

Westchester Owners Committee

Balance Sheet
As of 10/31/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	37,651.98			37,651.98
112	Alliance Bank - Non Cap Reserv		78,390.49		78,390.49
120	Alliance - Optg Money Market	99,126.93			99,126.93
	TOTAL CASH	<u>136,778.91</u>	<u>78,390.49</u>	<u>.00</u>	<u>215,169.40</u>
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	209.80			209.80
144	Accts Rec - HO Legal Reimb	6,233.82			6,233.82
155	Prepaid Insurance	16,518.74			16,518.74
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	<u>31,567.31</u>	<u>.00</u>	<u>.00</u>	<u>31,567.31</u>
	TOTAL ASSETS	<u>168,346.22</u>	<u>78,390.49</u>	<u>.00</u>	<u>246,736.71</u>
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LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	834.65			834.65
230	Deferred Assessments	37,515.00			37,515.00
	Subtotal Current Liab.	<u>38,349.65</u>	<u>.00</u>	<u>.00</u>	<u>38,349.65</u>
RESERVES:					
	Subtotal Reserves	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
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)	41,446.94	(88,306.40)	.00	(46,859.46)
	Subtotal Equity	<u>129,996.57</u>	<u>78,390.49</u>	<u>.00</u>	<u>208,387.06</u>
	TOTAL LIABILITIES & EQUITY	<u>168,346.22</u>	<u>78,390.49</u>	<u>.00</u>	<u>246,736.71</u>
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Westchester Owners Committee

Income/Expense Statement Period: 10/01/16 to 10/31/16

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	187,575.00	187,575.00	.00	225,090.00
00411	Uncollected Assessments	.00	(102.50)	102.50	(494.53)	(1,025.00)	530.47	(1,230.00)
00415	HO Interest Income	37.38	.00	37.38	260.07	90.00	170.07	90.00
00420	HO Late Fees	.00	.00	.00	695.00	700.00	(5.00)	700.00
00425	Bank Interest Income	25.17	20.83	4.34	350.22	208.30	141.92	250.00
00430	Transfer/Refi Fees	200.00	125.00	75.00	2,362.50	1,250.00	1,112.50	1,500.00
00460	Advertising	114.00	150.00	(36.00)	1,370.50	750.00	620.50	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	2,063.67	2,751.68	(688.01)	8,254.68	8,255.00	(.32)	8,255.00
00475	Miscellaneous Income	.00	.00	.00	300.00	.00	300.00	.00
Subtotal OPERATING INCOME		23,393.72	23,898.34	(504.62)	222,633.44	219,761.60	2,871.84	261,755.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	100.00	.00	100.00	50,542.50	42,000.00	8,542.50	42,000.00
00485	Swim/Tennis Party Rentals	.00	.00	.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 INCOME		100.00	.00	100.00	51,442.50	42,400.00	9,042.50	21,962.00
TOTAL OPERATING INCOME		23,493.72	23,898.34	(404.62)	274,075.94	262,161.60	11,914.34	283,717.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	875.00	836.67	(38.33)	8,750.00	8,366.70	(383.30)	10,040.00
00510	Annual Meeting Expense	.00	.00	.00	.00	300.00	300.00	300.00
00512	National Night Out	.00	300.00	300.00	.00	300.00	300.00	300.00
00515	Office Supplies	.00	8.33	8.33	76.00	83.30	7.30	100.00
00520	Website Fees	.00	.00	.00	401.67	375.00	(26.67)	375.00
00525	Postage	16.92	50.00	33.08	365.29	650.00	284.71	750.00
00526	Copies & Printing	.00	10.00	10.00	267.44	190.00	(77.44)	575.00
00530	Bank Fees & Charges	.00	.00	.00	20.00	.00	(20.00)	.00
00590	Miscellaneous	.00	20.83	20.83	623.46	208.30	(415.16)	250.00
00630	Insurance	1,251.66	1,191.67	(59.99)	12,713.60	11,916.70	(796.90)	14,300.00
00780	RAP Newsletter	.00	145.83	145.83	1,171.99	1,458.30	286.31	1,750.00

Westchester Owners Committee

Income/Expense Statement
 Period: 10/01/16 to 10/31/16

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	ADMINISTRATIVE	2,143.58	2,563.33	419.75	24,389.45	23,848.30	(541.15)	28,740.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	2,250.84	1,125.00	(1,125.84)	10,670.02	11,250.00	579.98	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	385.32	116.67	(268.65)	1,339.83	1,166.70	(173.13)	1,400.00
00665	Repairs & Maintenance	.00	62.50	62.50	280.00	625.00	345.00	750.00
	GROUNDS MAINTENANCE	2,636.16	1,304.17	(1,331.99)	12,289.85	15,441.70	3,151.85	18,050.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	166.67	166.67	642.50	1,666.70	1,024.20	2,000.00
00761	Legal Collections Billed HOs	(184.00)	.00	184.00	(816.29)	.00	816.29	.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	2,083.30	2,083.30	2,500.00
	PROFESSIONAL FEES	(184.00)	375.00	559.00	(323.32)	4,150.00	4,473.32	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	725.00	625.00	(100.00)	33,400.00	38,350.00	4,950.00	39,600.00
00876	Extra Services	.00	83.33	83.33	350.00	833.30	483.30	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	690.00	.00	(690.00)	19,058.60	5,000.00	(14,058.60)	5,000.00
00892	Member Solicitations	.00	.00	.00	957.11	850.00	(107.11)	850.00
00895	Telephone & WiFi Expense	93.88	80.83	(13.05)	1,036.21	808.30	(227.91)	970.00
00900	Water - Pool	703.20	600.00	(103.20)	7,915.10	6,000.00	(1,915.10)	7,200.00
	FACILITIES - POOL	2,212.08	1,389.16	(822.92)	63,569.63	55,841.60	(7,728.03)	58,620.00
FACILITIES - TENNIS								
00860	Equipment - Tennis	.00	41.67	41.67	.00	416.70	416.70	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: 10/01/16 to 10/31/16

Account	Description	Actual	Current Period		Year-To-Date			Yearly Budget
			Budget	Variance	Actual	Budget	Variance	
	FACILITIES - TENNIS	.00	41.67	41.67	95.00	5,416.70	5,321.70	5,500.00
FACILITIES - GENERAL								
00855	Electricity - Swim & Tennis	.00	650.00	650.00	5,201.53	6,500.00	1,298.47	7,800.00
00887	Repairs & Maint - General	.00	625.00	625.00	17.26	6,250.00	6,232.74	7,500.00
	FACILITIES - GENERAL	.00	1,275.00	1,275.00	5,218.79	12,750.00	7,531.21	15,300.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	25.00
00955	Electricity - General Utiliti	688.44	66.67	(621.77)	1,130.92	666.70	(464.22)	800.00
00960	Water - General Utilities	26.21	33.33	7.12	269.68	333.30	63.62	400.00
00610	Garbage & Recycling Services	6,222.00	6,220.17	(1.83)	62,037.00	62,201.70	164.70	74,642.00
00815	Constable Service Fees	6,395.00	6,395.00	.00	63,952.00	63,950.00	(2.00)	76,740.00
	UTILITIES & SERVICES	13,331.65	12,715.17	(616.48)	127,389.60	127,151.70	(237.90)	152,607.00
	TOTAL OPERATING EXPENS	20,139.47	19,663.50	(475.97)	232,629.00	244,600.00	11,971.00	283,717.00
	OPERATING SURPLUS/(DEF	3,354.25	4,234.84	(880.59)	41,446.94	17,561.60	23,885.34	.00
RESERVE REVENUE								
00970	Reserve Interest Income	16.08	.00	16.08	382.61	.00	382.61	.00
	TOTAL RESERVE REVENUE	16.08	.00	16.08	382.61	.00	382.61	.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	1,919.01	.00	(1,919.01)	.00
00996	Tennis Court Rehab	.00	.00	.00	86,770.00	.00	(86,770.00)	.00
	TOTAL RESERVE EXPENSES	.00	.00	.00	88,689.01	.00	(88,689.01)	.00

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Income/Expense Statement
 Period: 10/01/16 to 10/31/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	RESERVE SURPLUS/(DEFICI	16.08	.00	16.08	(88,306.40)	.00	(88,306.40)	.00
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	TOTAL SURPLUS/(DEFICIT)	3,370.33	4,234.84	(864.51)	(46,859.46)	17,561.60	(64,421.06)	.00
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