

Westchester Owners Committee

Balance Sheet  
As of 04/30/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	105,496.31			105,496.31
112	Alliance Bank - Non Cap Reserv		54,775.16		54,775.16
113	Alliance Bank - CD exp 6/27/15		40,000.00		40,000.00
114	Alliance Bank - CD exp 9/30/15		50,000.00		50,000.00
120	Alliance - Optg Money Market	105,502.25			105,502.25
	TOTAL CASH	<u>210,998.56</u>	<u>144,775.16</u>	<u>.00</u>	<u>355,773.72</u>
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	4,174.00			4,174.00
141	Accts Rec - HO Late Fees	495.00			495.00
143	Accts Rec - HO Interest	73.11			73.11
144	Accts Rec - HO Legal Reimb	5,830.97			5,830.97
155	Prepaid Insurance	8,624.00			8,624.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	<u>25,288.08</u>	<u>.00</u>	<u>.00</u>	<u>25,288.08</u>
	TOTAL ASSETS	<u>236,286.64</u>	<u>144,775.16</u>	<u>.00</u>	<u>381,061.80</u>
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	181.90			181.90
230	Deferred Assessments	143,810.47			143,810.47
	Subtotal Current Liab.	<u>143,992.37</u>	<u>.00</u>	<u>.00</u>	<u>143,992.37</u>
RESERVES:					
	Subtotal Reserves	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
EQUITY:					
355	Operating Fund Balance	88,549.63			88,549.63
357	Non Capital Reserve Fund Bal		149,350.44		149,350.44
	Current Year Net Income/(Loss)	3,744.64	(4,575.28)	.00	(830.64)
	Subtotal Equity	<u>92,294.27</u>	<u>144,775.16</u>	<u>.00</u>	<u>237,069.43</u>
	TOTAL LIABILITIES & EQUITY	<u>236,286.64</u>	<u>144,775.16</u>	<u>.00</u>	<u>381,061.80</u>

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Balance Sheet  
As of 04/30/15

Account	Description	Operating	Reserves	Other	Totals
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# Westchester Owners Committee

## Income/Expense Statement Period: 04/01/15 to 04/30/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME:</b>								
00410	Assessments	17,995.00	17,995.00	.00	71,980.00	71,980.00	.00	215,940.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	33.95	100.00	(66.05)	90.08	305.00	(214.92)	305.00
00420	HO Late Fees	175.00	200.00	(25.00)	805.00	650.00	155.00	650.00
00425	Bank Interest Income	52.65	10.83	41.82	222.76	43.32	179.44	130.00
00430	Transfer/Refi Fees	585.50	250.00	335.50	864.50	1,000.00	(135.50)	3,000.00
00460	Advertising	200.00	.00	200.00	490.00	300.00	190.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	8,784.00	8,783.32	.68	26,350.00
Subtotal OPERATING INCOMI		21,238.10	20,751.66	486.44	83,236.34	83,061.64	174.70	245,325.00
<b>SWIM/TENNIS INCOME</b>								
00480	Swim & Tennis User/Sponsor f	800.00	1,000.00	(200.00)	800.00	1,000.00	(200.00)	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		800.00	1,000.00	(200.00)	800.00	1,000.00	(200.00)	33,295.00
<b>TOTAL OPERATING INCOME</b>		<b>22,038.10</b>	<b>21,751.66</b>	<b>286.44</b>	<b>84,036.34</b>	<b>84,061.64</b>	<b>(25.30)</b>	<b>278,620.00</b>
<b>OPERATING EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	3,300.00	3,280.00	(20.00)	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	50.00	50.00	150.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	300.00
00525	Postage	65.52	22.75	(42.77)	473.05	468.25	(4.80)	650.00
00526	Copies & Printing	.00	9.00	9.00	476.15	428.00	(48.15)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	5,000.00	187.51	(4,812.49)	5,080.00	250.00	(4,830.00)	250.00
00630	Insurance	1,232.00	1,191.67	(40.33)	4,928.00	4,766.68	(161.32)	14,300.00
00780	RAP Newsletter	108.45	141.67	33.22	509.92	566.68	56.76	1,700.00
<b>ADMINISTRATIVE</b>		<b>7,230.97</b>	<b>2,385.10</b>	<b>(4,845.87)</b>	<b>14,767.12</b>	<b>9,809.61</b>	<b>(4,957.51)</b>	<b>28,202.00</b>

Westchester Owners Committee

Income/Expense Statement  
 Period: 04/01/15 to 04/30/15

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	933.32	933.32	.00	2,800.00
00656	Landscape Extras	.00	.00	.00	.00	.00	.00	1,000.00
00657	Additional Mulch	.00	600.00	600.00	.00	600.00	600.00	1,200.00
00658	Irrigation Repairs	.00	250.00	250.00	.00	500.00	500.00	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	433.32	433.32	1,300.00
00665	Repairs & Maintenance	.00	125.00	125.00	.00	500.00	500.00	1,500.00
	<b>GROUNDS MAINTENANCE</b>	<b>233.33</b>	<b>1,316.66</b>	<b>1,083.33</b>	<b>933.32</b>	<b>2,966.64</b>	<b>2,033.32</b>	<b>9,800.00</b>
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	.00	500.00	500.00	1,500.00
00765	Legal Deed Restrictions	.00	150.00	150.00	.00	300.00	300.00	750.00
00766	Legal Deed Rstrctns Billed HO	.00	.00	.00	(149.53)	.00	149.53	.00
00770	Legal - Corporate	.00	41.67	41.67	.00	166.68	166.68	500.00
	<b>PROFESSIONAL FEES</b>	<b>.00</b>	<b>316.67</b>	<b>316.67</b>	<b>(149.53)</b>	<b>966.68</b>	<b>1,116.21</b>	<b>2,750.00</b>
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	278.29	650.00	371.71	2,119.62	2,600.00	480.38	7,800.00
00860	Equipment - Tennis	.00	41.67	41.67	.00	166.68	166.68	500.00
00862	Furniture & Equipment	.00	.00	.00	.00	.00	.00	2,000.00
00865	Janitorial	.00	.00	.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	2,400.00	2,400.00	.00	7,200.00
00875	Pool Contract	810.00	625.00	(185.00)	2,685.00	2,500.00	(185.00)	37,000.00
00880	Permits & Memberships	.00	.00	.00	.00	.00	.00	250.00
00882	Supplies/Pool Tags	.00	500.00	500.00	.00	500.00	500.00	700.00
00885	Repairs & Maint - Swim	4,178.00	4,500.00	322.00	4,766.00	5,000.00	234.00	5,000.00
00887	Repairs & Maint - General	.00	416.67	416.67	575.00	1,666.68	1,091.68	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)	326.49	300.00	(26.49)	900.00
00900	Water - Pool	469.79	458.33	(11.46)	2,011.88	1,833.32	(178.56)	5,500.00
	<b>SWIM &amp; TENNIS</b>	<b>6,417.72</b>	<b>7,866.67</b>	<b>1,448.95</b>	<b>14,968.99</b>	<b>16,966.68</b>	<b>1,997.69</b>	<b>88,200.00</b>
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	55.73	100.00	44.27	224.87	400.00	175.13	1,200.00

Westchester Owners Committee

Income/Expense Statement  
 Period: 04/01/15 to 04/30/15

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
00960	Water - General Utilities	24.76	29.17	4.41	118.93	116.68	(2.25)	350.00
00610	Garbage & Recycling Services	6,039.00	6,039.00	.00	24,156.00	24,156.00	.00	72,468.00
00815	Constable Service Fees	6,395.00	6,291.67	(103.33)	25,272.00	25,166.68	(105.32)	75,500.00
	UTILITIES & SERVICES	12,514.49	12,459.84	(54.65)	49,771.80	49,839.36	67.56	149,668.00
	TOTAL OPERATING EXPENSES	26,396.51	24,344.94	(2,051.57)	80,291.70	80,548.97	257.27	278,620.00
	OPERATING SURPLUS/(DEF	(4,358.41)	(2,593.28)	(1,765.13)	3,744.64	3,512.67	231.97	.00
RESERVE REVENUE								
00970	Reserve Interest Income	18.00	.00	18.00	149.72	.00	149.72	.00
	TOTAL RESERVE REVENUE	18.00	.00	18.00	149.72	.00	149.72	.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	4,725.00	.00	(4,725.00)	.00
	TOTAL RESERVE EXPENSES	.00	.00	.00	4,725.00	.00	(4,725.00)	.00
	RESERVE SURPLUS/(DEFICI	18.00	.00	18.00	(4,575.28)	.00	(4,575.28)	.00
	TOTAL SURPLUS/(DEFICIT)	(4,340.41)	(2,593.28)	(1,747.13)	(830.64)	3,512.67	(4,343.31)	.00

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