

Westchester Owners Committee

Balance Sheet
As of 01/31/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	170,790.07			170,790.07
112	Alliance Bank - Non Cap Reserv		108,394.97		108,394.97
120	Alliance - Optg Money Market	105,372.28			105,372.28
	TOTAL CASH	276,162.35	108,394.97	.00	384,557.32
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	30,504.06			30,504.06
144	Accts Rec - HO Legal Reimb	4,491.44			4,491.44
155	Prepaid Insurance	12,320.00			12,320.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	53,406.50	.00	.00	53,406.50
	TOTAL ASSETS	329,568.85	108,394.97	.00	437,963.82
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	156.90			156.90
230	Deferred Assessments	197,945.00			197,945.00
	Subtotal Current Liab.	198,101.90	.00	.00	198,101.90
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
355	Operating Fund Balance	129,549.63			129,549.63
357	Non Capital Reserve Fund Bal		108,350.44		108,350.44
	Current Year Net Income/(Loss)	1,917.32	44.53	.00	1,961.85
	Subtotal Equity	131,466.95	108,394.97	.00	239,861.92
	TOTAL LIABILITIES & EQUITY	329,568.85	108,394.97	.00	437,963.82

Westchester Owners Committee

Income/Expense Statement
 Period: 01/01/15 to 01/31/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING INCOME:								
00410	Assessments	17,995.00	17,995.00	.00	17,995.00	17,995.00	.00	215,940.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	.00	.00	.00	.00	.00	.00	305.00
00420	HO Late Fees	.00	.00	.00	.00	.00	.00	650.00
00425	Bank Interest Income	55.07	10.83	44.24	55.07	10.83	44.24	130.00
00430	Transfer/Refi Fees	(150.00)	250.00	(400.00)	(150.00)	250.00	(400.00)	3,000.00
00460	Advertising	170.00	300.00	(130.00)	170.00	300.00	(130.00)	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	2,196.00	2,195.83	.17	26,350.00
Subtotal OPERATING INCOMI		20,266.07	20,751.66	(485.59)	20,266.07	20,751.66	(485.59)	245,325.00
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	(6,955.00)
Subtotal SWIM/TENNIS INCOI		.00	.00	.00	.00	.00	.00	33,295.00
TOTAL OPERATING INCOME		20,266.07	20,751.66	(485.59)	20,266.07	20,751.66	(485.59)	278,620.00
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	382.54	400.00	17.46	382.54	400.00	17.46	650.00
00526	Copies & Printing	455.47	400.00	(55.47)	455.47	400.00	(55.47)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	80.00	20.83	(59.17)	80.00	20.83	(59.17)	250.00
00630	Insurance	1,232.00	1,191.67	(40.33)	1,232.00	1,191.67	(40.33)	14,300.00
00780	RAP Newsletter	109.64	141.67	32.03	109.64	141.67	32.03	1,700.00
ADMINISTRATIVE		3,084.65	2,986.67	(97.98)	3,084.65	2,986.67	(97.98)	28,202.00

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Income/Expense Statement
 Period: 01/01/15 to 01/31/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		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	.00	125.00	125.00	.00	125.00	125.00	1,500.00
	GROUNDS MAINTENANCE	233.33	716.66	483.33	233.33	716.66	483.33	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
00770	Legal - Corporate	.00	41.67	41.67	.00	41.67	41.67	500.00
	PROFESSIONAL FEES	.00	166.67	166.67	.00	166.67	166.67	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	635.53	650.00	14.47	635.53	650.00	14.47	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	625.00	.00	625.00	625.00	.00	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	5,000.00
00887	Repairs & Maint - General	85.00	416.67	331.67	85.00	416.67	331.67	5,000.00
00890	Repairs & Maint - Tennis	.00	.00	.00	.00	.00	.00	15,000.00
00892	Member Solicitations	.00	.00	.00	.00	.00	.00	850.00
00895	Telephone & WiFi Expense	81.64	75.00	(6.64)	81.64	75.00	(6.64)	900.00
00900	Water - Pool	782.63	458.33	(324.30)	782.63	458.33	(324.30)	5,500.00
	SWIM & TENNIS	2,809.80	2,866.67	56.87	2,809.80	2,866.67	56.87	88,200.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	56.95	100.00	43.05	56.95	100.00	43.05	1,200.00
00960	Water - General Utilities	38.02	29.17	(8.85)	38.02	29.17	(8.85)	350.00
00610	Garbage & Recycling Services	6,039.00	6,039.00	.00	6,039.00	6,039.00	.00	72,468.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
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	12,220.97	12,459.84	238.87	12,220.97	12,459.84	238.87	149,668.00
	TOTAL OPERATING EXPENS	18,348.75	19,196.51	847.76	18,348.75	19,196.51	847.76	278,620.00
	OPERATING SURPLUS/(DEF	1,917.32	1,555.15	362.17	1,917.32	1,555.15	362.17	.00
RESERVE REVENUE								
00970	Reserve Interest Income	44.53	.00	44.53	44.53	.00	44.53	.00
	TOTAL RESERVE REVENUE	44.53	.00	44.53	44.53	.00	44.53	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	44.53	.00	44.53	44.53	.00	44.53	.00
	TOTAL SURPLUS/(DEFICIT)	1,961.85	1,555.15	406.70	1,961.85	1,555.15	406.70	.00