Westchester Owners Committee

Balance Sheet

As of 02/29/16

Account	Description	Operating	Reserves	Other	Totals
			ASSETS		
	CASH				
110	Alliance Bank - Operating	188,820.59			188,820.59
112	Alliance Bank - Non Cap Reserv		77,039.06		77,039.06
114	Alliance Bank - CD exp 3/31/16		50,170.12		50,170.12
120	Alliance - Optg Money Market	98,936.36			98,936.36
	TOTAL CASH	287,756.95	127,209.18	.00	414,966.13
	ACCOUNTS RECEIVABLE				
140	Accts Rec - HO Assessments	11,539.00			11,539.00
141	Accts Rec - HO Late Fees	420.00			420.00
143	Accts Rec - HO Interest	51.39			51.39
144	Accts Rec - HO Legal Reimb	5,891.55			5,891.55
155	Prepaid Insurance	11,265.02			11,265.02
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	35,257.96	.00	.00	35,257.96
	TOTAL ASSETS	323,014.91	127,209.18	.00	450,224.09
			LIABILITIES & EQUITY		
	CURRENT LIABILITIES:				
220	Prepaid Assessments	1,033.20			1,033.20
230	Deferred Assessments	187,575.00			187,575.00
	Subtotal Current Liab.	188,608.20	.00	.00	188,608.20
	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)	6,318.74	50.63	.00	6,369.37
	Subtotal Equity	134,406.71	127,209.18	.00	261,615.89
	TOTAL LIABILITIES & EQUITY	323,014.91	127,209.18	.00	450,224.09

Westchester Owners Committee

Income/Expense Statement

Period: 02/01/16 to 02/29/16

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
OPERATING INCOME:								
00410	Assessments	18,757.50	18,757.50	.00	37,515.00	37,515.00	.00	225,090.00
00411	Uncollected Assessments	.00	(102.50)	102.50	(219.53)	(205.00)	(14.53)	(1,230.00)
00415	HO Interest Income	.00	60.00	(60.00)	.00	60.00	(60.00)	90.00
00420	HO Late Fees	390.00	250.00	140.00	390.00	250.00	140.00	700.00
00425	Bank Interest Income	49.27	20.83	28.44	91.89	41.66	50.23	250.00
00430	Transfer/Refi Fees	.00	125.00	(125.00)	37.50	250.00	(212.50)	1,500.00
00460	Advertising	422.50	.00	422.50	482.50	300.00	182.50	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	4,392.00	4,391.66	.34	26,350.00
00470	Security Reimbursement	.00	.00	.00	.00	.00	.00	8,255.00
	Subtotal OPERATING INCOMI	21,815.27	21,306.66	508.61	42,689.36	42,603.32	86.04	261,755.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor F	250.00	.00	250.00	250.00	.00	250.00	42,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.00	.00	.00	.00	400.00
00488	Swim/Tennis Social	.00	.00	.00	100.00	.00	100.00	.00
00495	Contributions to Reserves	.00	.00	.00	.00	.00	.00	(20,438.00)
	Subtotal SWIM/TENNIS INCOI	250.00	.00	250.00	350.00	.00	350.00	21,962.00
	TOTAL OPERATING INCOME	22,065.27	21,306.66	758.61	43,039.36	42,603.32	436.04	283,717.00
	OPERATING EXPENSES							
ADMINISTRATIVE								
00755	Accounting & Admin Services	875.00	836.67	(38.33)	1,750.00	1,673.34	(76.66)	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	76.00	8.33	(67.67)	76.00	16.66	(59.34)	100.00
00520	Website Fees	.00	.00	.00	.00	.00	.00	375.00
00525	Postage	8.33	50.00	41.67	200.71	100.00	(100.71)	750.00
00526	Copies & Printing	.00	10.00	10.00	267.44	20.00	(247.44)	575.00
00530	Bank Fees & Charges	10.00	.00	(10.00)	10.00	.00	(10.00)	.00
00590	Miscellaneous	.00	20.83	20.83	.00	41.66	41.66	250.00
00630	Insurance	1,251.66	1,191.67	(59.99)	2,503.32	2,383.34	(119.98)	14,300.00
00780	RAP Newsletter	141.90	145.83	3.93	277.20	291.66	14.46	1,750.00

Westchester Owners Committee

Income/Expense Statement

Period: 02/01/16 to 02/29/16

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	ADMINISTRATIVE	2,362.89	2,263.33	(99.56)	5,084.67	4,526.66	(558.01)	28,740.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	833.33	1,125.00	291.67	1,666.66	2,250.00	583.34	13,500.00
00656	Landscape Extras	.00	.00	.00	.00	.00	.00	900.00
00658	Irrigation Repairs	.00	.00	.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	233.34	233.34	1,400.00
00665	Repairs & Maintenance	.00	62.50	62.50	.00	125.00	125.00	750.00
	GROUNDS MAINTENANCE	833.33	1,304.17	470.84	1,666.66	2,858.34	1,191.68	18,050.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	166.67	166.67	.00	333.34	333.34	2,000.00
00765	Legal Deed Restrictions	.00	100.00	100.00	.00	100.00	100.00	400.00
00766	Legal Deed Rstrctns Billed HO	.00	.00	.00	(149.53)	.00	149.53	.00
00770	Legal - Corporate	.00	208.33	208.33	.00	416.66	416.66	2,500.00
	PROFESSIONAL FEES	.00	475.00	475.00	(149.53)	850.00	999.53	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)	1,450.00	1,250.00	(200.00)	39,600.00
00876	Extra Services	175.00	83.33	(91.67)	350.00	166.66	(183.34)	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	.00	.00	.00	695.00	750.00	55.00	5,000.00
00892	Member Soliciations	.00	.00	.00	.00	.00	.00	850.00
00895	Telephone & WiFi Expense	94.74	80.83	(13.91)	177.14	161.66	(15.48)	970.00
00900	Water - Pool	510.38	600.00	89.62	1,135.14	1,200.00	64.86	7,200.00
	FACILITIES - POOL	1,505.12	1,389.16	(115.96)	3,807.28	3,528.32	(278.96)	58,620.00
FACILITIES - TENNIS								
00860	Equipment - Tennis	.00	41.67	41.67	.00	83.34	83.34	500.00
00890	Repairs & Maint - Tennis	.00	.00	.00	95.00	.00	(95.00)	5,000.00

Westchester Owners Committee

Income/Expense Statement

Period: 02/01/16 to 02/29/16

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	FACILITIES - TENNIS	.00	41.67	41.67	95.00	83.34	(11.66)	5,500.00
FACILITIES - GENERAL								
00855	Electricity - Swim & Tennis	361.30	650.00	288.70	942.97	1,300.00	357.03	7,800.00
00887	Repairs & Maint - General	.00	625.00	625.00	.00	1,250.00	1,250.00	7,500.00
	FACILITIES - GENERAL	361.30	1,275.00	913.70	942.97	2,550.00	1,607.03	15,300.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	25.00
00955	Electricity - General Utiliti	33.72	66.67	32.95	120.91	133.34	12.43	800.00
00960	Water - General Utilities	32.77	33.33	.56	99.66	66.66	(33.00)	400.00
00610	Garbage & Recycling Services	6,222.00	6,220.17	(1.83)	12,261.00	12,440.34	179.34	74,642.00
00815	Constable Service Fees	6,395.00	6,395.00	.00	12,792.00	12,790.00	(2.00)	76,740.00
	UTILITIES & SERVICES	12,683.49	12,715.17	31.68	25,273.57	25,430.34	156.77	152,607.00
	TOTAL OPERATING EXPENS	17,746.13	19,463.50	1,717.37	36,720.62	39,827.00	3,106.38	283,717.00
	OPERATING SURPLUS/(DEF	4,319.14	1,843.16	2,475.98	6,318.74	2,776.32	3,542.42	.00
RESERVE REVENUE								
00970	Reserve Interest Income	26.16	.00	26.16	50.63	.00	50.63	.00
	TOTAL RESERVE REVENUE	26.16	.00	26.16	50.63	.00	50.63	.00
RESERVE EXPENSES								
	TOTAL RESERVE EXPENSES	.00	.00	.00	.00	.00	.00	.00
	RESERVE SURPLUS/(DEFICI	26.16	.00	26.16	50.63	.00	50.63	.00

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Income/Expense Statement

Period: 02/01/16 to 02/29/16

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
	TOTAL SURPLUS/(DEFICIT)	4,345.30	1,843.16	2,502.14	6,369.37	2,776.32	3,593.05	.00