

WESTCHESTER OWNERS COMMITTEE
Balance Sheet
January 31, 2017

Assets:

Cash

Mutual of Omaha - Operating	\$	217,664.36	
Alliance - Operating		10,292.99	
Alliance - MMKT		49,166.46	
Total Cash			\$ 277,123.81

Reserve Funds

Alliance - Non Cap Reserves		55,119.40	
Total Reserve Funds			55,119.40

Assessment Receivables

2016 Assessments		1,153.95	
2017 Assessments		49,648.50	
Interest on Unpaid Assessment		393.11	
Collection Fees		95.00	
Legal Fees		8,051.23	
Total Assessment Receivables			59,341.79

Other Assets

Prepaid Insurance		12,727.42	
Prepaid Constable Fees		6,091.00	
Total Other Assets			18,818.42

Total Assets			\$ 410,403.42
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Liabilities:

Accounts Payable	\$ 10,869.44	
Deferred Assessments	216,397.00	
Total Liabilities		\$ 227,266.44

Equity:

Reserve Funds		

Non-Cap Reserve Fund	55,107.70	
Non-Cap Reserve Fund Interest	11.70	
Total Reserve Funds		55,119.40
Members Equity		

Members Equity	131,806.81	
Current Year Surplus (Deficit)	(3,789.23)	
Total Members Equity		128,017.58
Total Liabilities and Equity		\$ 410,403.42

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 1 Months Ended January 31, 2017

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

Current Year Maintenance Fees	19,673	19,673		19,673	19,673		236,070	216,397
Uncollected Assessments		(161)	(161)		(161)	(161)	(1,935)	(1,935)
Interest on Unpaid Assessments	315	200	(115)	315	200	(115)	200	(115)
Late Fees		700	700		700	700	700	700
Bank Interest Income	16	21	5	16	21	5	250	234
Advertising	60	63	3	60	63	3	750	690
Trash Reimbursement	2,196	2,196		2,196	2,196		26,350	24,154
Security Reimbursement		516	516		516	516	6,191	6,191
Miscellaneous Income	470		(470)	470		(470)		(470)
TOTAL OPERATING REVENUE	22,730	23,208	478	22,730	23,208	478	268,576	245,846
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		3,500	3,500		3,500	3,500	42,000	42,000
Swim/Tennis Party Rentals		25	25		25	25	300	300
Contribution to Reserves							(23,348)	(23,348)
TOTAL SWIM/TENNIS REVENUE		3,525	3,525		3,525	3,525	18,952	18,952
TOTAL REVENUE	22,730	26,733	4,003	22,730	26,733	4,003	287,528	264,798
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		1,000	1,000		12,000	11,000
Office Supplies		8	8		8	8	100	100
Copies & Printing	69	25	(44)	69	25	(44)	575	506
Postage	14	61	47	14	61	47	900	886
Meetings	213	8	(205)	213	8	(205)	100	(113)
Administrative Notices							1,098	1,098
TOTAL ADMINISTRATIVE	1,296	1,102	(194)	1,296	1,102	(194)	14,773	13,477

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For 1 Months Ended January 31, 2017

	JAN ACTUAL	JAN BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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PROFESSIONAL SERVICES								

Legal - Corporate		250	250		250	250	3,000	3,000
Legal - Collections		167	167		167	167	2,000	2,000
Legal - Deed Restrictions		33	33		33	33	400	400
TOTAL PROFESSIONAL SERVICES		450	450		450	450	5,400	5,400

GROUNDS MAINTENANCE								

Landscape Contract	1,125	1,125		1,125	1,125		13,500	12,375
Landscape Extras		163	163		163	163	1,950	1,950
Irrigation Repairs		100	100		100	100	1,200	1,200
Perimeter Fence Repairs	650	500	(150)	650	500	(150)	500	(150)
Pest Control Services		121	121		121	121	1,450	1,450
Repairs and Maintenance		63	63		63	63	750	750
TOTAL GROUNDS MAINTENANCE	1,775	2,072	297	1,775	2,072	297	19,350	17,575

FACILITIES - POOL								

Pool Contract	725	625	(100)	725	625	(100)	39,600	38,875
Extra Services		42	42		42	42	500	500
Permits & Memberships		350	350		350	350	350	350
Social		750	750		750	750	750	750
Supplies/Pool Tags	(42)		42	(42)		42	500	542
Repairs & Maint - Swim		417	417		417	417	5,000	5,000
Member Soliciations		1,000	1,000		1,000	1,000	1,000	1,000
Telephone	52	56	4	52	56	4	675	623
Pool Wi-Fi	42	52	10	42	52	10	625	583
Water - Pool		833	833		833	833	10,000	10,000
Furniture & Fixtures		2,500	2,500		2,500	2,500	2,500	2,500
TOTAL FACILITIES - POOL	777	6,625	5,848	777	6,625	5,848	61,500	60,723
