

Westchester Owners Committee

Balance Sheet
As of 11/30/13

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	87,563.13			87,563.13
112	Alliance Bank - Money Market		52,894.51		52,894.51
123	Amegy Non Cap CD - 4170		50,387.07		50,387.07
	TOTAL CASH	87,563.13	103,281.58	.00	190,844.71
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	56.80			56.80
144	Accts Rec - HO Legal Reimb	91.60			91.60
145	Accts Rec - HO Misc	1,200.00			1,200.00
155	Prepaid Insurance	11,877.00			11,877.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	20,037.35	.00	.00	20,037.35
	TOTAL ASSETS	107,600.48	103,281.58	.00	210,882.06
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	221.80			221.80
230	Deferred Assessments	17,232.50			17,232.50
	Subtotal Current Liab.	17,454.30	.00	.00	17,454.30
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)	28,076.24	(37,781.19)	.00	(9,704.95)
	Subtotal Equity	90,146.18	103,281.58	.00	193,427.76
	TOTAL LIABILITIES & EQUITY	107,600.48	103,281.58	.00	210,882.06

Westchester Owners Committee

Income/Expense Statement Period: 11/01/13 to 11/30/13

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	189,557.50	189,557.50	.00	206,790.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,660.00)
00415	HO Interest Income	.00	.00	.00	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	7.66	16.67	(9.01)	138.73	183.37	(44.64)	200.00
00430	Transfer/Refi Fees	225.00	350.00	(125.00)	4,675.00	3,850.00	825.00	4,200.00
00460	Advertising	.00	.00	.00	710.00	1,200.00	(490.00)	1,200.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	24,156.00	24,154.13	1.87	26,350.00
00466	Recycle Reimbursement	.00	.00	.00	7,077.50	.00	7,077.50	.00
00475	Miscellaneous Income	.00	.00	.00	50.00	.00	50.00	.00
Subtotal OPERATING INCOME		19,661.16	19,795.00	(133.84)	227,319.44	220,285.00	7,034.44	238,420.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	.00	.00	.00	41,090.00	28,000.00	13,090.00	28,000.00
00485	Swim/Tennis Party Rentals	(64.00)	.00	(64.00)	957.00	900.00	57.00	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		(64.00)	.00	(64.00)	28,716.66	17,521.00	11,195.66	17,521.00
TOTAL OPERATING INCOME		19,597.16	19,795.00	(197.84)	256,036.10	237,806.00	18,230.10	255,941.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	9,075.00	9,020.00	(55.00)	9,840.00
00510	Annual Meeting Expense	.00	.00	.00	90.00	300.00	210.00	300.00
00512	National Night Out	.00	.00	.00	122.66	250.00	127.34	250.00
00515	Office Supplies	.00	12.50	12.50	.00	137.50	137.50	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	9.79	20.00	10.21	382.23	629.66	247.43	750.00
00526	Copies & Printing	.00	10.00	10.00	238.77	400.00	161.23	800.00
00530	Bank Fees & Charges	.00	.00	.00	3.67	.00	(3.67)	.00
00590	Miscellaneous	20.00	.00	(20.00)	256.95	.00	(256.95)	.00
00630	Insurance	1,157.62	1,183.33	25.71	12,929.42	13,016.63	87.21	14,200.00
00780	RAP Newsletter	98.99	141.25	42.26	1,491.78	1,553.75	61.97	1,695.00

Westchester Owners Committee

Income/Expense Statement
Period: 11/01/13 to 11/30/13

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,111.40	2,187.08	75.68	24,590.48	25,307.54	717.06	28,285.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	416.67	183.34	2,766.63	4,583.37	1,816.74	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	.00	.00	.00	735.00	1,500.00	765.00	1,500.00
00660	Pest Control Services	220.00	108.33	(111.67)	1,212.00	1,191.63	(20.37)	1,300.00
00665	Repairs & Maintenance	670.00	166.67	(503.33)	920.00	1,833.37	913.37	2,000.00
	GROUNDS MAINTENANCE	1,123.33	691.67	(431.66)	6,433.63	11,758.37	5,324.74	12,450.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	1,375.00	1,375.00	1,500.00
00761	Legal Collections Billed HOs	(282.84)	.00	282.84	(415.34)	.00	415.34	.00
00765	Legal Deed Restrictions	.00	.00	.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	1,375.00	1,344.00	1,500.00
	PROFESSIONAL FEES	(282.84)	250.00	532.84	(299.34)	3,250.00	3,549.34	3,500.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	684.06	816.67	132.61	7,244.96	8,983.37	1,738.41	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)	6,600.00	4,583.37	(2,016.63)	5,000.00
00875	Pool Contract	625.00	725.10	100.10	28,850.00	29,275.60	425.60	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	.00	.00	.00	3,126.60	3,500.00	373.40	3,500.00
00887	Repairs & Maint - General	320.00	208.33	(111.67)	1,495.99	2,291.63	795.64	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	70.25	62.50	(7.75)	906.33	687.50	(218.83)	750.00
00900	Water - Pool	445.58	658.33	212.75	6,429.48	7,241.63	812.15	7,900.00
	SWIM & TENNIS	2,744.89	2,887.60	142.71	60,624.95	64,528.10	3,903.15	67,415.00
UTILITIES & SERVICES								
00952	Property Taxes	6.40	.00	(6.40)	101.75	.00	(101.75)	.00

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Income/Expense Statement
 Period: 11/01/13 to 11/30/13

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
00955	Electricity - General Utiliti	71.60	62.50	(9.10)	982.28	687.50	(294.78)	750.00
00960	Water - General Utilities	37.57	45.83	8.26	345.41	504.13	158.72	550.00
00610	Garbage Service	5,654.70	5,654.00	(.70)	62,201.70	62,194.00	(7.70)	67,848.00
00615	Recycling Service	549.50	.00	(549.50)	5,978.00	.00	(5,978.00)	.00
00815	Constable Service Fees	6,091.00	6,274.42	183.42	67,001.00	69,018.62	2,017.62	75,293.00
	UTILITIES & SERVICES	12,410.77	12,036.75	(374.02)	136,610.14	132,404.25	(4,205.89)	144,441.00
	TOTAL OPERATING EXPENS	18,107.55	18,053.10	(54.45)	227,959.86	237,248.26	9,288.40	256,091.00
	OPERATING SURPLUS/(DEF	1,489.61	1,741.90	(252.29)	28,076.24	557.74	27,518.50	(150.00)
RESERVE REVENUE								
00965	Contributions from Operating	.00	.00	.00	13,097.25	.00	13,097.25	.00
00970	Reserve Interest Income	23.84	12.50	11.34	122.81	137.50	(14.69)	150.00
	TOTAL RESERVE REVENUE	23.84	12.50	11.34	13,220.06	137.50	13,082.56	150.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	13,097.25	.00	(13,097.25)	.00
00995	Fence Replacement	20,329.00	.00	(20,329.00)	37,904.00	.00	(37,904.00)	.00
	TOTAL RESERVE EXPENSES	20,329.00	.00	(20,329.00)	51,001.25	.00	(51,001.25)	.00
	RESERVE SURPLUS/(DEFICI	(20,305.16)	12.50	(20,317.66)	(37,781.19)	137.50	(37,918.69)	150.00
	TOTAL SURPLUS/(DEFICIT)	(18,815.55)	1,754.40	(20,569.95)	(9,704.95)	695.24	(10,400.19)	.00