

# Westchester Owners Committee

## Balance Sheet As of 07/31/13

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
115	Operating Checking	26,746.06			26,746.06
120	Operating Money Market	137,567.85			137,567.85
121	Non Capital Reserves		90,738.61		90,738.61
123	Non Cap CD - 4170		50,387.07		50,387.07
	TOTAL CASH	164,313.91	141,125.68	.00	305,439.59
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	1,581.67			1,581.67
141	Accts Rec - HO Late Fees	135.00			135.00
143	Accts Rec - HO Interest	144.30			144.30
144	Accts Rec - HO Legal Reimb	896.05			896.05
155	Prepaid Insurance	4,630.36			4,630.36
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	13,478.38	.00	.00	13,478.38
	TOTAL ASSETS	177,792.29	141,125.68	.00	318,917.97
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	221.80			221.80
230	Deferred Assessments	86,162.50			86,162.50
	Subtotal Current Liab.	86,384.30	.00	.00	86,384.30
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)	29,338.05	62.91	.00	29,400.96
	Subtotal Equity	91,407.99	141,125.68	.00	232,533.67
	TOTAL LIABILITIES & EQUITY	177,792.29	141,125.68	.00	318,917.97

# Westchester Owners Committee

## Income/Expense Statement Period: 07/01/13 to 07/31/13

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME:</b>								
00410	Assessments	17,232.50	17,232.50	.00	120,627.50	120,627.50	.00	206,790.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,660.00)
00415	HO Interest Income	15.13	.00	15.13	294.06	140.00	154.06	140.00
00420	HO Late Fees	.00	.00	.00	620.00	1,200.00	(580.00)	1,200.00
00425	Bank Interest Income	13.28	16.67	(3.39)	104.78	116.69	(11.91)	200.00
00430	Transfer/Refi Fees	750.00	350.00	400.00	4,100.00	2,450.00	1,650.00	4,200.00
00460	Advertising	.00	.00	.00	120.00	750.00	(630.00)	1,200.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	15,372.00	15,370.81	1.19	26,350.00
00466	Recycle Reimbursement	45.00	.00	45.00	7,008.75	.00	7,008.75	.00
00475	Miscellaneous Income	.00	.00	.00	25.00	.00	25.00	.00
Subtotal OPERATING INCOME		20,251.91	19,795.00	456.91	148,272.09	140,655.00	7,617.09	238,420.00
<b>SWIM/TENNIS INCOME</b>								
00480	Swim & Tennis User/Sponsor f	1,550.00	.00	1,550.00	40,690.00	28,000.00	12,690.00	28,000.00
00485	Swim/Tennis Party Rentals	(332.26)	.00	(332.26)	248.74	900.00	(651.26)	900.00
00488	Swim/Tennis Social	.00	100.00	(100.00)	(193.83)	200.00	(393.83)	200.00
00495	Contributions to Reserves	(800.00)	.00	(800.00)	(14,402.36)	(11,579.00)	(2,823.36)	(11,579.00)
Subtotal SWIM/TENNIS INCOME		417.74	100.00	317.74	26,342.55	17,521.00	8,821.55	17,521.00
<b>TOTAL OPERATING INCOME</b>		<b>20,669.65</b>	<b>19,895.00</b>	<b>774.65</b>	<b>174,614.64</b>	<b>158,176.00</b>	<b>16,438.64</b>	<b>255,941.00</b>
<b>OPERATING EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	5,775.00	5,740.00	(35.00)	9,840.00
00510	Annual Meeting Expense	.00	.00	.00	.00	300.00	300.00	300.00
00512	National Night Out	.00	.00	.00	.00	.00	.00	250.00
00515	Office Supplies	.00	12.50	12.50	.00	87.50	87.50	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	17.61	16.31	(1.30)	332.62	484.65	152.03	750.00
00526	Copies & Printing	.00	10.00	10.00	238.77	360.00	121.23	800.00
00530	Bank Fees & Charges	.00	.00	.00	3.67	.00	(3.67)	.00
00590	Miscellaneous	.00	.00	.00	230.00	.00	(230.00)	.00
00630	Insurance	1,353.58	1,183.33	(170.25)	8,299.06	8,283.31	(15.75)	14,200.00
00780	RAP Newsletter	143.07	141.25	(1.82)	954.26	988.75	34.49	1,695.00

# Westchester Owners Committee

Income/Expense Statement  
Period: 07/01/13 to 07/31/13

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,339.26	2,183.39	(155.87)	15,833.38	16,244.21	410.83	28,285.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	416.67	183.34	1,633.31	2,916.69	1,283.38	5,000.00
00656	Landscape Extras	.00	662.50	662.50	.00	2,650.00	2,650.00	2,650.00
00658	Irrigation Repairs	530.00	250.00	(280.00)	589.00	1,500.00	911.00	1,500.00
00660	Pest Control Services	179.00	108.33	(70.67)	455.00	758.31	303.31	1,300.00
00665	Repairs & Maintenance	.00	166.67	166.67	250.00	1,166.69	916.69	2,000.00
	GROUNDS MAINTENANCE	942.33	1,604.17	661.84	2,927.31	8,991.69	6,064.38	12,450.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	875.00	875.00	1,500.00
00761	Legal Collections Billed HO's	(60.06)	.00	60.06	42.34	.00	(42.34)	.00
00765	Legal Deed Restrictions	.00	.00	.00	.00	300.00	300.00	500.00
00766	Legal Deed Rstrctns Billed HO	.00	.00	.00	85.00	.00	(85.00)	.00
00770	Legal - Corporate	.00	125.00	125.00	31.00	875.00	844.00	1,500.00
	PROFESSIONAL FEES	(60.06)	250.00	310.06	158.34	2,050.00	1,891.66	3,500.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	580.96	816.67	235.71	4,532.79	5,716.69	1,183.90	9,800.00
00860	Equipment - Tennis	.00	.00	.00	1,445.25	1,000.00	(445.25)	1,000.00
00862	Furniture & Equipment	.00	.00	.00	268.32	1,000.00	731.68	1,000.00
00868	Tree Trimming	.00	600.00	600.00	.00	1,800.00	1,800.00	1,800.00
00870	Landscaping - Swim & Tennis	600.00	416.67	(183.33)	4,200.00	2,916.69	(1,283.31)	5,000.00
00875	Pool Contract	7,575.00	8,000.00	425.00	20,375.00	19,900.40	(474.60)	30,000.00
00880	Permits & Memberships	169.15	.00	(169.15)	169.15	215.00	45.85	215.00
00882	Supplies/Pool Tags	.00	.00	.00	659.75	700.00	40.25	700.00
00885	Repairs & Maint - Swim	695.00	1,000.00	305.00	889.31	3,500.00	2,610.69	3,500.00
00887	Repairs & Maint - General	81.41	208.33	126.92	1,190.46	1,458.31	267.85	2,500.00
00890	Repairs & Maint - Tennis	463.16	.00	(463.16)	1,907.16	2,000.00	92.84	2,500.00
00892	Member Solicitations	.00	.00	.00	822.04	750.00	(72.04)	750.00
00895	Telephone Expense	88.11	62.50	(25.61)	595.10	437.50	(157.60)	750.00
00900	Water - Pool	651.72	658.33	6.61	2,388.99	4,608.31	2,219.32	7,900.00
	SWIM & TENNIS	10,904.51	11,762.50	857.99	39,443.32	46,002.90	6,559.58	67,415.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	95.35	.00	(95.35)	.00
00955	Electricity - General Utiliti	255.08	62.50	(192.58)	643.51	437.50	(206.01)	750.00

## Westchester Owners Committee

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Income/Expense Statement  
Period: 07/01/13 to 07/31/13

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
00960	Water - General Utilities	31.02	45.83	14.81	175.48	320.81	145.33	550.00
00610	Garbage Service	5,654.70	5,654.00	(.70)	39,582.90	39,578.00	(4.90)	67,848.00
00615	Recycling Service	542.50	.00	(542.50)	3,780.00	.00	(3,780.00)	.00
00815	Constable Service Fees	6,091.00	6,274.42	183.42	42,637.00	43,920.94	1,283.94	75,293.00
	UTILITIES & SERVICES	12,574.30	12,036.75	(537.55)	86,914.24	84,257.25	(2,656.99)	144,441.00
	TOTAL OPERATING EXPENSES	26,700.34	27,836.81	1,136.47	145,276.59	157,546.05	12,269.46	256,091.00
	OPERATING SURPLUS/(DEF	(6,030.69)	(7,941.81)	1,911.12	29,338.05	629.95	28,708.10	(150.00)
RESERVE REVENUE								
00965	Contributions from Operating	800.00	.00	800.00	14,402.36	.00	14,402.36	.00
00970	Reserve Interest Income	8.20	12.50	(4.30)	62.91	87.50	(24.59)	150.00
	TOTAL RESERVE REVENUE	808.20	12.50	795.70	14,465.27	87.50	14,377.77	150.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	13,097.25	.00	(13,097.25)	.00
00992	Pool Furniture	.00	.00	.00	505.11	.00	(505.11)	.00
00993	Landscaping Improvements	800.00	.00	(800.00)	800.00	.00	(800.00)	.00
	TOTAL RESERVE EXPENSES	800.00	.00	(800.00)	14,402.36	.00	(14,402.36)	.00
	RESERVE SURPLUS/(DEFICI	8.20	12.50	(4.30)	62.91	87.50	(24.59)	150.00
	TOTAL SURPLUS/(DEFICIT)	(6,022.49)	(7,929.31)	1,906.82	29,400.96	717.45	28,683.51	.00