

Westchester Owners Committee

Balance Sheet  
As of 06/30/15

| Account              | Description                    | Operating         | Reserves          | Other      | Totals            |
|----------------------|--------------------------------|-------------------|-------------------|------------|-------------------|
| ASSETS               |                                |                   |                   |            |                   |
| CASH                 |                                |                   |                   |            |                   |
| 110                  | Alliance Bank - Operating      | 98,747.88         |                   |            | 98,747.88         |
| 112                  | Alliance Bank - Non Cap Reserv |                   | 50,085.34         |            | 50,085.34         |
| 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   | 110,317.24        |                   |            | 110,317.24        |
|                      | TOTAL CASH                     | <u>209,065.12</u> | <u>140,085.34</u> | <u>.00</u> | <u>349,150.46</u> |
| ACCOUNTS RECEIVABLE  |                                |                   |                   |            |                   |
| 140                  | Accts Rec - HO Assessments     | 2,594.00          |                   |            | 2,594.00          |
| 141                  | Accts Rec - HO Late Fees       | 365.00            |                   |            | 365.00            |
| 143                  | Accts Rec - HO Interest        | 53.71             |                   |            | 53.71             |
| 144                  | Accts Rec - HO Legal Reimb     | 6,199.85          |                   |            | 6,199.85          |
| 155                  | Prepaid Insurance              | 6,160.00          |                   |            | 6,160.00          |
| 156                  | Prepaid Constable Fees         | 6,091.00          |                   |            | 6,091.00          |
|                      | TOTAL ACCOUNTS RECEIVABLE      | <u>21,463.56</u>  | <u>.00</u>        | <u>.00</u> | <u>21,463.56</u>  |
|                      | TOTAL ASSETS                   | <u>230,528.68</u> | <u>140,085.34</u> | <u>.00</u> | <u>370,614.02</u> |
| =====                |                                |                   |                   |            |                   |
| LIABILITIES & EQUITY |                                |                   |                   |            |                   |
| CURRENT LIABILITIES: |                                |                   |                   |            |                   |
| 220                  | Prepaid Assessments            | 181.90            |                   |            | 181.90            |
| 230                  | Deferred Assessments           | 107,820.47        |                   |            | 107,820.47        |
|                      | Subtotal Current Liab.         | <u>108,002.37</u> | <u>.00</u>        | <u>.00</u> | <u>108,002.37</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) | 33,976.68         | (9,265.10)        | .00        | 24,711.58         |
|                      | Subtotal Equity                | <u>122,526.31</u> | <u>140,085.34</u> | <u>.00</u> | <u>262,611.65</u> |
|                      | TOTAL LIABILITIES & EQUITY     | <u>230,528.68</u> | <u>140,085.34</u> | <u>.00</u> | <u>370,614.02</u> |

Westchester Owners Committee

Balance Sheet  
As of 06/30/15

| Account | Description | Operating | Reserves | Other | Totals |
|---------|-------------|-----------|----------|-------|--------|
|---------|-------------|-----------|----------|-------|--------|

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Westchester Owners Committee

Income/Expense Statement  
 Period: 06/01/15 to 06/30/15

| 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      | 107,970.00 | 107,970.00   | .00        | 215,940.00    |
| 00411                      | Uncollected Assessments      | .00       | .00            | .00      | .00        | .00          | .00        | (1,800.00)    |
| 00415                      | HO Interest Income           | 4.85      | .00            | 4.85     | 94.93      | 305.00       | (210.07)   | 305.00        |
| 00420                      | HO Late Fees                 | .00       | .00            | .00      | 805.00     | 650.00       | 155.00     | 650.00        |
| 00425                      | Bank Interest Income         | 57.41     | 10.83          | 46.58    | 328.98     | 64.98        | 264.00     | 130.00        |
| 00430                      | Transfer/Refi Fees           | 225.00    | 250.00         | (25.00)  | 1,139.50   | 1,500.00     | (360.50)   | 3,000.00      |
| 00460                      | Advertising                  | 135.00    | 150.00         | (15.00)  | 625.00     | 450.00       | 175.00     | 750.00        |
| 00465                      | Garbage Reimbursement        | 2,196.00  | 2,195.83       | .17      | 13,176.00  | 13,174.98    | 1.02       | 26,350.00     |
| Subtotal OPERATING INCOMI  |                              | 20,613.26 | 20,601.66      | 11.60    | 124,139.41 | 124,114.96   | 24.45      | 245,325.00    |
| SWIM/TENNIS INCOME         |                              |           |                |          |            |              |            |               |
| 00480                      | Swim & Tennis User/Sponsor f | 386.40    | .00            | 386.40   | 45,211.40  | 40,000.00    | 5,211.40   | 40,000.00     |
| 00485                      | Swim/Tennis Party Rentals    | .00       | .00            | .00      | .00        | 250.00       | (250.00)   | 250.00        |
| 00488                      | Swim/Tennis Social           | (208.00)  | .00            | (208.00) | (472.74)   | .00          | (472.74)   | .00           |
| 00495                      | Contributions to Reserves    | .00       | .00            | .00      | .00        | .00          | .00        | (6,955.00)    |
| Subtotal SWIM/TENNIS INCOI |                              | 178.40    | .00            | 178.40   | 44,738.66  | 40,250.00    | 4,488.66   | 33,295.00     |
| TOTAL OPERATING INCOME     |                              | 20,791.66 | 20,601.66      | 190.00   | 168,878.07 | 164,364.96   | 4,513.11   | 278,620.00    |
| OPERATING EXPENSES         |                              |           |                |          |            |              |            |               |
| ADMINISTRATIVE             |                              |           |                |          |            |              |            |               |
| 00755                      | Accounting & Admin Services  | 825.00    | 820.00         | (5.00)   | 4,950.00   | 4,920.00     | (30.00)    | 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    | 216.00     | 75.00        | (141.00)   | 150.00        |
| 00520                      | Website Fees                 | 18.17     | .00            | (18.17)  | 18.17      | 300.00       | 281.83     | 300.00        |
| 00525                      | Postage                      | 7.84      | 22.75          | 14.91    | 546.11     | 513.75       | (32.36)    | 650.00        |
| 00526                      | Copies & Printing            | .00       | 9.00           | 9.00     | 476.15     | 446.00       | (30.15)    | 500.00        |
| 00530                      | Bank Fees & Charges          | .00       | .00            | .00      | .00        | .00          | .00        | 12.00         |
| 00590                      | Miscellaneous                | .00       | .00            | .00      | 5,080.00   | 250.00       | (4,830.00) | 250.00        |
| 00630                      | Insurance                    | 1,232.00  | 1,191.67       | (40.33)  | 7,392.00   | 7,150.02     | (241.98)   | 14,300.00     |
| 00780                      | RAP Newsletter               | 175.38    | 141.67         | (33.71)  | 860.68     | 850.02       | (10.66)    | 1,700.00      |
| ADMINISTRATIVE             |                              | 2,258.39  | 2,197.59       | (60.80)  | 19,539.11  | 14,804.79    | (4,734.32) | 28,202.00     |

Westchester Owners Committee

Income/Expense Statement  
 Period: 06/01/15 to 06/30/15

| 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      | 1,399.98     | 1,399.98  | .00        | 2,800.00      |
| 00656                | Landscape Extras              | 280.00   | 500.00         | 220.00   | 809.90       | 1,000.00  | 190.10     | 1,000.00      |
| 00657                | Additional Mulch              | .00      | .00            | .00      | .00          | 1,200.00  | 1,200.00   | 1,200.00      |
| 00658                | Irrigation Repairs            | .00      | 500.00         | 500.00   | .00          | 1,250.00  | 1,250.00   | 1,500.00      |
| 00659                | Perimeter Fence Repairs       | .00      | 500.00         | 500.00   | .00          | 500.00    | 500.00     | 500.00        |
| 00660                | Pest Control Services         | 194.76   | 108.33         | (86.43)  | 344.58       | 649.98    | 305.40     | 1,300.00      |
| 00665                | Repairs & Maintenance         | .00      | 125.00         | 125.00   | .00          | 750.00    | 750.00     | 1,500.00      |
|                      | GROUNDS MAINTENANCE           | 708.09   | 1,966.66       | 1,258.57 | 2,554.46     | 6,749.96  | 4,195.50   | 9,800.00      |
| PROFESSIONAL FEES    |                               |          |                |          |              |           |            |               |
| 00760                | Legal Collections             | 552.00   | 125.00         | (427.00) | 552.00       | 750.00    | 198.00     | 1,500.00      |
| 00761                | Legal Collections Billed HOs  | (552.30) | .00            | 552.30   | (552.30)     | .00       | 552.30     | .00           |
| 00765                | Legal Deed Restrictions       | .00      | 150.00         | 150.00   | .00          | 450.00    | 450.00     | 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          | 250.02    | 250.02     | 500.00        |
|                      | PROFESSIONAL FEES             | (.30)    | 316.67         | 316.97   | (149.83)     | 1,450.02  | 1,599.85   | 2,750.00      |
| SWIM & TENNIS        |                               |          |                |          |              |           |            |               |
| 00855                | Electricity - Swim & Tennis   | 636.71   | 650.00         | 13.29    | 3,321.09     | 3,900.00  | 578.91     | 7,800.00      |
| 00860                | Equipment - Tennis            | .00      | 41.67          | 41.67    | .00          | 250.02    | 250.02     | 500.00        |
| 00862                | Furniture & Equipment         | .00      | 1,000.00       | 1,000.00 | .00          | 2,000.00  | 2,000.00   | 2,000.00      |
| 00865                | Janitorial                    | .00      | .00            | .00      | 85.00        | .00       | (85.00)    | .00           |
| 00868                | Tree Trimming                 | .00      | 500.00         | 500.00   | .00          | 500.00    | 500.00     | 500.00        |
| 00870                | Landscaping - Swim & Tennis   | 600.00   | 600.00         | .00      | 3,600.00     | 3,600.00  | .00        | 7,200.00      |
| 00875                | Pool Contract                 | 7,725.00 | 9,000.00       | 1,275.00 | 14,635.00    | 16,500.00 | 1,865.00   | 37,000.00     |
| 00880                | Permits & Memberships         | .00      | 250.00         | 250.00   | .00          | 250.00    | 250.00     | 250.00        |
| 00882                | Supplies/Pool Tags            | .00      | 200.00         | 200.00   | .00          | 700.00    | 700.00     | 700.00        |
| 00885                | Repairs & Maint - Swim        | .00      | .00            | .00      | 11,076.84    | 5,000.00  | (6,076.84) | 5,000.00      |
| 00887                | Repairs & Maint - General     | .00      | 416.67         | 416.67   | 886.04       | 2,500.02  | 1,613.98   | 5,000.00      |
| 00890                | Repairs & Maint - Tennis      | .00      | 5,000.00       | 5,000.00 | .00          | 10,000.00 | 10,000.00  | 15,000.00     |
| 00892                | Member Solicitations          | .00      | 500.00         | 500.00   | 827.08       | 850.00    | 22.92      | 850.00        |
| 00895                | Telephone & WiFi Expense      | 81.67    | 75.00          | (6.67)   | 489.83       | 450.00    | (39.83)    | 900.00        |
| 00900                | Water - Pool                  | 678.68   | 458.33         | (220.35) | 3,236.19     | 2,749.98  | (486.21)   | 5,500.00      |
|                      | SWIM & TENNIS                 | 9,722.06 | 18,691.67      | 8,969.61 | 38,157.07    | 49,250.02 | 11,092.95  | 88,200.00     |
| UTILITIES & SERVICES |                               |          |                |          |              |           |            |               |

Westchester Owners Committee

Income/Expense Statement  
 Period: 06/01/15 to 06/30/15

| 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 | 54.74      | 100.00         | 45.26     | 335.04       | 600.00     | 264.96     | 1,200.00      |
| 00960            | Water - General Utilities     | 25.85      | 29.17          | 3.32      | 169.54       | 175.02     | 5.48       | 350.00        |
| 00610            | Garbage & Recycling Services  | 6,039.00   | 6,039.00       | .00       | 36,234.00    | 36,234.00  | .00        | 72,468.00     |
| 00815            | Constable Service Fees        | 6,395.00   | 6,291.67       | (103.33)  | 38,062.00    | 37,750.02  | (311.98)   | 75,500.00     |
|                  | UTILITIES & SERVICES          | 12,514.59  | 12,459.84      | (54.75)   | 74,800.58    | 74,759.04  | (41.54)    | 149,668.00    |
|                  | TOTAL OPERATING EXPENS        | 25,202.83  | 35,632.43      | 10,429.60 | 134,901.39   | 147,013.83 | 12,112.44  | 278,620.00    |
|                  | OPERATING SURPLUS/(DEF        | (4,411.17) | (15,030.77)    | 10,619.60 | 33,976.68    | 17,351.13  | 16,625.55  | .00           |
| RESERVE REVENUE  |                               |            |                |           |              |            |            |               |
| 00970            | Reserve Interest Income       | 17.77      | .00            | 17.77     | 184.90       | .00        | 184.90     | .00           |
|                  | TOTAL RESERVE REVENUE         | 17.77      | .00            | 17.77     | 184.90       | .00        | 184.90     | .00           |
| RESERVE EXPENSES |                               |            |                |           |              |            |            |               |
| 00990            | Pool Area Improvements        | .00        | .00            | .00       | 9,450.00     | .00        | (9,450.00) | .00           |
|                  | TOTAL RESERVE EXPENSES        | .00        | .00            | .00       | 9,450.00     | .00        | (9,450.00) | .00           |
|                  | RESERVE SURPLUS/(DEFICI       | 17.77      | .00            | 17.77     | (9,265.10)   | .00        | (9,265.10) | .00           |
|                  | TOTAL SURPLUS/(DEFICIT)       | (4,393.40) | (15,030.77)    | 10,637.37 | 24,711.58    | 17,351.13  | 7,360.45   | .00           |