

Westchester Owners Committee

Balance Sheet
As of 11/30/16

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH					
110	Alliance Bank - Operating	24,454.44			24,454.44
112	Alliance Bank - Non Cap Reserv		55,096.00		55,096.00
120	Alliance - Optg Money Market	99,147.30			99,147.30
	TOTAL CASH	123,601.74	55,096.00	.00	178,697.74
ACCOUNTS RECEIVABLE					
140	Accts Rec - HO Assessments	1,153.95			1,153.95
141	Accts Rec - HO Late Fees	95.00			95.00
143	Accts Rec - HO Interest	77.90			77.90
144	Accts Rec - HO Legal Reimb	7,481.23			7,481.23
155	Prepaid Insurance	15,267.00			15,267.00
156	Prepaid Constable Fees	6,091.00			6,091.00
	TOTAL ACCOUNTS RECEIVABLE	30,166.08	.00	.00	30,166.08
	TOTAL ASSETS	153,767.82	55,096.00	.00	208,863.82
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
220	Prepaid Assessments	834.65			834.65
230	Deferred Assessments	18,757.50			18,757.50
	Subtotal Current Liab.	19,592.15	.00	.00	19,592.15
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)	45,626.04	(111,600.89)	.00	(65,974.85)
	Subtotal Equity	134,175.67	55,096.00	.00	189,271.67
	TOTAL LIABILITIES & EQUITY	153,767.82	55,096.00	.00	208,863.82

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Income/Expense Statement
Period: 11/01/16 to 11/30/16

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	206,332.50	206,332.50	.00	225,090.00
00411	Uncollected Assessments	.00	(102.50)	102.50	(494.53)	(1,127.50)	632.97	(1,230.00)
00415	HO Interest Income	9.47	.00	9.47	269.54	90.00	179.54	90.00
00420	HO Late Fees	.00	.00	.00	695.00	700.00	(5.00)	700.00
00425	Bank Interest Income	22.59	20.83	1.76	372.81	229.13	143.68	250.00
00430	Transfer/Refi Fees	112.50	125.00	(12.50)	2,475.00	1,375.00	1,100.00	1,500.00
00460	Advertising	.00	.00	.00	1,370.50	750.00	620.50	750.00
00465	Garbage Reimbursement	2,196.00	2,195.83	.17	24,156.00	24,154.13	1.87	26,350.00
00470	Security Reimbursement	.00	.00	.00	8,254.68	8,255.00	(.32)	8,255.00
00475	Miscellaneous Income	.00	.00	.00	300.00	.00	300.00	.00
	Subtotal OPERATING INCOMI	21,098.06	20,996.66	101.40	243,731.50	240,758.26	2,973.24	261,755.00
SWIM/TENNIS INCOME								
00480	Swim & Tennis User/Sponsor f	.00	.00	.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 INCOI	.00	.00	.00	51,442.50	42,400.00	9,042.50	21,962.00
	TOTAL OPERATING INCOME	21,098.06	20,996.66	101.40	295,174.00	283,158.26	12,015.74	283,717.00
OPERATING EXPENSES								
ADMINISTRATIVE								
00755	Accounting & Admin Services	875.00	836.67	(38.33)	9,625.00	9,203.37	(421.63)	10,040.00
00510	Annual Meeting Expense	.00	.00	.00	.00	300.00	300.00	300.00
00512	National Night Out	126.55	.00	(126.55)	126.55	300.00	173.45	300.00
00515	Office Supplies	.00	8.33	8.33	76.00	91.63	15.63	100.00
00520	Website Fees	.00	.00	.00	401.67	375.00	(26.67)	375.00
00525	Postage	7.05	50.00	42.95	372.34	700.00	327.66	750.00
00526	Copies & Printing	.00	85.00	85.00	267.44	275.00	7.56	575.00
00530	Bank Fees & Charges	.00	.00	.00	20.00	.00	(20.00)	.00
00590	Miscellaneous	56.95	20.83	(36.12)	680.41	229.13	(451.28)	250.00
00630	Insurance	1,251.74	1,191.67	(60.07)	13,965.34	13,108.37	(856.97)	14,300.00
00780	RAP Newsletter	195.20	145.83	(49.37)	1,367.19	1,604.13	236.94	1,750.00

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 Period: 11/01/16 to 11/30/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	ADMINISTRATIVE	2,512.49	2,338.33	(174.16)	26,901.94	26,186.63	(715.31)	28,740.00
GROUNDS MAINTENANCE								
00655	Landscaping Services	1,125.42	1,125.00	(.42)	11,795.44	12,375.00	579.56	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)	1,539.99	1,283.37	(256.62)	1,400.00
00665	Repairs & Maintenance	.00	62.50	62.50	280.00	687.50	407.50	750.00
	GROUNDS MAINTENANCE	1,325.58	1,304.17	(21.41)	13,615.43	16,745.87	3,130.44	18,050.00
PROFESSIONAL FEES								
00760	Legal Collections	.00	166.67	166.67	642.50	1,833.37	1,190.87	2,000.00
00761	Legal Collections Billed HOs	(1,615.41)	.00	1,615.41	(2,431.70)	.00	2,431.70	.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	2,291.63	2,291.63	2,500.00
	PROFESSIONAL FEES	(1,615.41)	375.00	1,990.41	(1,938.73)	4,525.00	6,463.73	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)	34,125.00	38,975.00	4,850.00	39,600.00
00876	Extra Services	.00	83.33	83.33	350.00	916.63	566.63	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	.00	.00	.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)	1,130.09	889.13	(240.96)	970.00
00900	Water - Pool	737.78	600.00	(137.78)	8,652.88	6,600.00	(2,052.88)	7,200.00
	FACILITIES - POOL	1,556.66	1,389.16	(167.50)	65,126.29	57,230.76	(7,895.53)	58,620.00
FACILITIES - TENNIS								
00860	Equipment - Tennis	.00	41.67	41.67	.00	458.37	458.37	500.00
00890	Repairs & Maint - Tennis	.00	.00	.00	95.00	5,000.00	4,905.00	5,000.00

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Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	FACILITIES - TENNIS	.00	41.67	41.67	95.00	5,458.37	5,363.37	5,500.00
FACILITIES - GENERAL								
00855	Electricity - Swim & Tennis	438.53	650.00	211.47	5,640.06	7,150.00	1,509.94	7,800.00
00887	Repairs & Maint - General	.00	625.00	625.00	17.26	6,875.00	6,857.74	7,500.00
	FACILITIES - GENERAL	438.53	1,275.00	836.47	5,657.32	14,025.00	8,367.68	15,300.00
UTILITIES & SERVICES								
00952	Property Taxes	.00	.00	.00	.00	.00	.00	25.00
00955	Electricity - General Utiliti	57.90	66.67	8.77	1,188.82	733.37	(455.45)	800.00
00960	Water - General Utilities	26.21	33.33	7.12	295.89	366.63	70.74	400.00
00610	Garbage & Recycling Services	6,222.00	6,220.17	(1.83)	68,259.00	68,421.87	162.87	74,642.00
00815	Constable Service Fees	6,395.00	6,395.00	.00	70,347.00	70,345.00	(2.00)	76,740.00
	UTILITIES & SERVICES	12,701.11	12,715.17	14.06	140,090.71	139,866.87	(223.84)	152,607.00
	TOTAL OPERATING EXPENS	16,918.96	19,438.50	2,519.54	249,547.96	264,038.50	14,490.54	283,717.00
	OPERATING SURPLUS/(DEF	4,179.10	1,558.16	2,620.94	45,626.04	19,119.76	26,506.28	.00
RESERVE REVENUE								
00970	Reserve Interest Income	14.51	.00	14.51	397.12	.00	397.12	.00
	TOTAL RESERVE REVENUE	14.51	.00	14.51	397.12	.00	397.12	.00
RESERVE EXPENSES								
00990	Pool Area Improvements	.00	.00	.00	1,919.01	.00	(1,919.01)	.00
00996	Tennis Court Rehab	23,309.00	.00	(23,309.00)	110,079.00	.00	(110,079.00)	.00
	TOTAL RESERVE EXPENSES	23,309.00	.00	(23,309.00)	111,998.01	.00	(111,998.01)	.00

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 Period: 11/01/16 to 11/30/16

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
	RESERVE SURPLUS/(DEFICI	(23,294.49)	.00	(23,294.49)	(111,600.89)	.00	(111,600.89)	.00
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	TOTAL SURPLUS/(DEFICIT)	(19,115.39)	1,558.16	(20,673.55)	(65,974.85)	19,119.76	(85,094.61)	.00
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