

Westchester Owners Committee

Balance Sheet As of 04/30/14

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	249,970.12			249,970.12
112	Alliance Bank - Non Cap Reserv		103,489.61		103,489.61
	TOTAL CASH	249,970.12	103,489.61	.00	353,459.73
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	3,245.00			3,245.00
141	Accts Rec - HO Late Fees	295.00			295.00
143	Accts Rec - HO Interest	118.18			118.18
144	Accts Rec - HO Legal Reimb	1,019.67			1,019.67
145	Accts Rec - HO Misc	700.00			700.00
155	Prepaid Insurance	6,928.25			6,928.25
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	18,397.10	.00	.00	18,397.10
	TOTAL ASSETS	268,367.22	103,489.61	.00	371,856.83
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	576.47			576.47
230	Deferred Assessments	141,520.00			141,520.00
	Subtotal Current Liab.	142,096.47	.00	.00	142,096.47
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)	38,147.82	165.77	.00	38,313.59
	Subtotal Equity	126,270.75	103,489.61	.00	229,760.36
	TOTAL LIABILITIES & EQUITY	268,367.22	103,489.61	.00	371,856.83

Westchester Owners Committee

Income/Expense Statement
Period: 04/01/14 to 04/30/14

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	70,760.00	70,760.00	.00	212,280.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	4.18	100.00	(95.82)	192.73	305.00	(112.27)	305.00
00420	HO Late Fees	.00	200.00	(200.00)	636.00	650.00	(14.00)	650.00
00425	Bank Interest Income	19.98	10.83	9.15	79.17	43.32	35.85	130.00
00430	Transfer/Refi Fees	(112.50)	250.00	(362.50)	112.50	1,000.00	(887.50)	3,000.00
00460	Advertising	.00	.00	.00	740.00	300.00	440.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	8,784.00	8,783.32	.68	26,350.00
00466	Recycle Reimbursement	978.75	.00	978.75	7,311.00	.00	7,311.00	.00
Subtotal OPERATING INCOME		20,776.41	20,446.66	329.75	88,615.40	81,841.64	6,773.76	241,665.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	18,500.00	20,000.00	(1,500.00)	18,500.00	20,000.00	(1,500.00)	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		18,500.00	20,000.00	(1,500.00)	18,500.00	20,000.00	(1,500.00)	25,387.00
TOTAL OPERATING INCOME		39,276.41	40,446.66	(1,170.25)	107,115.40	101,841.64	5,273.76	267,052.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	905.00	820.00	(85.00)	3,380.00	3,280.00	(100.00)	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	200.00
00515	Office Supplies	.00	12.50	12.50	77.94	50.00	(27.94)	150.00
00520	Website Fees	359.76	300.00	(59.76)	359.76	300.00	(59.76)	300.00
00525	Postage	103.73	165.00	61.27	315.77	315.00	(.77)	650.00
00526	Copies & Printing	.00	10.00	10.00	233.92	130.00	(103.92)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	.00	20.83	20.83	25.06	83.32	58.26	250.00
00630	Insurance	989.75	1,191.67	201.92	4,234.00	4,766.68	532.68	14,300.00
00780	RAP Newsletter	261.88	141.67	(120.21)	676.05	566.68	(109.37)	1,700.00
ADMINISTRATIVE		2,620.12	2,661.67	41.55	9,302.50	9,791.68	489.18	28,202.00

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Income/Expense Statement
 Period: 04/01/14 to 04/30/14

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
00955	Electricity - General Utiliti	54.94	100.00	45.06	280.61	400.00	119.39	1,200.00
00960	Water - General Utilities	31.02	29.17	(1.85)	68.59	116.68	48.09	350.00
00610	Garbage Service	5,654.70	5,658.33	3.63	22,618.80	22,633.32	14.52	67,900.00
00615	Recycling Service	542.50	.00	(542.50)	2,170.00	.00	(2,170.00)	.00
00815	Constable Service Fees	6,091.00	6,291.67	200.67	24,360.00	25,166.68	806.68	75,500.00
	UTILITIES & SERVICES	12,374.16	12,079.17	(294.99)	49,498.00	48,316.68	(1,181.32)	145,100.00
	TOTAL OPERATING EXPENS	18,068.18	23,199.17	5,130.99	68,967.58	84,841.68	15,874.10	267,052.00
	OPERATING SURPLUS/(DEF	21,208.23	17,247.49	3,960.74	38,147.82	16,999.96	21,147.86	.00
RESERVE REVENUE								
00970	Reserve Interest Income	42.51	.00	42.51	165.77	.00	165.77	.00
	TOTAL RESERVE REVENUE	42.51	.00	42.51	165.77	.00	165.77	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	42.51	.00	42.51	165.77	.00	165.77	.00
	TOTAL SURPLUS/(DEFICIT)	21,250.74	17,247.49	4,003.25	38,313.59	16,999.96	21,313.63	.00