

Westchester Owners Committee

Balance Sheet  
As of 07/31/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	86,849.78			86,849.78
112	Alliance Bank - Non Cap Reserv		50,102.36		50,102.36
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	110,364.09			110,364.09
	TOTAL CASH	<u>197,213.87</u>	<u>140,102.36</u>	<u>.00</u>	<u>337,316.23</u>
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	1,814.00			1,814.00
141	Accts Rec - HO Late Fees	290.00			290.00
143	Accts Rec - HO Interest	44.01			44.01
144	Accts Rec - HO Legal Reimb	6,167.55			6,167.55
155	Prepaid Insurance	4,928.00			4,928.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	<u>19,334.56</u>	<u>.00</u>	<u>.00</u>	<u>19,334.56</u>
	TOTAL ASSETS	<u>216,548.43</u>	<u>140,102.36</u>	<u>.00</u>	<u>356,650.79</u>
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
210	Accounts Payable	6,039.00			6,039.00
220	Prepaid Assessments	181.90			181.90
230	Deferred Assessments	89,825.47			89,825.47
	Subtotal Current Liab.	<u>96,046.37</u>	<u>.00</u>	<u>.00</u>	<u>96,046.37</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)	31,952.43	(9,248.08)	.00	22,704.35
	Subtotal Equity	<u>120,502.06</u>	<u>140,102.36</u>	<u>.00</u>	<u>260,604.42</u>

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As of 07/31/15

Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	216,548.43	140,102.36	.00	356,650.79
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# Westchester Owners Committee

## Income/Expense Statement Period: 07/01/15 to 07/31/15

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	125,965.00	125,965.00	.00	215,940.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	.00	.00	.00	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	46.85	10.83	36.02	375.83	75.81	300.02	130.00
00430	Transfer/Refi Fees	50.00	250.00	(200.00)	1,189.50	1,750.00	(560.50)	3,000.00
00460	Advertising	260.00	.00	260.00	885.00	450.00	435.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	15,372.00	15,370.81	1.19	26,350.00
00470	Security Reimbursement	2,894.80	.00	2,894.80	2,894.80	.00	2,894.80	.00
Subtotal OPERATING INCOMI		23,442.65	20,451.66	2,990.99	147,582.06	144,566.62	3,015.44	245,325.00
<b>SWIM/TENNIS INCOME</b>								
00480	Swim & Tennis User/Sponsor f	1,650.00	.00	1,650.00	46,861.40	40,000.00	6,861.40	40,000.00
00485	Swim/Tennis Party Rentals	390.00	.00	390.00	390.00	250.00	140.00	250.00
00488	Swim/Tennis Social	.00	.00	.00	(472.74)	.00	(472.74)	.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(6,955.00)
Subtotal SWIM/TENNIS INCOI		2,040.00	.00	2,040.00	46,778.66	40,250.00	6,528.66	33,295.00
<b>TOTAL OPERATING INCOME</b>		<b>25,482.65</b>	<b>20,451.66</b>	<b>5,030.99</b>	<b>194,360.72</b>	<b>184,816.62</b>	<b>9,544.10</b>	<b>278,620.00</b>
<b>OPERATING EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	5,775.00	5,740.00	(35.00)	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	87.50	(128.50)	150.00
00520	Website Fees	.00	.00	.00	18.17	300.00	281.83	300.00
00525	Postage	8.33	22.75	14.42	554.44	536.50	(17.94)	650.00
00526	Copies & Printing	.00	9.00	9.00	476.15	455.00	(21.15)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	40.36	.00	(40.36)	5,120.36	250.00	(4,870.36)	250.00
00630	Insurance	1,429.00	1,191.67	(237.33)	8,821.00	8,341.69	(479.31)	14,300.00
00780	RAP Newsletter	.00	141.67	141.67	860.68	991.69	131.01	1,700.00

Westchester Owners Committee

Income/Expense Statement  
 Period: 07/01/15 to 07/31/15

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,302.69	2,197.59	(105.10)	21,841.80	17,002.38	(4,839.42)	28,202.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	233.33	.00	1,633.31	1,633.31	.00	2,800.00
00656	Landscape Extras	.00	.00	.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	250.00	250.00	.00	1,500.00	1,500.00	1,500.00
00659	Perimeter Fence Repairs	.00	.00	.00	.00	500.00	500.00	500.00
00660	Pest Control Services	194.76	108.33	(86.43)	539.34	758.31	218.97	1,300.00
00665	Repairs & Maintenance	.00	125.00	125.00	.00	875.00	875.00	1,500.00
	GROUNDS MAINTENANCE	428.09	716.66	288.57	2,982.55	7,466.62	4,484.07	9,800.00
PROFESSIONAL FEES								
00760	Legal Collections	200.00	125.00	(75.00)	752.00	875.00	123.00	1,500.00
00761	Legal Collections Billed HOs	(200.00)	.00	200.00	(752.30)	.00	752.30	.00
00765	Legal Deed Restrictions	.00	.00	.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	291.69	291.69	500.00
	PROFESSIONAL FEES	.00	166.67	166.67	(149.83)	1,616.69	1,766.52	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	596.86	650.00	53.14	3,917.95	4,550.00	632.05	7,800.00
00860	Equipment - Tennis	.00	41.67	41.67	.00	291.69	291.69	500.00
00862	Furniture & Equipment	60.00	.00	(60.00)	60.00	2,000.00	1,940.00	2,000.00
00865	Janitorial	.00	.00	.00	85.00	.00	(85.00)	.00
00868	Tree Trimming	.00	.00	.00	.00	500.00	500.00	500.00
00870	Landscaping - Swim & Tennis	600.00	600.00	.00	4,200.00	4,200.00	.00	7,200.00
00875	Pool Contract	8,725.00	9,000.00	275.00	23,360.00	25,500.00	2,140.00	37,000.00
00880	Permits & Memberships	385.30	.00	(385.30)	385.30	250.00	(135.30)	250.00
00882	Supplies/Pool Tags	268.30	.00	(268.30)	268.30	700.00	431.70	700.00
00885	Repairs & Maint - Swim	632.07	.00	(632.07)	11,708.91	5,000.00	(6,708.91)	5,000.00
00887	Repairs & Maint - General	90.00	416.67	326.67	976.04	2,916.69	1,940.65	5,000.00
00890	Repairs & Maint - Tennis	25.85	5,000.00	4,974.15	25.85	15,000.00	14,974.15	15,000.00
00892	Member Soliciations	.00	.00	.00	827.08	850.00	22.92	850.00
00895	Telephone & WiFi Expense	80.68	75.00	(5.68)	570.51	525.00	(45.51)	900.00
00900	Water - Pool	787.58	458.33	(329.25)	4,023.77	3,208.31	(815.46)	5,500.00
	SWIM & TENNIS	12,251.64	16,241.67	3,990.03	50,408.71	65,491.69	15,082.98	88,200.00

Westchester Owners Committee

Income/Expense Statement  
 Period: 07/01/15 to 07/31/15

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	50.79	100.00	49.21	385.83	700.00	314.17	1,200.00
00960	Water - General Utilities	39.69	29.17	(10.52)	209.23	204.19	(5.04)	350.00
00610	Garbage & Recycling Services	6,039.00	6,039.00	.00	42,273.00	42,273.00	.00	72,468.00
00815	Constable Service Fees	6,395.00	6,291.67	(103.33)	44,457.00	44,041.69	(415.31)	75,500.00
UTILITIES & SERVICES		12,524.48	12,459.84	(64.64)	87,325.06	87,218.88	(106.18)	149,668.00
TOTAL OPERATING EXPENS		27,506.90	31,782.43	4,275.53	162,408.29	178,796.26	16,387.97	278,620.00
OPERATING SURPLUS/(DEF		(2,024.25)	(11,330.77)	9,306.52	31,952.43	6,020.36	25,932.07	.00
RESERVE REVENUE								
00970	Reserve Interest Income	17.02	.00	17.02	201.92	.00	201.92	.00
TOTAL RESERVE REVENUE		17.02	.00	17.02	201.92	.00	201.92	.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		17.02	.00	17.02	(9,248.08)	.00	(9,248.08)	.00
TOTAL SURPLUS/(DEFICIT)		(2,007.23)	(11,330.77)	9,323.54	22,704.35	6,020.36	16,683.99	.00