

# Westchester Owners Committee

## Balance Sheet As of 08/31/13

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
115	Operating Checking	587.02			587.02
120	Operating Money Market	144,118.31			144,118.31
121	Non Capital Reserves		90,746.07		90,746.07
123	Non Cap CD - 4170		50,387.07		50,387.07
	TOTAL CASH	144,705.33	141,133.14	.00	285,838.47
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	665.95			665.95
141	Accts Rec - HO Late Fees	55.00			55.00
143	Accts Rec - HO Interest	99.37			99.37
144	Accts Rec - HO Legal Reimb	804.45			804.45
155	Prepaid Insurance	3,472.78			3,472.78
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	11,188.55	.00	.00	11,188.55
	TOTAL ASSETS	155,893.88	141,133.14	.00	297,027.02
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	221.80			221.80
230	Deferred Assessments	68,930.00			68,930.00
	Subtotal Current Liab.	69,151.80	.00	.00	69,151.80
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)	24,672.14	70.37	.00	24,742.51
	Subtotal Equity	86,742.08	141,133.14	.00	227,875.22
	TOTAL LIABILITIES & EQUITY	155,893.88	141,133.14	.00	297,027.02

# Westchester Owners Committee

Income/Expense Statement  
Period: 08/01/13 to 08/31/13

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	137,860.00	137,860.00	.00	206,790.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,660.00)
00415	HO Interest Income	26.83	.00	26.83	320.89	140.00	180.89	140.00
00420	HO Late Fees	.00	.00	.00	620.00	1,200.00	(580.00)	1,200.00
00425	Bank Interest Income	11.54	16.67	(5.13)	116.32	133.36	(17.04)	200.00
00430	Transfer/Refi Fees	125.00	350.00	(225.00)	4,225.00	2,800.00	1,425.00	4,200.00
00460	Advertising	.00	250.00	(250.00)	120.00	1,000.00	(880.00)	1,200.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	17,568.00	17,566.64	1.36	26,350.00
00466	Recycle Reimbursement	.00	.00	.00	7,008.75	.00	7,008.75	.00
00475	Miscellaneous Income	.00	.00	.00	25.00	.00	25.00	.00
Subtotal OPERATING INCOMI		19,591.87	20,045.00	(453.13)	167,863.96	160,700.00	7,163.96	238,420.00
<b>SWIM/TENNIS INCOME</b>								
00480	Swim & Tennis User/Sponsor f	.00	.00	.00	40,690.00	28,000.00	12,690.00	28,000.00
00485	Swim/Tennis Party Rentals	438.00	.00	438.00	726.00	900.00	(174.00)	900.00
00488	Swim/Tennis Social	.00	.00	.00	(233.09)	200.00	(433.09)	200.00
00495	Contributions to Reserves	1,305.11	.00	1,305.11	(13,097.25)	(11,579.00)	(1,518.25)	(11,579.00)
Subtotal SWIM/TENNIS INCOI		1,743.11	.00	1,743.11	28,085.66	17,521.00	10,564.66	17,521.00
<b>TOTAL OPERATING INCOME</b>		<b>21,334.98</b>	<b>20,045.00</b>	<b>1,289.98</b>	<b>195,949.62</b>	<b>178,221.00</b>	<b>17,728.62</b>	<b>255,941.00</b>
<b>OPERATING EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	6,600.00	6,560.00	(40.00)	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	100.00	100.00	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	16.23	41.67	25.44	348.85	526.32	177.47	750.00
00526	Copies & Printing	.00	10.00	10.00	238.77	370.00	131.23	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	1,157.58	1,183.33	25.75	9,456.64	9,466.64	10.00	14,200.00
00780	RAP Newsletter	181.95	141.25	(40.70)	1,136.21	1,130.00	(6.21)	1,695.00

Westchester Owners Committee

Income/Expense Statement  
 Period: 08/01/13 to 08/31/13

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,180.76	2,208.75	27.99	18,014.14	18,452.96	438.82	28,285.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	433.33	416.67	(16.66)	2,066.64	3,333.36	1,266.72	5,000.00
00656	Landscape Extras	800.00	.00	(800.00)	800.00	2,650.00	1,850.00	2,650.00
00658	Irrigation Repairs	.00	.00	.00	589.00	1,500.00	911.00	1,500.00
00660	Pest Control Services	179.00	108.33	(70.67)	634.00	866.64	232.64	1,300.00
00665	Repairs & Maintenance	.00	166.67	166.67	250.00	1,333.36	1,083.36	2,000.00
	GROUNDS MAINTENANCE	1,412.33	691.67	(720.66)	4,339.64	9,683.36	5,343.72	12,450.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
00761	Legal Collections Billed HO's	(174.84)	.00	174.84	(132.50)	.00	132.50	.00
00765	Legal Deed Restrictions	.00	100.00	100.00	.00	400.00	400.00	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	1,000.00	969.00	1,500.00
	PROFESSIONAL FEES	(174.84)	350.00	524.84	(16.50)	2,400.00	2,416.50	3,500.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	702.07	816.67	114.60	5,234.86	6,533.36	1,298.50	9,800.00
00860	Equipment - Tennis	.00	.00	.00	1,445.25	1,000.00	(445.25)	1,000.00
00862	Furniture & Equipment	699.92	700.00	.08	968.24	1,000.00	31.76	1,000.00
00868	Tree Trimming	.00	.00	.00	.00	1,800.00	1,800.00	1,800.00
00870	Landscaping - Swim & Tennis	600.00	416.67	(183.33)	4,800.00	3,333.36	(1,466.64)	5,000.00
00875	Pool Contract	5,175.00	6,000.00	825.00	25,550.00	25,900.40	350.40	30,000.00
00880	Permits & Memberships	.00	.00	.00	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	2,169.92	2,500.00	330.08	3,059.23	3,500.00	440.77	3,500.00
00887	Repairs & Maint - General	.00	208.33	208.33	1,190.46	1,666.64	476.18	2,500.00
00890	Repairs & Maint - Tennis	.00	500.00	500.00	1,907.16	2,500.00	592.84	2,500.00
00892	Member Solicitations	.00	.00	.00	822.04	750.00	(72.04)	750.00
00895	Telephone Expense	53.86	62.50	8.64	648.96	500.00	(148.96)	750.00
00896	Wifi Pool	31.45	.00	(31.45)	31.45	.00	(31.45)	.00
00900	Water - Pool	684.01	658.33	(25.68)	3,073.00	5,266.64	2,193.64	7,900.00
	SWIM & TENNIS	10,116.23	11,862.50	1,746.27	49,559.55	54,665.40	5,105.85	67,415.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	95.35	.00	(95.35)	.00

Westchester Owners Committee

Income/Expense Statement  
 Period: 08/01/13 to 08/31/13

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
00955	Electricity - General Utiliti	127.09	62.50	(64.59)	770.60	500.00	(270.60)	750.00
00960	Water - General Utilities	44.12	45.83	1.71	219.60	366.64	147.04	550.00
00610	Garbage Service	5,654.70	5,654.00	(.70)	45,237.60	45,232.00	(5.60)	67,848.00
00615	Recycling Service	549.50	.00	(549.50)	4,329.50	.00	(4,329.50)	.00
00815	Constable Service Fees	6,091.00	6,274.42	183.42	48,728.00	50,195.36	1,467.36	75,293.00
	UTILITIES & SERVICES	12,466.41	12,036.75	(429.66)	99,380.65	96,294.00	(3,086.65)	144,441.00
	TOTAL OPERATING EXPENSES	26,000.89	27,149.67	1,148.78	171,277.48	181,495.72	10,218.24	256,091.00
	OPERATING SURPLUS/(DEF	(4,665.91)	(7,104.67)	2,438.76	24,672.14	(3,274.72)	27,946.86	(150.00)
RESERVE REVENUE								
00965	Contributions from Operating	(1,305.11)	.00	(1,305.11)	13,097.25	.00	13,097.25	.00
00970	Reserve Interest Income	7.46	12.50	(5.04)	70.37	100.00	(29.63)	150.00
	TOTAL RESERVE REVENUE	(1,297.65)	12.50	(1,310.15)	13,167.62	100.00	13,067.62	150.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	13,097.25	.00	(13,097.25)	.00
00992	Pool Furniture	(505.11)	.00	505.11	.00	.00	.00	.00
00993	Landscaping Improvements	(800.00)	.00	800.00	.00	.00	.00	.00
	TOTAL RESERVE EXPENSES	(1,305.11)	.00	1,305.11	13,097.25	.00	(13,097.25)	.00
	RESERVE SURPLUS/(DEFICI	7.46	12.50	(5.04)	70.37	100.00	(29.63)	150.00
	TOTAL SURPLUS/(DEFICIT)	(4,658.45)	(7,092.17)	2,433.72	24,742.51	(3,174.72)	27,917.23	.00

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