00	(91.20)	600.00	691.20	3,500.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	648.35	816.67	168.32	1,338.57	1,633.34	294.77	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)	1,200.00	833.34	(366.66)	5,000.00
00875	Pool Contract	625.00	725.10	100.10	1,250.00	1,450.20	200.20	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	.00	208.33	208.33	123.00	416.66	293.66	2,500.00
00890	Repairs & Maint - Tennis	.00	.00	.00	995.50	1,000.00	4.50	2,500.00
00892	Member Solicitations	777.43	750.00	(27.43)	777.43	750.00	(27.43)	750.00
00895	Telephone Expense	86.36	62.50	(23.86)	163.87	125.00	(38.87)	750.00
00900	Water - Pool	238.74	658.33	419.59	452.00	1,316.66	864.66	7,900.00
	SWIM & TENNIS	2,975.88	3,637.60	661.72	6,300.37	7,525.20	1,224.83	67,415.00
UTILITIES & SERVICES								
00952	Property Taxes	95.35	.00	(95.35)	95.35	.00	(95.35)	.00
00955	Electricity - General Utiliti	68.36	62.50	(5.86)	122.34	125.00	2.66	750.00
00960	Water - General Utilities	29.94	45.83	15.89	59.88	91.66	31.78	550.00
00610	Garbage Service	5,654.70	5,654.00	(.70)	11,309.40	11,308.00	(1.40)	67,848.00

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Income/Expense Statement
 Period: 02/01/13 to 02/28/13

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
00615	Recycling Service	539.00	.00	(539.00)	1,067.50	.00	(1,067.50)	.00
00815	Constable Service Fees	6,091.00	6,274.42	183.42	12,182.00	12,548.84	366.84	75,293.00
	UTILITIES & SERVICES	12,478.35	12,036.75	(441.60)	24,836.47	24,073.50	(762.97)	144,441.00
	TOTAL OPERATING EXPENS	17,795.89	18,933.10	1,137.21	36,120.30	38,631.20	2,510.90	256,091.00
	OPERATING SURPLUS/(DEF	2,412.54	1,561.90	850.64	9,952.50	1,658.80	8,293.70	(150.00)
RESERVE REVENUE								
00970	Reserve Interest Income	6.96	12.50	(5.54)	24.89	25.00	(.11)	150.00
	TOTAL RESERVE REVENUE	6.96	12.50	(5.54)	24.89	25.00	(.11)	150.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	6.96	12.50	(5.54)	24.89	25.00	(.11)	150.00
	TOTAL SURPLUS/(DEFICIT)	2,419.50	1,574.40	845.10	9,977.39	1,683.80	8,293.59	.00

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