

Westchester Owners Committee

Balance Sheet
As of 01/31/14

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	254,526.27			254,526.27
112	Alliance Bank - Money Market		103,363.54		103,363.54
	TOTAL CASH	254,526.27	103,363.54	.00	357,889.81
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	19,526.67			19,526.67
141	Accts Rec - HO Late Fees	55.00			55.00
143	Accts Rec - HO Interest	55.68			55.68
144	Accts Rec - HO Legal Reimb	906.78			906.78
145	Accts Rec - HO Misc	850.00			850.00
155	Prepaid Insurance	9,897.50			9,897.50
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	37,382.63	.00	.00	37,382.63
	TOTAL ASSETS	291,908.90	103,363.54	.00	395,272.44
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
215	Accrued Expenses	7.00			7.00
220	Prepaid Assessments	561.00			561.00
230	Deferred Assessments	194,590.00			194,590.00
	Subtotal Current Liab.	195,158.00	.00	.00	195,158.00
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
355	Operating Fund Balance	88,122.93			88,122.93
357	Non Capital Reserve Fund Bal		103,323.84		103,323.84
	Current Year Net Income/(Loss)	8,627.97	39.70	.00	8,667.67
	Subtotal Equity	96,750.90	103,363.54	.00	200,114.44
	TOTAL LIABILITIES & EQUITY	291,908.90	103,363.54	.00	395,272.44

Westchester Owners Committee

Income/Expense Statement Period: 01/01/14 to 01/31/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME:								
00410	Assessments	17,690.00	17,690.00	.00	17,690.00	17,690.00	.00	212,280.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	4.64	.00	4.64	4.64	.00	4.64	305.00
00420	HO Late Fees	.00	.00	.00	.00	.00	.00	650.00
00425	Bank Interest Income	18.54	10.83	7.71	18.54	10.83	7.71	130.00
00430	Transfer/Refi Fees	75.00	250.00	(175.00)	75.00	250.00	(175.00)	3,000.00
00460	Advertising	390.00	300.00	90.00	390.00	300.00	90.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	2,196.00	2,195.83	.17	26,350.00
00466	Recycle Reimbursement	5,567.25	.00	5,567.25	5,567.25	.00	5,567.25	.00
Subtotal OPERATING INCOME		25,941.43	20,446.66	5,494.77	25,941.43	20,446.66	5,494.77	241,665.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	.00	.00	.00	.00	.00	.00	40,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.00	.00	.00	.00	250.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(14,863.00)
Subtotal SWIM/TENNIS INCOME		.00	.00	.00	.00	.00	.00	25,387.00
TOTAL OPERATING INCOME		25,941.43	20,446.66	5,494.77	25,941.43	20,446.66	5,494.77	267,052.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	825.00	820.00	(5.00)	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	200.00
00515	Office Supplies	.00	12.50	12.50	.00	12.50	12.50	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	180.70	50.00	(130.70)	180.70	50.00	(130.70)	650.00
00526	Copies & Printing	233.92	10.00	(223.92)	233.92	10.00	(223.92)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	.00	20.83	20.83	.00	20.83	20.83	250.00
00630	Insurance	1,264.75	1,191.67	(73.08)	1,264.75	1,191.67	(73.08)	14,300.00
00780	RAP Newsletter	98.99	141.67	42.68	98.99	141.67	42.68	1,700.00
ADMINISTRATIVE		2,603.36	2,246.67	(356.69)	2,603.36	2,246.67	(356.69)	28,202.00

Westchester Owners Committee

Income/Expense Statement
 Period: 01/01/14 to 01/31/14

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	233.33	.00	233.33	233.33	.00	2,800.00
00656	Landscape Extras	.00	.00	.00	.00	.00	.00	1,000.00
00657	Additional Mulch	.00	.00	.00	.00	.00	.00	1,200.00
00658	Irrigation Repairs	.00	250.00	250.00	.00	250.00	250.00	1,500.00
00659	Perimeter Fence Repairs	.00	.00	.00	.00	.00	.00	500.00
00660	Pest Control Services	.00	108.33	108.33	.00	108.33	108.33	1,300.00
00665	Repairs & Maintenance	11.88	125.00	113.12	11.88	125.00	113.12	1,500.00
	GROUNDS MAINTENANCE	245.21	716.66	471.45	245.21	716.66	471.45	9,800.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	125.00	125.00	1,500.00
00765	Legal Deed Restrictions	.00	.00	.00	.00	.00	.00	750.00
00766	Legal Deed Rstrctns Billed HO	(91.50)	.00	91.50	(91.50)	.00	91.50	.00
00770	Legal - Corporate	.00	41.67	41.67	.00	41.67	41.67	500.00
	PROFESSIONAL FEES	(91.50)	166.67	258.17	(91.50)	166.67	258.17	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	730.78	650.00	(80.78)	730.78	650.00	(80.78)	7,800.00
00860	Equipment - Tennis	.00	41.67	41.67	.00	41.67	41.67	500.00
00862	Furniture & Equipment	.00	.00	.00	.00	.00	.00	2,000.00
00868	Tree Trimming	.00	.00	.00	.00	.00	.00	500.00
00870	Landscaping - Swim & Tennis	600.00	600.00	.00	600.00	600.00	.00	7,200.00
00875	Pool Contract	625.00	3,083.33	2,458.33	625.00	3,083.33	2,458.33	37,000.00
00880	Permits & Memberships	.00	.00	.00	.00	.00	.00	250.00
00882	Supplies/Pool Tags	.00	.00	.00	.00	.00	.00	700.00
00885	Repairs & Maint - Swim	.00	.00	.00	.00	.00	.00	10,000.00
00887	Repairs & Maint - General	.00	416.67	416.67	.00	416.67	416.67	5,000.00
00890	Repairs & Maint - Tennis	.00	.00	.00	.00	.00	.00	3,000.00
00892	Member Solicitations	.00	.00	.00	.00	.00	.00	850.00
00895	Telephone & WiFi Expense	70.66	75.00	4.34	70.66	75.00	4.34	900.00
00900	Water - Pool	136.37	458.33	321.96	136.37	458.33	321.96	5,500.00
	SWIM & TENNIS	2,162.81	5,325.00	3,162.19	2,162.81	5,325.00	3,162.19	81,200.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	102.38	100.00	(2.38)	102.38	100.00	(2.38)	1,200.00

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 Period: 01/01/14 to 01/31/14

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
00960	Water - General Utilities	.00	29.17	29.17	.00	29.17	29.17	350.00
00610	Garbage Service	5,661.70	5,658.33	(3.37)	5,661.70	5,658.33	(3.37)	67,900.00
00615	Recycling Service	542.50	.00	(542.50)	542.50	.00	(542.50)	.00
00815	Constable Service Fees	6,087.00	6,291.67	204.67	6,087.00	6,291.67	204.67	75,500.00
	UTILITIES & SERVICES	12,393.58	12,079.17	(314.41)	12,393.58	12,079.17	(314.41)	145,100.00
	TOTAL OPERATING EXPENS	17,313.46	20,534.17	3,220.71	17,313.46	20,534.17	3,220.71	267,052.00
	OPERATING SURPLUS/(DEF	8,627.97	(87.51)	8,715.48	8,627.97	(87.51)	8,715.48	.00
RESERVE REVENUE								
00970	Reserve Interest Income	39.70	.00	39.70	39.70	.00	39.70	.00
	TOTAL RESERVE REVENUE	39.70	.00	39.70	39.70	.00	39.70	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	39.70	.00	39.70	39.70	.00	39.70	.00
	TOTAL SURPLUS/(DEFICIT)	8,667.67	(87.51)	8,755.18	8,667.67	(87.51)	8,755.18	.00