

Westchester Owners Committee

Balance Sheet
As of 08/31/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	58,276.11			58,276.11
112	Alliance Bank - Non Cap Reserv		50,119.38		50,119.38
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	110,410.96			110,410.96
	TOTAL CASH	<u>168,687.07</u>	<u>140,119.38</u>	<u>.00</u>	<u>308,806.45</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	3,696.00			3,696.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	<u>18,102.56</u>	<u>.00</u>	<u>.00</u>	<u>18,102.56</u>
	TOTAL ASSETS	<u>186,789.63</u>	<u>140,119.38</u>	<u>.00</u>	<u>326,909.01</u>
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	181.90			181.90
230	Deferred Assessments	71,830.47			71,830.47
	Subtotal Current Liab.	<u>72,012.37</u>	<u>.00</u>	<u>.00</u>	<u>72,012.37</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)	26,227.63	(9,231.06)	.00	16,996.57
	Subtotal Equity	<u>114,777.26</u>	<u>140,119.38</u>	<u>.00</u>	<u>254,896.64</u>
	TOTAL LIABILITIES & EQUITY	<u>186,789.63</u>	<u>140,119.38</u>	<u>.00</u>	<u>326,909.01</u>

Westchester Owners Committee

Balance Sheet
As of 08/31/15

Account	Description	Operating	Reserves	Other	Totals
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Westchester Owners Committee

Income/Expense Statement Period: 08/01/15 to 08/31/15

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	143,960.00	143,960.00	.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	60.12	10.83	49.29	435.95	86.64	349.31	130.00
00430	Transfer/Refi Fees	337.50	250.00	87.50	1,527.00	2,000.00	(473.00)	3,000.00
00460	Advertising	.00	150.00	(150.00)	885.00	600.00	285.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	17,568.00	17,566.64	1.36	26,350.00
00470	Security Reimbursement	.00	.00	.00	2,894.80	.00	2,894.80	.00
Subtotal OPERATING INCOMI		20,588.62	20,601.66	(13.04)	168,170.68	165,168.28	3,002.40	245,325.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	.00	.00	.00	46,861.40	40,000.00	6,861.40	40,000.00
00485	Swim/Tennis Party Rentals	294.00	.00	294.00	684.00	250.00	434.00	250.00
00488	Swim/Tennis Social	(144.00)	.00	(144.00)	(616.74)	.00	(616.74)	.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(6,955.00)
Subtotal SWIM/TENNIS INCOI		150.00	.00	150.00	46,928.66	40,250.00	6,678.66	33,295.00
TOTAL OPERATING INCOME		20,738.62	20,601.66	136.96	215,099.34	205,418.28	9,681.06	278,620.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	6,600.00	6,560.00	(40.00)	9,840.00
00510	Annual Meeting Expense	.00	.00	.00	.00	300.00	300.00	300.00
00512	National Night Out	.00	200.00	200.00	.00	200.00	200.00	200.00
00515	Office Supplies	.00	12.50	12.50	216.00	100.00	(116.00)	150.00
00520	Website Fees	.00	.00	.00	18.17	300.00	281.83	300.00
00525	Postage	9.31	22.75	13.44	563.75	559.25	(4.50)	650.00
00526	Copies & Printing	.00	9.00	9.00	476.15	464.00	(12.15)	500.00
00530	Bank Fees & Charges	.00	.00	.00	.00	.00	.00	12.00
00590	Miscellaneous	.00	.00	.00	5,120.36	250.00	(4,870.36)	250.00
00630	Insurance	1,232.00	1,191.67	(40.33)	10,053.00	9,533.36	(519.64)	14,300.00
00780	RAP Newsletter	215.42	141.67	(73.75)	1,076.10	1,133.36	57.26	1,700.00

Westchester Owners Committee

Income/Expense Statement
 Period: 08/01/15 to 08/31/15

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,281.73	2,397.59	115.86	24,123.53	19,399.97	(4,723.56)	28,202.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	233.33	.00	1,866.64	1,866.64	.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	.00	.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	239.70	108.33	(131.37)	779.04	866.64	87.60	1,300.00
00665	Repairs & Maintenance	.00	125.00	125.00	.00	1,000.00	1,000.00	1,500.00
	GROUNDS MAINTENANCE	473.03	466.66	(6.37)	3,455.58	7,933.28	4,477.70	9,800.00
PROFESSIONAL FEES								
00760	Legal Collections	500.00	125.00	(375.00)	1,252.00	1,000.00	(252.00)	1,500.00
00761	Legal Collections Billed HOs	.00	.00	.00	(752.30)	.00	752.30	.00
00765	Legal Deed Restrictions	.00	150.00	150.00	.00	600.00	600.00	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	333.36	333.36	500.00
	PROFESSIONAL FEES	500.00	316.67	(183.33)	350.17	1,933.36	1,583.19	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	587.71	650.00	62.29	4,505.66	5,200.00	694.34	7,800.00
00860	Equipment - Tennis	.00	41.67	41.67	.00	333.36	333.36	500.00
00862	Furniture & Equipment	108.23	.00	(108.23)	168.23	2,000.00	1,831.77	2,000.00
00865	Janitorial	.00	.00	.00	85.00	.00	(85.00)	.00
00868	Tree Trimming	1,500.00	.00	(1,500.00)	1,500.00	500.00	(1,000.00)	500.00
00870	Landscaping - Swim & Tennis	600.00	600.00	.00	4,800.00	4,800.00	.00	7,200.00
00875	Pool Contract	6,417.00	9,000.00	2,583.00	29,777.00	34,500.00	4,723.00	37,000.00
00880	Permits & Memberships	.00	.00	.00	385.30	250.00	(135.30)	250.00
00882	Supplies/Pool Tags	.00	.00	.00	268.30	700.00	431.70	700.00
00885	Repairs & Maint - Swim	394.72	.00	(394.72)	12,103.63	5,000.00	(7,103.63)	5,000.00
00887	Repairs & Maint - General	.00	416.67	416.67	976.04	3,333.36	2,357.32	5,000.00
00890	Repairs & Maint - Tennis	.00	.00	.00	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	68.09	75.00	6.91	638.60	600.00	(38.60)	900.00
00900	Water - Pool	1,005.38	458.33	(547.05)	5,029.15	3,666.64	(1,362.51)	5,500.00
	SWIM & TENNIS	10,681.13	11,241.67	560.54	61,089.84	76,733.36	15,643.52	88,200.00

Westchester Owners Committee

Income/Expense Statement
 Period: 08/01/15 to 08/31/15

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	53.84	100.00	46.16	439.67	800.00	360.33	1,200.00
00960	Water - General Utilities	39.69	29.17	(10.52)	248.92	233.36	(15.56)	350.00
00610	Garbage & Recycling Services	6,039.00	6,039.00	.00	48,312.00	48,312.00	.00	72,468.00
00815	Constable Service Fees	6,395.00	6,291.67	(103.33)	50,852.00	50,333.36	(518.64)	75,500.00
	UTILITIES & SERVICES	12,527.53	12,459.84	(67.69)	99,852.59	99,678.72	(173.87)	149,668.00
	TOTAL OPERATING EXPENS	26,463.42	26,882.43	419.01	188,871.71	205,678.69	16,806.98	278,620.00
	OPERATING SURPLUS/(DEF	(5,724.80)	(6,280.77)	555.97	26,227.63	(260.41)	26,488.04	.00
RESERVE REVENUE								
00970	Reserve Interest Income	17.02	.00	17.02	218.94	.00	218.94	.00
	TOTAL RESERVE REVENUE	17.02	.00	17.02	218.94	.00	218.94	.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	(9,231.06)	.00	(9,231.06)	.00
	TOTAL SURPLUS/(DEFICIT)	(5,707.78)	(6,280.77)	572.99	16,996.57	(260.41)	17,256.98	.00