

# Westchester Owners Committee

## Balance Sheet As of 10/31/13

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	85,141.02			85,141.02
112	Alliance Bank - Money Market		73,199.67		73,199.67
115	Amegy - Operating Checking	28,860.14			28,860.14
123	Amegy Non Cap CD - 4170		50,387.07		50,387.07
	<b>TOTAL CASH</b>	114,001.16	123,586.74	.00	237,587.90
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	1,016.67			1,016.67
141	Accts Rec - HO Late Fees	95.00			95.00
142	Accts Rec - HO NSF Fees	25.00			25.00
143	Accts Rec - HO Interest	152.47			152.47
144	Accts Rec - HO Legal Reimb	804.45			804.45
155	Prepaid Insurance	1,157.62			1,157.62
156	Prepaid Constable Fees	6,091.00			6,091.00
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	9,342.21	.00	.00	9,342.21
	<b>TOTAL ASSETS</b>	123,343.37	123,586.74	.00	246,930.11
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	221.80			221.80
230	Deferred Assessments	34,465.00			34,465.00
	<b>Subtotal Current Liab.</b>	34,686.80	.00	.00	34,686.80
RESERVES:					
	<b>Subtotal Reserves</b>	.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)	26,586.63	(17,476.03)	.00	9,110.60
	<b>Subtotal Equity</b>	88,656.57	123,586.74	.00	212,243.31
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	123,343.37	123,586.74	.00	246,930.11

Westchester Owners Committee

Balance Sheet  
As of 10/31/13

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

=====

Westchester Owners Committee

Income/Expense Statement  
 Period: 10/01/13 to 10/31/13

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING INCOME:								
00410	Assessments	17,232.50	17,232.50	.00	172,325.00	172,325.00	.00	206,790.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,660.00)
00415	HO Interest Income	8.35	.00	8.35	334.71	140.00	194.71	140.00
00420	HO Late Fees	.00	.00	.00	620.00	1,200.00	(580.00)	1,200.00
00425	Bank Interest Income	4.75	16.67	(11.92)	131.07	166.70	(35.63)	200.00
00430	Transfer/Refi Fees	75.00	350.00	(275.00)	4,450.00	3,500.00	950.00	4,200.00
00460	Advertising	.00	200.00	(200.00)	710.00	1,200.00	(490.00)	1,200.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	21,960.00	21,958.30	1.70	26,350.00
00466	Recycle Reimbursement	68.75	.00	68.75	7,077.50	.00	7,077.50	.00
00475	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
	Subtotal OPERATING INCOME	19,585.35	19,995.00	(409.65)	207,658.28	200,490.00	7,168.28	238,420.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	400.00	.00	400.00	41,090.00	28,000.00	13,090.00	28,000.00
00485	Swim/Tennis Party Rentals	295.00	.00	295.00	1,021.00	900.00	121.00	900.00
00488	Swim/Tennis Social	.00	.00	.00	(233.09)	200.00	(433.09)	200.00
00495	Contributions to Reserves	.00	.00	.00	(13,097.25)	(11,579.00)	(1,518.25)	(11,579.00)
	Subtotal SWIM/TENNIS INCOME	695.00	.00	695.00	28,780.66	17,521.00	11,259.66	17,521.00
	TOTAL OPERATING INCOME	20,280.35	19,995.00	285.35	236,438.94	218,011.00	18,427.94	255,941.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	8,250.00	8,200.00	(50.00)	9,840.00
00510	Annual Meeting Expense	.00	.00	.00	90.00	300.00	210.00	300.00
00512	National Night Out	122.66	250.00	127.34	122.66	250.00	127.34	250.00
00515	Office Supplies	.00	12.50	12.50	.00	125.00	125.00	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	14.39	41.67	27.28	372.44	609.66	237.22	750.00
00526	Copies & Printing	.00	10.00	10.00	238.77	390.00	151.23	800.00
00530	Bank Fees & Charges	.00	.00	.00	3.67	.00	(3.67)	.00
00590	Miscellaneous	6.95	.00	(6.95)	236.95	.00	(236.95)	.00
00630	Insurance	1,157.58	1,183.33	25.75	11,771.80	11,833.30	61.50	14,200.00
00780	RAP Newsletter	157.59	141.25	(16.34)	1,392.79	1,412.50	19.71	1,695.00

Westchester Owners Committee

Income/Expense Statement  
 Period: 10/01/13 to 10/31/13

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,284.17	2,458.75	174.58	22,479.08	23,120.46	641.38	28,285.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	416.67	183.34	2,533.30	4,166.70	1,633.40	5,000.00
00656	Landscape Extras	.00	.00	.00	600.00	2,650.00	2,050.00	2,650.00
00657	Tree Trimming	.00	.00	.00	200.00	.00	(200.00)	.00
00658	Irrigation Repairs	146.00	.00	(146.00)	735.00	1,500.00	765.00	1,500.00
00660	Pest Control Services	179.00	108.33	(70.67)	992.00	1,083.30	91.30	1,300.00
00665	Repairs & Maintenance	.00	166.67	166.67	250.00	1,666.70	1,416.70	2,000.00
	GROUNDS MAINTENANCE	558.33	691.67	133.34	5,310.30	11,066.70	5,756.40	12,450.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
00761	Legal Collections Billed HOs	.00	.00	.00	(132.50)	.00	132.50	.00
00765	Legal Deed Restrictions	.00	100.00	100.00	.00	500.00	500.00	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	1,250.00	1,219.00	1,500.00
	PROFESSIONAL FEES	.00	350.00	350.00	(16.50)	3,000.00	3,016.50	3,500.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	640.82	816.67	175.85	6,560.90	8,166.70	1,605.80	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	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)	6,000.00	4,166.70	(1,833.30)	5,000.00
00875	Pool Contract	400.00	725.10	325.10	28,225.00	28,550.50	325.50	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	67.37	.00	(67.37)	3,126.60	3,500.00	373.40	3,500.00
00887	Repairs & Maint - General	28.61	208.33	179.72	1,175.99	2,083.30	907.31	2,500.00
00890	Repairs & Maint - Tennis	.00	.00	.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 & WiFi Expense	70.24	62.50	(7.74)	836.08	625.00	(211.08)	750.00
00900	Water - Pool	2,188.40	658.33	(1,530.07)	5,983.90	6,583.30	599.40	7,900.00
	SWIM & TENNIS	3,995.44	2,887.60	(1,107.84)	57,880.06	61,640.50	3,760.44	67,415.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	95.35	.00	(95.35)	.00

Westchester Owners Committee

Income/Expense Statement  
 Period: 10/01/13 to 10/31/13

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
00955	Electricity - General Utiliti	69.92	62.50	(7.42)	910.68	625.00	(285.68)	750.00
00960	Water - General Utilities	44.12	45.83	1.71	307.84	458.30	150.46	550.00
00610	Garbage Service	5,654.70	5,654.00	(.70)	56,547.00	56,540.00	(7.00)	67,848.00
00615	Recycling Service	549.50	.00	(549.50)	5,428.50	.00	(5,428.50)	.00
00815	Constable Service Fees	6,091.00	6,274.42	183.42	60,910.00	62,744.20	1,834.20	75,293.00
	UTILITIES & SERVICES	12,409.24	12,036.75	(372.49)	124,199.37	120,367.50	(3,831.87)	144,441.00
	TOTAL OPERATING EXPENS	19,247.18	18,424.77	(822.41)	209,852.31	219,195.16	9,342.85	256,091.00
	OPERATING SURPLUS/(DEF	1,033.17	1,570.23	(537.06)	26,586.63	(1,184.16)	27,770.79	(150.00)
RESERVE REVENUE								
00965	Contributions from Operating	.00	.00	.00	13,097.25	.00	13,097.25	.00
00970	Reserve Interest Income	20.89	12.50	8.39	98.97	125.00	(26.03)	150.00
	TOTAL RESERVE REVENUE	20.89	12.50	8.39	13,196.22	125.00	13,071.22	150.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	13,097.25	.00	(13,097.25)	.00
00995	Fence Replacement	17,575.00	.00	(17,575.00)	17,575.00	.00	(17,575.00)	.00
	TOTAL RESERVE EXPENSES	17,575.00	.00	(17,575.00)	30,672.25	.00	(30,672.25)	.00
	RESERVE SURPLUS/(DEFICI	(17,554.11)	12.50	(17,566.61)	(17,476.03)	125.00	(17,601.03)	150.00
	TOTAL SURPLUS/(DEFICIT)	(16,520.94)	1,582.73	(18,103.67)	9,110.60	(1,059.16)	10,169.76	.00