

Westchester Owners Committee

Balance Sheet As of 10/31/14

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	10,191.86			10,191.86
112	Alliance Bank - Non Cap Reserv		103,753.48		103,753.48
120	Alliance - Optg Money Market	140,240.08			140,240.08
	TOTAL CASH	150,431.94	103,753.48	.00	254,185.42
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	1,060.00			1,060.00
141	Accts Rec - HO Late Fees	135.00			135.00
143	Accts Rec - HO Interest	121.71			121.71
144	Accts Rec - HO Legal Reimb	4,891.32			4,891.32
145	Accts Rec - HO Misc	541.85			541.85
155	Prepaid Insurance	989.75			989.75
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	13,830.63	.00	.00	13,830.63
	TOTAL ASSETS	164,262.57	103,753.48	.00	268,016.05
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	576.47			576.47
230	Deferred Assessments	35,380.00			35,380.00
	Subtotal Current Liab.	35,956.47	.00	.00	35,956.47
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)	40,183.17	429.64	.00	40,612.81
	Subtotal Equity	128,306.10	103,753.48	.00	232,059.58
	TOTAL LIABILITIES & EQUITY	164,262.57	103,753.48	.00	268,016.05

Westchester Owners Committee

Income/Expense Statement Period: 10/01/14 to 10/31/14

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	176,900.00	176,900.00	.00	212,280.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	3.94	.00	3.94	277.05	305.00	(27.95)	305.00
00420	HO Late Fees	.00	.00	.00	636.00	650.00	(14.00)	650.00
00425	Bank Interest Income	60.61	10.83	49.78	369.91	108.30	261.61	130.00
00430	Transfer/Refi Fees	200.00	250.00	(50.00)	2,212.50	2,500.00	(287.50)	3,000.00
00460	Advertising	20.00	150.00	(130.00)	1,330.00	750.00	580.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	21,960.00	21,958.30	1.70	26,350.00
00466	Recycle Reimbursement	.00	.00	.00	7,361.50	.00	7,361.50	.00
Subtotal OPERATING INCOMI		20,170.55	20,296.66	(126.11)	211,046.96	203,171.60	7,875.36	241,665.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	.00	.00	.00	42,144.00	40,000.00	2,144.00	40,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.00	643.00	250.00	393.00	250.00
00488	Swim/Tennis Social	.00	.00	.00	60.00	.00	60.00	.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(14,863.00)
Subtotal SWIM/TENNIS INCOI		.00	.00	.00	42,847.00	40,250.00	2,597.00	25,387.00
TOTAL OPERATING INCOME		20,170.55	20,296.66	(126.11)	253,893.96	243,421.60	10,472.36	267,052.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	8,390.00	8,200.00	(190.00)	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	200.00	200.00	200.00
00515	Office Supplies	.00	12.50	12.50	77.94	125.00	47.06	150.00
00520	Website Fees	.00	.00	.00	377.93	300.00	(77.93)	300.00
00525	Postage	6.86	41.67	34.81	747.88	565.02	(182.86)	650.00
00526	Copies & Printing	.00	10.00	10.00	233.92	190.00	(43.92)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	.00	20.83	20.83	25.06	208.30	183.24	250.00
00630	Insurance	989.75	1,191.67	201.92	10,369.50	11,916.70	1,547.20	14,300.00
00780	RAP Newsletter	98.99	141.67	42.68	1,393.46	1,416.70	23.24	1,700.00

Westchester Owners Committee

Income/Expense Statement
 Period: 10/01/14 to 10/31/14

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	1,920.60	2,238.34	317.74	21,615.69	23,421.72	1,806.03	28,202.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	233.33	.00	2,333.30	2,333.30	.00	2,800.00
00656	Landscape Extras	.00	.00	.00	708.00	1,000.00	292.00	1,000.00
00657	Additional Mulch	.00	.00	.00	.00	1,200.00	1,200.00	1,200.00
00658	Irrigation Repairs	.00	.00	.00	1,012.00	1,500.00	488.00	1,500.00
00659	Perimeter Fence Repairs	.00	.00	.00	.00	500.00	500.00	500.00
00660	Pest Control Services	168.00	108.33	(59.67)	1,050.00	1,083.30	33.30	1,300.00
00665	Repairs & Maintenance	.00	125.00	125.00	261.88	1,250.00	988.12	1,500.00
	GROUNDS MAINTENANCE	401.33	466.66	65.33	5,365.18	8,866.60	3,501.42	9,800.00
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	(177.19)	.00	177.19	.00
00765	Legal Deed Restrictions	.00	150.00	150.00	225.00	750.00	525.00	750.00
00766	Legal Deed Rstrctns Billed HO	.00	.00	.00	(25.00)	.00	25.00	.00
00770	Legal - Corporate	.00	41.67	41.67	75.00	416.70	341.70	500.00
	PROFESSIONAL FEES	.00	316.67	316.67	97.81	2,416.70	2,318.89	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	709.70	650.00	(59.70)	6,826.18	6,500.00	(326.18)	7,800.00
00860	Equipment - Tennis	.00	41.67	41.67	.00	416.70	416.70	500.00
00862	Furniture & Equipment	.00	.00	.00	.00	2,000.00	2,000.00	2,000.00
00868	Tree Trimming	.00	.00	.00	.00	500.00	500.00	500.00
00870	Landscaping - Swim & Tennis	600.00	600.00	.00	7,030.00	6,000.00	(1,030.00)	7,200.00
00875	Pool Contract	625.00	625.00	.00	35,676.00	35,750.00	74.00	37,000.00
00880	Permits & Memberships	.00	.00	.00	374.66	250.00	(124.66)	250.00
00882	Supplies/Pool Tags	.00	.00	.00	331.43	700.00	368.57	700.00
00885	Repairs & Maint - Swim	.00	.00	.00	4,434.99	10,000.00	5,565.01	10,000.00
00887	Repairs & Maint - General	(28.61)	416.67	445.28	2,021.39	4,166.70	2,145.31	5,000.00
00890	Repairs & Maint - Tennis	.00	.00	.00	.00	3,000.00	3,000.00	3,000.00
00892	Member Solicitations	.00	.00	.00	.00	850.00	850.00	850.00
00895	Telephone & WiFi Expense	81.60	75.00	(6.60)	803.06	750.00	(53.06)	900.00
00900	Water - Pool	1,465.19	458.33	(1,006.86)	5,354.55	4,583.30	(771.25)	5,500.00
	SWIM & TENNIS	3,452.88	2,866.67	(586.21)	62,852.26	75,466.70	12,614.44	81,200.00

UTILITIES & SERVICES

Westchester Owners Committee

Income/Expense Statement
 Period: 10/01/14 to 10/31/14

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	36.02	100.00	63.98	612.14	1,000.00	387.86	1,200.00
00960	Water - General Utilities	57.91	29.17	(28.74)	289.71	291.70	1.99	350.00
00610	Garbage Service	5,654.70	5,658.33	3.63	56,547.00	56,583.30	36.30	67,900.00
00615	Recycling Service	542.50	.00	(542.50)	5,425.00	.00	(5,425.00)	.00
00815	Constable Service Fees	6,091.00	6,291.67	200.67	60,906.00	62,916.70	2,010.70	75,500.00
	UTILITIES & SERVICES	12,382.13	12,079.17	(302.96)	123,779.85	120,791.70	(2,988.15)	145,100.00
	TOTAL OPERATING EXPENS	18,156.94	17,967.51	(189.43)	213,710.79	230,963.42	17,252.63	267,052.00
	OPERATING SURPLUS/(DEF	2,013.61	2,329.15	(315.54)	40,183.17	12,458.18	27,724.99	.00
RESERVE REVENUE								
00970	Reserve Interest Income	44.04	.00	44.04	429.64	.00	429.64	.00
	TOTAL RESERVE REVENUE	44.04	.00	44.04	429.64	.00	429.64	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	44.04	.00	44.04	429.64	.00	429.64	.00
	TOTAL SURPLUS/(DEFICIT)	2,057.65	2,329.15	(271.50)	40,612.81	12,458.18	28,154.63	.00

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