

Westchester Owners Committee

Balance Sheet As of 09/30/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	66,624.55			66,624.55
112	Alliance Bank - Non Cap Reserv		28,069.42		28,069.42
114	Alliance Bank - CD		50,304.99		50,304.99
120	Alliance - Optg Money Market	99,105.89			99,105.89
	TOTAL CASH	165,730.44	78,374.41	.00	244,104.85
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	2,273.95			2,273.95
141	Accts Rec - HO Late Fees	240.00			240.00
143	Accts Rec - HO Interest	172.42			172.42
144	Accts Rec - HO Legal Reimb	6,049.82			6,049.82
155	Prepaid Insurance	2,503.40			2,503.40
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	17,330.59	.00	.00	17,330.59
	TOTAL ASSETS	183,061.03	78,374.41	.00	261,435.44
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
215	Accrued Expenses	(688.44)			(688.44)
220	Prepaid Assessments	834.65			834.65
230	Deferred Assessments	56,272.50			56,272.50
	Subtotal Current Liab.	56,418.71	.00	.00	56,418.71
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)	38,092.69	(88,322.48)	.00	(50,229.79)
	Subtotal Equity	126,642.32	78,374.41	.00	205,016.73
	TOTAL LIABILITIES & EQUITY	183,061.03	78,374.41	.00	261,435.44

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Balance Sheet
As of 09/30/16

Account	Description	Operating	Reserves	Other	Totals
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Income/Expense Statement
Period: 09/01/16 to 09/30/16

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	168,817.50	168,817.50	.00	225,090.00
00411	Uncollected Assessments	.00	(102.50)	102.50	(494.53)	(922.50)	427.97	(1,230.00)
00415	HO Interest Income	.00	.00	.00	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	26.71	20.83	5.88	325.05	187.47	137.58	250.00
00430	Transfer/Refi Fees	200.00	125.00	75.00	2,162.50	1,125.00	1,037.50	1,500.00
00460	Advertising	.00	.00	.00	1,256.50	600.00	656.50	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	19,764.00	19,762.47	1.53	26,350.00
00470	Security Reimbursement	.00	.00	.00	6,191.01	5,503.32	687.69	8,255.00
00475	Miscellaneous Income	.00	.00	.00	300.00	.00	300.00	.00
	Subtotal OPERATING INCOMI	21,180.21	20,996.66	183.55	199,239.72	195,863.26	3,376.46	261,755.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	.00	.00	.00	50,442.50	42,000.00	8,442.50	42,000.00
00485	Swim/Tennis Party Rentals	40.00	.00	40.00	800.00	400.00	400.00	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	40.00	.00	40.00	51,342.50	42,400.00	8,942.50	21,962.00
	TOTAL OPERATING INCOME	21,220.21	20,996.66	223.55	250,582.22	238,263.26	12,318.96	283,717.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	875.00	836.67	(38.33)	7,875.00	7,530.03	(344.97)	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	74.97	(1.03)	100.00
00520	Website Fees	.00	.00	.00	401.67	375.00	(26.67)	375.00
00525	Postage	10.34	50.00	39.66	348.37	600.00	251.63	750.00
00526	Copies & Printing	.00	10.00	10.00	267.44	180.00	(87.44)	575.00
00530	Bank Fees & Charges	.00	.00	.00	20.00	.00	(20.00)	.00
00590	Miscellaneous	200.00	20.83	(179.17)	623.46	187.47	(435.99)	250.00
00630	Insurance	1,251.66	1,191.67	(59.99)	11,461.94	10,725.03	(736.91)	14,300.00
00780	RAP Newsletter	252.45	145.83	(106.62)	1,171.99	1,312.47	140.48	1,750.00

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Income/Expense Statement
Period: 09/01/16 to 09/30/16

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,589.45	2,263.33	(326.12)	22,245.87	21,284.97	(960.90)	28,740.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	1,125.42	1,125.00	(.42)	8,419.18	10,125.00	1,705.82	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)	954.51	1,050.03	95.52	1,400.00
00665	Repairs & Maintenance	.00	62.50	62.50	280.00	562.50	282.50	750.00
	GROUNDS MAINTENANCE	1,325.58	1,304.17	(21.41)	9,653.69	14,137.53	4,483.84	18,050.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	166.67	166.67	642.50	1,500.03	857.53	2,000.00
00761	Legal Collections Billed HOs	.00	.00	.00	(632.29)	.00	632.29	.00
00765	Legal Deed Restrictions	.00	.00	.00	.00	400.00	400.00	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	1,874.97	1,874.97	2,500.00
	PROFESSIONAL FEES	.00	375.00	375.00	(139.32)	3,775.00	3,914.32	4,900.00
RECREATIONAL FACILITIES								
FACILITIES - POOL								
00862	Furniture & Equipment	.00	.00	.00	.00	2,500.00	2,500.00	2,500.00
00875	Pool Contract	2,525.00	625.00	(1,900.00)	32,675.00	37,725.00	5,050.00	39,600.00
00876	Extra Services	.00	83.33	83.33	350.00	749.97	399.97	1,000.00
00880	Permits & Memberships	.00	.00	.00	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	1,640.00	.00	(1,640.00)	18,368.60	5,000.00	(13,368.60)	5,000.00
00892	Member Solicitations	.00	.00	.00	957.11	850.00	(107.11)	850.00
00895	Telephone & WiFi Expense	93.92	80.83	(13.09)	942.33	727.47	(214.86)	970.00
00900	Water - Pool	1,064.28	600.00	(464.28)	7,211.90	5,400.00	(1,811.90)	7,200.00
	FACILITIES - POOL	5,323.20	1,389.16	(3,934.04)	61,357.55	54,452.44	(6,905.11)	58,620.00
FACILITIES - TENNIS								
00860	Equipment - Tennis	.00	41.67	41.67	.00	375.03	375.03	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: 09/01/16 to 09/30/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	FACILITIES - TENNIS	.00	41.67	41.67	95.00	5,375.03	5,280.03	5,500.00
FACILITIES - GENERAL								
00855	Electricity - Swim & Tennis	634.45	650.00	15.55	5,201.53	5,850.00	648.47	7,800.00
00887	Repairs & Maint - General	.00	625.00	625.00	17.26	5,625.00	5,607.74	7,500.00
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	FACILITIES - GENERAL	634.45	1,275.00	640.55	5,218.79	11,475.00	6,256.21	15,300.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	25.00
00955	Electricity - General Utiliti	53.99	66.67	12.68	442.48	600.03	157.55	800.00
00960	Water - General Utilities	.00	33.33	33.33	243.47	299.97	56.50	400.00
00610	Garbage & Recycling Services	6,222.00	6,220.17	(1.83)	55,815.00	55,981.53	166.53	74,642.00
00815	Constable Service Fees	6,395.00	6,395.00	.00	57,557.00	57,555.00	(2.00)	76,740.00
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	UTILITIES & SERVICES	12,670.99	12,715.17	44.18	114,057.95	114,436.53	378.58	152,607.00
	TOTAL OPERATING EXPENS	22,543.67	19,363.50	(3,180.17)	212,489.53	224,936.50	12,446.97	283,717.00
	OPERATING SURPLUS/(DEF	(1,323.46)	1,633.16	(2,956.62)	38,092.69	13,326.76	24,765.93	.00
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RESERVE REVENUE								
00970	Reserve Interest Income	38.02	.00	38.02	366.53	.00	366.53	.00
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	TOTAL RESERVE REVENUE	38.02	.00	38.02	366.53	.00	366.53	.00
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RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	1,919.01	.00	(1,919.01)	.00
00996	Tennis Court Rehab	86,770.00	.00	(86,770.00)	86,770.00	.00	(86,770.00)	.00
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	TOTAL RESERVE EXPENSES	86,770.00	.00	(86,770.00)	88,689.01	.00	(88,689.01)	.00
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Income/Expense Statement
 Period: 09/01/16 to 09/30/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly
			Budget	Variance		Budget	Variance	Budget
	RESERVE SURPLUS/(DEFICI	(86,731.98)	.00	(86,731.98)	(88,322.48)	.00	(88,322.48)	.00
	TOTAL SURPLUS/(DEFICIT)	(88,055.44)	1,633.16	(89,688.60)	(50,229.79)	13,326.76	(63,556.55)	.00