

Westchester Owners Committee

Balance Sheet As of 02/28/14

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	251,386.32			251,386.32
112	Alliance Bank - Money Market		103,403.19		103,403.19
	TOTAL CASH	251,386.32	103,403.19	.00	354,789.51
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	10,053.34			10,053.34
141	Accts Rec - HO Late Fees	280.00			280.00
143	Accts Rec - HO Interest	55.68			55.68
144	Accts Rec - HO Legal Reimb	1,123.28			1,123.28
145	Accts Rec - HO Misc	800.00			800.00
146	Accts Rec - Recycling	20.00			20.00
155	Prepaid Insurance	8,907.75			8,907.75
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	27,331.05	.00	.00	27,331.05
	TOTAL ASSETS	278,717.37	103,403.19	.00	382,120.56
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	561.00			561.00
230	Deferred Assessments	176,900.00			176,900.00
	Subtotal Current Liab.	177,461.00	.00	.00	177,461.00
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)	13,133.44	79.35	.00	13,212.79
	Subtotal Equity	101,256.37	103,403.19	.00	204,659.56
	TOTAL LIABILITIES & EQUITY	278,717.37	103,403.19	.00	382,120.56

Westchester Owners Committee

Income/Expense Statement
Period: 02/01/14 to 02/28/14

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	35,380.00	35,380.00	.00	212,280.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	.00	105.00	(105.00)	4.64	105.00	(100.36)	305.00
00420	HO Late Fees	361.00	225.00	136.00	361.00	225.00	136.00	650.00
00425	Bank Interest Income	19.55	10.83	8.72	38.09	21.66	16.43	130.00
00430	Transfer/Refi Fees	37.50	250.00	(212.50)	112.50	500.00	(387.50)	3,000.00
00460	Advertising	150.00	.00	150.00	540.00	300.00	240.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	4,392.00	4,391.66	.34	26,350.00
00466	Recycle Reimbursement	765.00	.00	765.00	6,332.25	.00	6,332.25	.00
Subtotal OPERATING INCOMI		21,219.05	20,476.66	742.39	47,160.48	40,923.32	6,237.16	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 INCOI		.00	.00	.00	.00	.00	.00	25,387.00
TOTAL OPERATING INCOME		21,219.05	20,476.66	742.39	47,160.48	40,923.32	6,237.16	267,052.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	1,650.00	1,640.00	(10.00)	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	25.00	25.00	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	7.82	50.00	42.18	188.52	100.00	(88.52)	650.00
00526	Copies & Printing	.00	10.00	10.00	233.92	20.00	(213.92)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	.00	20.83	20.83	.00	41.66	41.66	250.00
00630	Insurance	989.75	1,191.67	201.92	2,254.50	2,383.34	128.84	14,300.00
00780	RAP Newsletter	157.59	141.67	(15.92)	256.58	283.34	26.76	1,700.00
ADMINISTRATIVE		1,980.16	2,246.67	266.51	4,583.52	4,493.34	(90.18)	28,202.00

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Income/Expense Statement
 Period: 02/01/14 to 02/28/14

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	466.66	466.66	.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	.00	.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	216.66	216.66	1,300.00
00665	Repairs & Maintenance	.00	125.00	125.00	11.88	250.00	238.12	1,500.00
	GROUNDS MAINTENANCE	233.33	466.66	233.33	478.54	1,183.32	704.78	9,800.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	250.00	250.00	1,500.00
00765	Legal Deed Restrictions	125.00	150.00	25.00	125.00	150.00	25.00	750.00
00766	Legal Deed Rstrctns Billed HO	(33.50)	.00	33.50	(125.00)	.00	125.00	.00
00770	Legal - Corporate	.00	41.67	41.67	.00	83.34	83.34	500.00
	PROFESSIONAL FEES	91.50	316.67	225.17	.00	483.34	483.34	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	626.25	650.00	23.75	1,357.03	1,300.00	(57.03)	7,800.00
00860	Equipment - Tennis	.00	41.67	41.67	.00	83.34	83.34	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	1,200.00	1,200.00	.00	7,200.00
00875	Pool Contract	625.00	3,083.33	2,458.33	1,250.00	6,166.66	4,916.66	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	833.34	833.34	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	81.21	75.00	(6.21)	151.87	150.00	(1.87)	900.00
00900	Water - Pool	125.73	458.33	332.60	262.10	916.66	654.56	5,500.00
	SWIM & TENNIS	2,058.19	5,325.00	3,266.81	4,221.00	10,650.00	6,429.00	81,200.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	69.20	100.00	30.80	171.58	200.00	28.42	1,200.00

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 Period: 02/01/14 to 02/28/14

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
00960	Water - General Utilities	.00	29.17	29.17	.00	58.34	58.34	350.00
00610	Garbage Service	5,647.70	5,658.33	10.63	11,309.40	11,316.66	7.26	67,900.00
00615	Recycling Service	542.50	.00	(542.50)	1,085.00	.00	(1,085.00)	.00
00815	Constable Service Fees	6,091.00	6,291.67	200.67	12,178.00	12,583.34	405.34	75,500.00
	UTILITIES & SERVICES	12,350.40	12,079.17	(271.23)	24,743.98	24,158.34	(585.64)	145,100.00
	TOTAL OPERATING EXPENS	16,713.58	20,434.17	3,720.59	34,027.04	40,968.34	6,941.30	267,052.00
	OPERATING SURPLUS/(DEF	4,505.47	42.49	4,462.98	13,133.44	(45.02)	13,178.46	.00
RESERVE REVENUE								
00970	Reserve Interest Income	39.65	.00	39.65	79.35	.00	79.35	.00
	TOTAL RESERVE REVENUE	39.65	.00	39.65	79.35	.00	79.35	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	39.65	.00	39.65	79.35	.00	79.35	.00
	TOTAL SURPLUS/(DEFICIT)	4,545.12	42.49	4,502.63	13,212.79	(45.02)	13,257.81	.00