

Westchester Owners Committee

Balance Sheet As of 07/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	99,221.53			99,221.53
112	Alliance Bank - Non Cap Reserv		114,787.63		114,787.63
114	Alliance Bank - CD		50,258.23		50,258.23
120	Alliance - Optg Money Market	99,063.14			99,063.14
	TOTAL CASH	198,284.67	165,045.86	.00	363,330.53
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	3,438.95			3,438.95
141	Accts Rec - HO Late Fees	320.00			320.00
142	Accts Rec - HO NSF Fees	25.00			25.00
143	Accts Rec - HO Interest	207.68			207.68
144	Accts Rec - HO Legal Reimb	5,831.85			5,831.85
145	Accts Rec - HO Misc	275.00			275.00
155	Prepaid Insurance	5,006.72			5,006.72
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	21,196.20	.00	.00	21,196.20
	TOTAL ASSETS	219,480.87	165,045.86	.00	384,526.73
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	834.65			834.65
230	Deferred Assessments	93,787.50			93,787.50
	Subtotal Current Liab.	94,622.15	.00	.00	94,622.15
RESERVES:					
	Subtotal Reserves	.00	.00	.00	.00
EQUITY:					
355	Operating Fund Balance	88,549.63			88,549.63
357	Non Capital Reserve Fund Bal		166,696.89		166,696.89
	Current Year Net Income/(Loss)	36,309.09	(1,651.03)	.00	34,658.06
	Subtotal Equity	124,858.72	165,045.86	.00	289,904.58

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Account	Description	Operating	Reserves	Other	Totals
	TOTAL LIABILITIES & EQUITY	219,480.87	165,045.86	.00	384,526.73
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Westchester Owners Committee

Income/Expense Statement
 Period: 07/01/16 to 07/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
OPERATING INCOME:								
00410	Assessments	18,757.50	18,757.50	.00	131,302.50	131,302.50	.00	225,090.00
00411	Uncollected Assessments	.00	(102.50)	102.50	(494.53)	(717.50)	222.97	(1,230.00)
00415	HO Interest Income	56.54	.00	56.54	222.69	90.00	132.69	90.00
00420	HO Late Fees	.00	.00	.00	695.00	700.00	(5.00)	700.00
00425	Bank Interest Income	28.25	20.83	7.42	267.74	145.81	121.93	250.00
00430	Transfer/Refi Fees	37.50	125.00	(87.50)	1,337.50	875.00	462.50	1,500.00
00460	Advertising	600.00	.00	600.00	1,256.50	450.00	806.50	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	.00	.00	.00	4,127.34	5,503.32	(1,375.98)	8,255.00
00475	Miscellaneous Income	.00	.00	.00	300.00	.00	300.00	.00
	Subtotal OPERATING INCOME	21,675.79	20,996.66	679.13	154,386.74	153,719.94	666.80	261,755.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	325.00	.00	325.00	46,732.50	42,000.00	4,732.50	42,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.00	300.00	400.00	(100.00)	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 INCOME	325.00	.00	325.00	47,132.50	42,400.00	4,732.50	21,962.00
	TOTAL OPERATING INCOME	22,000.79	20,996.66	1,004.13	201,519.24	196,119.94	5,399.30	283,717.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	875.00	836.67	(38.33)	6,125.00	5,856.69	(268.31)	10,040.00
00510	Annual Meeting Expense	.00	.00	.00	.00	300.00	300.00	300.00
00512	National Night Out	.00	.00	.00	.00	.00	.00	300.00
00515	Office Supplies	.00	8.33	8.33	76.00	58.31	(17.69)	100.00
00520	Website Fees	.00	.00	.00	401.67	375.00	(26.67)	375.00
00525	Postage	10.81	50.00	39.19	329.57	500.00	170.43	750.00
00526	Copies & Printing	.00	10.00	10.00	267.44	160.00	(107.44)	575.00
00530	Bank Fees & Charges	.00	.00	.00	20.00	.00	(20.00)	.00
00590	Miscellaneous	.00	20.83	20.83	423.46	145.81	(277.65)	250.00
00630	Insurance	1,251.66	1,191.67	(59.99)	8,958.62	8,341.69	(616.93)	14,300.00
00780	RAP Newsletter	102.30	145.83	43.53	775.99	1,020.81	244.82	1,750.00

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Income/Expense Statement
 Period: 07/01/16 to 07/31/16

Account	Description	Actual	Current Period			Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance		
	ADMINISTRATIVE	2,239.77	2,263.33	23.56	17,377.75	16,758.31	(619.44)	28,740.00	
GROUNDS MAINTENANCE									
00655	Landscaping Services	.00	1,125.00	1,125.00	6,168.34	7,875.00	1,706.66	13,500.00	
00656	Landscape Extras	.00	.00	.00	.00	900.00	900.00	900.00	
00658	Irrigation Repairs	.00	.00	.00	.00	1,000.00	1,000.00	1,000.00	
00659	Perimeter Fence Repairs	.00	.00	.00	.00	500.00	500.00	500.00	
00660	Pest Control Services	200.16	116.67	(83.49)	554.19	816.69	262.50	1,400.00	
00665	Repairs & Maintenance	280.00	62.50	(217.50)	280.00	437.50	157.50	750.00	
	GROUNDS MAINTENANCE	480.16	1,304.17	824.01	7,002.53	11,529.19	4,526.66	18,050.00	
PROFESSIONAL FEES									
00760	Legal Collections	.00	166.67	166.67	.00	1,166.69	1,166.69	2,000.00	
00761	Legal Collections Billed HOs	.10	.00	(.10)	(91.40)	.00	91.40	.00	
00765	Legal Deed Restrictions	.00	.00	.00	.00	300.00	300.00	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	1,458.31	1,458.31	2,500.00	
	PROFESSIONAL FEES	.10	375.00	374.90	(240.93)	2,925.00	3,165.93	4,900.00	
RECREATIONAL FACILITIES									
FACILITIES - POOL									
00862	Furniture & Equipment	.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	2,500.00	
00875	Pool Contract	8,725.00	9,000.00	275.00	23,925.00	28,100.00	4,175.00	39,600.00	
00876	Extra Services	.00	83.33	83.33	350.00	583.31	233.31	1,000.00	
00880	Permits & Memberships	177.08	.00	(177.08)	177.08	400.00	222.92	400.00	
00881	Social	.00	.00	.00	248.87	750.00	501.13	750.00	
00882	Supplies/Pool Tags	.00	.00	.00	426.66	350.00	(76.66)	350.00	
00885	Repairs & Maint - Swim	552.93	.00	(552.93)	16,378.65	5,000.00	(11,378.65)	5,000.00	
00892	Member Solicitations	.00	.00	.00	957.11	850.00	(107.11)	850.00	
00895	Telephone & WiFi Expense	93.96	80.83	(13.13)	754.51	565.81	(188.70)	970.00	
00900	Water - Pool	797.96	600.00	(197.96)	5,022.55	4,200.00	(822.55)	7,200.00	
	FACILITIES - POOL	10,346.93	12,264.16	1,917.23	48,240.43	43,299.12	(4,941.31)	58,620.00	
FACILITIES - TENNIS									
00860	Equipment - Tennis	.00	41.67	41.67	.00	291.69	291.69	500.00	
00890	Repairs & Maint - Tennis	.00	.00	.00	95.00	5,000.00	4,905.00	5,000.00	

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Income/Expense Statement
Period: 07/01/16 to 07/31/16

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	FACILITIES - TENNIS	.00	41.67	41.67	95.00	5,291.69	5,196.69	5,500.00
FACILITIES - GENERAL								
00855	Electricity - Swim & Tennis	600.46	650.00	49.54	4,001.50	4,550.00	548.50	7,800.00
00887	Repairs & Maint - General	.00	625.00	625.00	17.26	4,375.00	4,357.74	7,500.00
	FACILITIES - GENERAL	600.46	1,275.00	674.54	4,018.76	8,925.00	4,906.24	15,300.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	25.00
00955	Electricity - General Utiliti	53.35	66.67	13.32	335.14	466.69	131.55	800.00
00960	Water - General Utilities	26.21	33.33	7.12	243.47	233.31	(10.16)	400.00
00610	Garbage & Recycling Services	6,222.00	6,220.17	(1.83)	43,371.00	43,541.19	170.19	74,642.00
00815	Constable Service Fees	6,395.00	6,395.00	.00	44,767.00	44,765.00	(2.00)	76,740.00
	UTILITIES & SERVICES	12,696.56	12,715.17	18.61	88,716.61	89,006.19	289.58	152,607.00
	TOTAL OPERATING EXPENS	26,363.98	30,238.50	3,874.52	165,210.15	177,734.50	12,524.35	283,717.00
	OPERATING SURPLUS/(DEF	(4,363.19)	(9,241.84)	4,878.65	36,309.09	18,385.44	17,923.65	.00
RESERVE REVENUE								
00970	Reserve Interest Income	56.74	.00	56.74	267.98	.00	267.98	.00
	TOTAL RESERVE REVENUE	56.74	.00	56.74	267.98	.00	267.98	.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	1,919.01	.00	(1,919.01)	.00
	TOTAL RESERVE EXPENSES	.00	.00	.00	1,919.01	.00	(1,919.01)	.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	RESERVE SURPLUS/(DEFICI	56.74	.00	56.74	(1,651.03)	.00	(1,651.03)	.00
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	TOTAL SURPLUS/(DEFICIT)	(4,306.45)	(9,241.84)	4,935.39	34,658.06	18,385.44	16,272.62	.00
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