

Westchester Owners Committee

Balance Sheet As of 01/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	180,234.39			180,234.39
112	Alliance Bank - Non Cap Reserv		77,012.90		77,012.90
114	Alliance Bank - CD exp 3/31/16		50,170.12		50,170.12
120	Alliance - Optg Money Market	98,902.76			98,902.76
	TOTAL CASH	279,137.15	127,183.02	.00	406,320.17
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	33,364.00			33,364.00
141	Accts Rec - HO Late Fees	105.00			105.00
143	Accts Rec - HO Interest	51.39			51.39
144	Accts Rec - HO Legal Reimb	5,891.55			5,891.55
155	Prepaid Insurance	12,516.68			12,516.68
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	58,019.62	.00	.00	58,019.62
	TOTAL ASSETS	337,156.77	127,183.02	.00	464,339.79
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	736.70			736.70
230	Deferred Assessments	206,332.50			206,332.50
	Subtotal Current Liab.	207,069.20	.00	.00	207,069.20
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
355	Operating Fund Balance	128,087.97			128,087.97
357	Non Capital Reserve Fund Bal		127,158.55		127,158.55
	Current Year Net Income/(Loss)	1,999.60	24.47	.00	2,024.07
	Subtotal Equity	130,087.57	127,183.02	.00	257,270.59
	TOTAL LIABILITIES & EQUITY	337,156.77	127,183.02	.00	464,339.79

Westchester Owners Committee

Income/Expense Statement Period: 01/01/16 to 01/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME:								
00410	Assessments	18,757.50	18,757.50	.00	18,757.50	18,757.50	.00	225,090.00
00411	Uncollected Assessments	(219.53)	(102.50)	(117.03)	(219.53)	(102.50)	(117.03)	(1,230.00)
00415	HO Interest Income	.00	.00	.00	.00	.00	.00	90.00
00420	HO Late Fees	.00	.00	.00	.00	.00	.00	700.00
00425	Bank Interest Income	42.62	20.83	21.79	42.62	20.83	21.79	250.00
00430	Transfer/Refi Fees	37.50	125.00	(87.50)	37.50	125.00	(87.50)	1,500.00
00460	Advertising	60.00	300.00	(240.00)	60.00	300.00	(240.00)	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	2,196.00	2,195.83	.17	26,350.00
00470	Security Reimbursement	.00	.00	.00	.00	.00	.00	8,255.00
Subtotal OPERATING INCOMI		20,874.09	21,296.66	(422.57)	20,874.09	21,296.66	(422.57)	261,755.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	.00	.00	.00	.00	.00	.00	42,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.00	.00	.00	.00	400.00
00488	Swim/Tennis Social	100.00	.00	100.00	100.00	.00	100.00	.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(20,438.00)
Subtotal SWIM/TENNIS INCOI		100.00	.00	100.00	100.00	.00	100.00	21,962.00
TOTAL OPERATING INCOME		20,974.09	21,296.66	(322.57)	20,974.09	21,296.66	(322.57)	283,717.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	875.00	836.67	(38.33)	875.00	836.67	(38.33)	10,040.00
00510	Annual Meeting Expense	.00	.00	.00	.00	.00	.00	300.00
00512	National Night Out	.00	.00	.00	.00	.00	.00	300.00
00515	Office Supplies	.00	8.33	8.33	.00	8.33	8.33	100.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	375.00
00525	Postage	192.38	50.00	(142.38)	192.38	50.00	(142.38)	750.00
00526	Copies & Printing	267.44	10.00	(257.44)	267.44	10.00	(257.44)	575.00
00590	Miscellaneous	.00	20.83	20.83	.00	20.83	20.83	250.00
00630	Insurance	1,251.66	1,191.67	(59.99)	1,251.66	1,191.67	(59.99)	14,300.00
00780	RAP Newsletter	135.30	145.83	10.53	135.30	145.83	10.53	1,750.00
ADMINISTRATIVE		2,721.78	2,263.33	(458.45)	2,721.78	2,263.33	(458.45)	28,740.00

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Income/Expense Statement
 Period: 01/01/16 to 01/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
GROUNDS MAINTENANCE								
00655	Landscaping Services	833.33	1,125.00	291.67	833.33	1,125.00	291.67	13,500.00
00656	Landscape Extras	.00	.00	.00	.00	.00	.00	900.00
00658	Irrigation Repairs	.00	250.00	250.00	.00	250.00	250.00	1,000.00
00659	Perimeter Fence Repairs	.00	.00	.00	.00	.00	.00	500.00
00660	Pest Control Services	.00	116.67	116.67	.00	116.67	116.67	1,400.00
00665	Repairs & Maintenance	.00	62.50	62.50	.00	62.50	62.50	750.00
	GROUNDS MAINTENANCE	833.33	1,554.17	720.84	833.33	1,554.17	720.84	18,050.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	166.67	166.67	.00	166.67	166.67	2,000.00
00765	Legal Deed Restrictions	.00	.00	.00	.00	.00	.00	400.00
00766	Legal Deed Rstrctns Billed HO	(149.53)	.00	149.53	(149.53)	.00	149.53	.00
00770	Legal - Corporate	.00	208.33	208.33	.00	208.33	208.33	2,500.00
	PROFESSIONAL FEES	(149.53)	375.00	524.53	(149.53)	375.00	524.53	4,900.00
RECREATIONAL FACILITIES								
FACILITIES - POOL								
00862	Furniture & Equipment	.00	.00	.00	.00	.00	.00	2,500.00
00875	Pool Contract	725.00	625.00	(100.00)	725.00	625.00	(100.00)	39,600.00
00876	Extra Services	175.00	83.33	(91.67)	175.00	83.33	(91.67)	1,000.00
00880	Permits & Memberships	.00	.00	.00	.00	.00	.00	400.00
00881	Social	.00	.00	.00	.00	.00	.00	750.00
00882	Supplies/Pool Tags	.00	.00	.00	.00	.00	.00	350.00
00885	Repairs & Maint - Swim	695.00	750.00	55.00	695.00	750.00	55.00	5,000.00
00892	Member Solicitations	.00	.00	.00	.00	.00	.00	850.00
	FACILITIES - POOL	1,595.00	1,458.33	(136.67)	1,595.00	1,458.33	(136.67)	50,450.00
FACILITIES - TENNIS								
00860	Equipment - Tennis	.00	41.67	41.67	.00	41.67	41.67	500.00
00890	Repairs & Maint - Tennis	95.00	.00	(95.00)	95.00	.00	(95.00)	5,000.00
	FACILITIES - TENNIS	95.00	41.67	(53.33)	95.00	41.67	(53.33)	5,500.00
FACILITIES - GENERAL								

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Income/Expense Statement
 Period: 01/01/16 to 01/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
00855	Electricity - Swim & Tennis	581.67	650.00	68.33	581.67	650.00	68.33	7,800.00
00887	Repairs & Maint - General	.00	625.00	625.00	.00	625.00	625.00	7,500.00
00895	Telephone & WiFi Expense	82.40	80.83	(1.57)	82.40	80.83	(1.57)	970.00
00900	Water - Pool	624.76	600.00	(24.76)	624.76	600.00	(24.76)	7,200.00
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	FACILITIES - GENERAL	1,288.83	1,955.83	667.00	1,288.83	1,955.83	667.00	23,470.00
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UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	25.00
00955	Electricity - General Utiliti	87.19	66.67	(20.52)	87.19	66.67	(20.52)	800.00
00960	Water - General Utilities	66.89	33.33	(33.56)	66.89	33.33	(33.56)	400.00
00610	Garbage & Recycling Services	6,039.00	6,220.17	181.17	6,039.00	6,220.17	181.17	74,642.00
00815	Constable Service Fees	6,397.00	6,395.00	(2.00)	6,397.00	6,395.00	(2.00)	76,740.00
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	UTILITIES & SERVICES	12,590.08	12,715.17	125.09	12,590.08	12,715.17	125.09	152,607.00
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	TOTAL OPERATING EXPENS	18,974.49	20,363.50	1,389.01	18,974.49	20,363.50	1,389.01	283,717.00
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	OPERATING SURPLUS/(DEF	1,999.60	933.16	1,066.44	1,999.60	933.16	1,066.44	.00
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RESERVE REVENUE								
00970	Reserve Interest Income	24.47	.00	24.47	24.47	.00	24.47	.00
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	TOTAL RESERVE REVENUE	24.47	.00	24.47	24.47	.00	24.47	.00
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RESERVE EXPENSES								
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	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
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	RESERVE SURPLUS/(DEFICI	24.47	.00	24.47	24.47	.00	24.47	.00
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Income/Expense Statement
Period: 01/01/16 to 01/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	TOTAL SURPLUS/(DEFICIT)	2,024.07	933.16	1,090.91	2,024.07	933.16	1,090.91	.00
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