

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For the Year Ended December 31, 2016

	DEC ACTUAL	DEC BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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OPERATING REVENUE:								

Current Year Maintenance Fees	18,758	18,758		225,090	225,090		225,090	
Uncollected Assessments		(103)	(103)	(495)	(1,230)	(735)	(1,230)	(735)
Interest on Unpaid Assessments				270	90	(180)	90	(180)
Late Fees				695	700	5	700	5
Bank Interest Income	424	21	(403)	797	250	(547)	250	(547)
Transfer/Refi Fees	(113)	125	238	2,363	1,500	(863)	1,500	(863)
Advertising	60		(60)	1,431	750	(681)	750	(681)
Trash Reimbursement	2,196	2,196		26,352	26,350	(2)	26,350	(2)
Security Reimbursement				8,255	8,255		8,255	
Miscellaneous Income				300		(300)		(300)
TOTAL OPERATING REVENUE	21,325	20,997	(328)	265,058	261,755	(3,303)	261,755	(3,303)
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor				50,543	42,000	(8,543)	42,000	(8,543)
Swim/Tennis Party Rentals				800	400	(400)	400	(400)
Swim/Tennis Social	150		(150)	250		(250)		(250)
Contribution to Reserves		(20,438)	(20,438)		(20,438)	(20,438)	(20,438)	(20,438)
TOTAL SWIM/TENNIS REVENUE	150	(20,438)	(20,588)	51,593	21,962	(29,631)	21,962	(29,631)
TOTAL REVENUE	21,475	559	(20,916)	316,651	283,717	(32,934)	283,717	(32,934)
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,875	837	(1,038)	11,500	10,040	(1,460)	10,040	(1,460)
Office Supplies	64	8	(56)	140	100	(40)	100	(40)
Copies & Printing	332	300	(32)	600	575	(25)	575	(25)
Postage	541	200	(341)	914	750	(164)	750	(164)
Meetings					300	300	300	300
Administrative Notices	1,098		(1,098)	1,098		(1,098)		(1,098)
TOTAL ADMINISTRATIVE	3,910	1,345	(2,565)	14,252	11,765	(2,487)	11,765	(2,487)

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PROFESSIONAL SERVICES								
Legal - Corporate	240	208	(32)	240	2,500	2,260	2,500	2,260
Legal - Collections	570	167	(403)	1,213	2,000	787	2,000	787
Legal Coll - Billed to Owners	(570)		570	(3,002)		3,002		3,002
Legal - Deed Restrictions					400	400	400	400
Legal DR - Billed to Owners				(150)		150		150
TOTAL PROFESSIONAL SERVICES	240	375	135	(1,699)	4,900	6,599	4,900	6,599
GROUNDS MAINTENANCE								
Landscape Contract	1,125	1,125		12,921	13,500	579	13,500	579
Landscape Extras					900	900	900	900
Irrigation Repairs	1,655		(1,655)	1,655	1,000	(655)	1,000	(655)
Perimeter Fence Repairs					500	500	500	500
Pest Control Services		117	117	1,540	1,400	(140)	1,400	(140)
Repairs and Maintenance		63	63	280	750	470	750	470
TOTAL GROUNDS MAINTENANCE	2,780	1,305	(1,475)	16,396	18,050	1,654	18,050	1,654
FACILITIES - POOL								
Pool Contract	725	625	(100)	34,850	39,600	4,750	39,600	4,750
Extra Services		83	83	350	1,000	650	1,000	650
Permits & Memberships				177	400	223	400	223
Social				249	750	501	750	501
Supplies/Pool Tags				427	350	(77)	350	(77)
Repairs & Maint - Swim				19,059	5,000	(14,059)	5,000	(14,059)
Member Solicitations				957	850	(107)	850	(107)
Telephone	52	81	29	1,182	970	(212)	970	(212)
Pool Wi-Fi	42		(42)	42		(42)		(42)
Water - Pool		600	600	8,653	7,200	(1,453)	7,200	(1,453)
Furniture & Fixtures					2,500	2,500	2,500	2,500
TOTAL FACILITIES - POOL	819	1,389	570	65,946	58,620	(7,326)	58,620	(7,326)

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FACILITIES - TENNIS -----								
Equipment - Tennis		42	42		500	500	500	500
Repairs & Maint - Tennis	72		(72)	167	5,000	4,833	5,000	4,833
TOTAL FACILITIES - TENNIS	72	42	(30)	167	5,500	5,333	5,500	5,333
FACILITIES - GENERAL -----								
Electricity - Swim & Tennis		650	650	5,640	7,800	2,160	7,800	2,160
Repairs & Maint - General		625	625	17	7,500	7,483	7,500	7,483
TOTAL FACILITIES - GENERAL		1,275	1,275	5,657	15,300	9,643	15,300	9,643
UTILITIES & SERVICES -----								
Electricity - General	688	67	(621)	1,877	800	(1,077)	800	(1,077)
Water - General	569	33	(536)	865	400	(465)	400	(465)
Trash & Recycling Services	6,222	6,220	(2)	74,481	74,642	161	74,642	161
Constable Service Fees	6,395	6,395		76,742	76,740	(2)	76,740	(2)
TOTAL UTILITIES & SERVICES	13,874	12,715	(1,159)	153,965	152,582	(1,383)	152,582	(1,383)

