

# Westchester Owners Committee

## Balance Sheet As of 10/31/15

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	26,111.22			26,111.22
112	Alliance Bank - Non Cap Reserv		90,237.46		90,237.46
114	Alliance Bank - CD exp 9/30/15		50,000.00		50,000.00
120	Alliance - Optg Money Market	110,501.72			110,501.72
	TOTAL CASH	136,612.94	140,237.46	.00	276,850.40
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	634.00			634.00
141	Accts Rec - HO Late Fees	105.00			105.00
143	Accts Rec - HO Interest	87.99			87.99
144	Accts Rec - HO Legal Reimb	5,983.55			5,983.55
155	Prepaid Insurance	1,232.00			1,232.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	14,133.54	.00	.00	14,133.54
	TOTAL ASSETS	150,746.48	140,237.46	.00	290,983.94
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	181.90			181.90
230	Deferred Assessments	35,840.47			35,840.47
	Subtotal Current Liab.	36,022.37	.00	.00	36,022.37
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
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)	26,174.48	(9,112.98)	.00	17,061.50
	Subtotal Equity	114,724.11	140,237.46	.00	254,961.57
	TOTAL LIABILITIES & EQUITY	150,746.48	140,237.46	.00	290,983.94

# Westchester Owners Committee

## Income/Expense Statement Period: 10/01/15 to 10/31/15

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	179,950.00	179,950.00	.00	215,940.00
00411	Uncollected Assessments	.00	.00	.00	.00	.00	.00	(1,800.00)
00415	HO Interest Income	5.21	.00	5.21	160.51	305.00	(144.49)	305.00
00420	HO Late Fees	.00	.00	.00	805.00	650.00	155.00	650.00
00425	Bank Interest Income	47.89	10.83	37.06	532.93	108.30	424.63	130.00
00430	Transfer/Refi Fees	550.00	250.00	300.00	2,139.50	2,500.00	(360.50)	3,000.00
00460	Advertising	210.00	150.00	60.00	1,155.00	750.00	405.00	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	21,960.00	21,958.30	1.70	26,350.00
00470	Security Reimbursement	.00	.00	.00	5,789.60	.00	5,789.60	.00
Subtotal OPERATING INCOMI		21,004.10	20,601.66	402.44	212,492.54	206,221.60	6,270.94	245,325.00
<b>SWIM/TENNIS INCOME</b>								
00480	Swim & Tennis User/Sponsor f	400.00	.00	400.00	47,261.40	40,000.00	7,261.40	40,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.00	684.00	250.00	434.00	250.00
00488	Swim/Tennis Social	.00	.00	.00	(1,855.28)	.00	(1,855.28)	.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(6,955.00)
Subtotal SWIM/TENNIS INCOI		400.00	.00	400.00	46,090.12	40,250.00	5,840.12	33,295.00
<b>TOTAL OPERATING INCOME</b>		<b>21,404.10</b>	<b>20,601.66</b>	<b>802.44</b>	<b>258,582.66</b>	<b>246,471.60</b>	<b>12,111.06</b>	<b>278,620.00</b>
<b>OPERATING EXPENSES</b>								
<b>ADMINISTRATIVE</b>								
00755	Accounting & Admin Services	825.00	820.00	(5.00)	8,250.00	8,200.00	(50.00)	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	200.00	200.00	200.00
00515	Office Supplies	.00	12.50	12.50	216.00	125.00	(91.00)	150.00
00520	Website Fees	.00	.00	.00	18.17	300.00	281.83	300.00
00525	Postage	8.82	22.75	13.93	582.86	604.75	21.89	650.00
00526	Copies & Printing	.00	9.00	9.00	476.15	482.00	5.85	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)	12,517.00	11,916.70	(600.30)	14,300.00
00780	RAP Newsletter	298.77	141.67	(157.10)	1,374.87	1,416.70	41.83	1,700.00

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Income/Expense Statement  
Period: 10/01/15 to 10/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,364.59	2,197.59	(167.00)	28,515.05	23,795.15	(4,719.90)	28,202.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	233.33	233.33	.00	2,333.30	2,333.30	.00	2,800.00
00656	Landscape Extras	.00	.00	.00	1,120.94	1,000.00	(120.94)	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	194.76	108.33	(86.43)	1,168.56	1,083.30	(85.26)	1,300.00
00665	Repairs & Maintenance	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
	GROUNDS MAINTENANCE	428.09	466.66	38.57	4,622.80	8,866.60	4,243.80	9,800.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	125.00	125.00	752.00	1,250.00	498.00	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	750.00	750.00	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	500.00	416.70	(83.30)	500.00
	PROFESSIONAL FEES	.00	316.67	316.67	350.17	2,416.70	2,066.53	2,750.00
SWIM & TENNIS								
00855	Electricity - Swim & Tennis	1,221.02	650.00	(571.02)	5,726.68	6,500.00	773.32	7,800.00
00860	Equipment - Tennis	.00	41.67	41.67	.00	416.70	416.70	500.00
00862	Furniture & Equipment	.00	.00	.00	168.23	2,000.00	1,831.77	2,000.00
00865	Janitorial	.00	.00	.00	170.00	.00	(170.00)	.00
00868	Tree Trimming	.00	.00	.00	1,500.00	500.00	(1,000.00)	500.00
00870	Landscaping - Swim & Tennis	600.00	600.00	.00	6,000.00	6,000.00	.00	7,200.00
00875	Pool Contract	.00	625.00	625.00	32,110.00	35,750.00	3,640.00	37,000.00
00876	Extra Services	.00	.00	.00	192.00	.00	(192.00)	.00
00880	Permits & Memberships	.00	.00	.00	385.30	250.00	(135.30)	250.00
00881	Social	.00	.00	.00	(861.40)	.00	861.40	.00
00882	Supplies/Pool Tags	.00	.00	.00	268.30	700.00	431.70	700.00
00885	Repairs & Maint - Swim	3,070.00	.00	(3,070.00)	17,303.63	5,000.00	(12,303.63)	5,000.00
00887	Repairs & Maint - General	.00	416.67	416.67	580.00	4,166.70	3,586.70	5,000.00
00890	Repairs & Maint - Tennis	.00	.00	.00	1,499.97	15,000.00	13,500.03	15,000.00
00892	Member Solicitations	.00	.00	.00	827.08	850.00	22.92	850.00
00895	Telephone & WiFi Expense	82.34	75.00	(7.34)	763.97	750.00	(13.97)	900.00
00900	Water - Pool	1,302.38	458.33	(844.05)	7,445.81	4,583.30	(2,862.51)	5,500.00

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## Income/Expense Statement Period: 10/01/15 to 10/31/15

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	SWIM & TENNIS	6,275.74	2,866.67	(3,409.07)	74,079.57	82,466.70	8,387.13	88,200.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	150.00
00955	Electricity - General Utiliti	54.46	100.00	45.54	494.13	1,000.00	505.87	1,200.00
00960	Water - General Utilities	32.77	29.17	(3.60)	314.46	291.70	(22.76)	350.00
00610	Garbage & Recycling Services	6,039.00	6,039.00	.00	60,390.00	60,390.00	.00	72,468.00
00815	Constable Service Fees	6,395.00	6,291.67	(103.33)	63,642.00	62,916.70	(725.30)	75,500.00
	UTILITIES & SERVICES	12,521.23	12,459.84	(61.39)	124,840.59	124,598.40	(242.19)	149,668.00
	TOTAL OPERATING EXPENS	21,589.65	18,307.43	(3,282.22)	232,408.18	242,143.55	9,735.37	278,620.00
	OPERATING SURPLUS/(DEF	(185.55)	2,294.23	(2,479.78)	26,174.48	4,328.05	21,846.43	.00
RESERVE REVENUE								
00970	Reserve Interest Income	29.66	.00	29.66	337.02	.00	337.02	.00
	TOTAL RESERVE REVENUE	29.66	.00	29.66	337.02	.00	337.02	.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	29.66	.00	29.66	(9,112.98)	.00	(9,112.98)	.00
	TOTAL SURPLUS/(DEFICIT)	(155.89)	2,294.23	(2,450.12)	17,061.50	4,328.05	12,733.45	.00

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Income/Expense Statement  
Period: 10/01/15 to 10/31/15

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	