

Westchester Owners Committee

Balance Sheet As of 02/28/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	177,888.97			177,888.97
112	Alliance Bank - Non Cap Reserv		108,436.55		108,436.55
120	Alliance - Optg Money Market	105,412.70			105,412.70
	TOTAL CASH	283,301.67	108,436.55	.00	391,738.22
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	8,748.53			8,748.53
141	Accts Rec - HO Late Fees	270.00			270.00
144	Accts Rec - HO Legal Reimb	5,681.44			5,681.44
155	Prepaid Insurance	11,088.00			11,088.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	31,878.97	.00	.00	31,878.97
	TOTAL ASSETS	315,180.64	108,436.55	.00	423,617.19
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
215	Accrued Expenses	833.33			833.33
220	Prepaid Assessments	156.90			156.90
230	Deferred Assessments	179,950.00			179,950.00
	Subtotal Current Liab.	180,940.23	.00	.00	180,940.23
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)	4,690.78	86.11	.00	4,776.89
	Subtotal Equity	134,240.41	108,436.55	.00	242,676.96
	TOTAL LIABILITIES & EQUITY	315,180.64	108,436.55	.00	423,617.19

Westchester Owners Committee

Income/Expense Statement Period: 02/01/15 to 02/28/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME:								
00410	Assessments	17,995.00	17,995.00	.00	35,990.00	35,990.00	.00	215,940.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	.00	105.00	(105.00)	.00	105.00	(105.00)	305.00
00420	HO Late Fees	360.00	225.00	135.00	360.00	225.00	135.00	650.00
00425	Bank Interest Income	54.32	10.83	43.49	109.39	21.66	87.73	130.00
00430	Transfer/Refi Fees	.00	250.00	(250.00)	(150.00)	500.00	(650.00)	3,000.00
00460	Advertising	.00	.00	.00	170.00	300.00	(130.00)	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	4,392.00	4,391.66	.34	26,350.00
Subtotal OPERATING INCOMI		20,605.32	20,781.66	(176.34)	40,871.39	41,533.32	(661.93)	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		20,605.32	20,781.66	(176.34)	40,871.39	41,533.32	(661.93)	278,620.00
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	5.39	22.75	17.36	387.93	422.75	34.82	650.00
00526	Copies & Printing	20.68	10.00	(10.68)	476.15	410.00	(66.15)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	.00	20.83	20.83	80.00	41.66	(38.34)	250.00
00630	Insurance	1,232.00	1,191.67	(40.33)	2,464.00	2,383.34	(80.66)	14,300.00
00780	RAP Newsletter	.00	141.67	141.67	109.64	283.34	173.70	1,700.00
ADMINISTRATIVE		2,083.07	2,219.42	136.35	5,167.72	5,206.09	38.37	28,202.00

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Income/Expense Statement
 Period: 02/01/15 to 02/28/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	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	.00	250.00	250.00	1,500.00
	GROUNDS MAINTENANCE	233.33	466.66	233.33	466.66	1,183.32	716.66	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	.00	150.00	150.00	.00	150.00	150.00	750.00
00770	Legal - Corporate	.00	41.67	41.67	.00	83.34	83.34	500.00
	PROFESSIONAL FEES	.00	316.67	316.67	.00	483.34	483.34	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	639.48	650.00	10.52	1,275.01	1,300.00	24.99	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
00865	Janitorial	85.00	.00	(85.00)	85.00	.00	(85.00)	.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	625.00	.00	1,250.00	1,250.00	.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	588.00	500.00	(88.00)	588.00	500.00	(88.00)	5,000.00
00887	Repairs & Maint - General	.00	416.67	416.67	85.00	833.34	748.34	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	81.60	75.00	(6.60)	163.24	150.00	(13.24)	900.00
00900	Water - Pool	374.99	458.33	83.34	1,157.62	916.66	(240.96)	5,500.00
	SWIM & TENNIS	2,994.07	3,366.67	372.60	5,803.87	6,233.34	429.47	88,200.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	56.00	100.00	44.00	112.95	200.00	87.05	1,200.00
00960	Water - General Utilities	31.39	29.17	(2.22)	69.41	58.34	(11.07)	350.00
00610	Garbage & Recycling Services	6,039.00	6,039.00	.00	12,078.00	12,078.00	.00	72,468.00

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Income/Expense Statement
 Period: 02/01/15 to 02/28/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
00815	Constable Service Fees	6,395.00	6,291.67	(103.33)	12,482.00	12,583.34	101.34	75,500.00
	UTILITIES & SERVICES	12,521.39	12,459.84	(61.55)	24,742.36	24,919.68	177.32	149,668.00
	TOTAL OPERATING EXPENSES	17,831.86	18,829.26	997.40	36,180.61	38,025.77	1,845.16	278,620.00
	OPERATING SURPLUS/(DEF	2,773.46	1,952.40	821.06	4,690.78	3,507.55	1,183.23	.00
RESERVE REVENUE								
00970	Reserve Interest Income	41.58	.00	41.58	86.11	.00	86.11	.00
	TOTAL RESERVE REVENUE	41.58	.00	41.58	86.11	.00	86.11	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	41.58	.00	41.58	86.11	.00	86.11	.00
	TOTAL SURPLUS/(DEFICIT)	2,815.04	1,952.40	862.64	4,776.89	3,507.55	1,269.34	.00