

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 April 30, 2017

Assets:

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Cash

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Mutual of Omaha - Operating	\$	229,064.67	
MOB - 13week CDAR		50,000.00	
Total Cash	\$		279,064.67

Reserve Funds

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Mutual of Omaha - Reserve		55,131.51	
Total Reserve Funds			55,131.51

Assessment Receivables

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2016 Assessments		1,153.95	
2017 Assessments		13,821.00	
2018 Assessments		(3,015.61)	
Interest on Unpaid Assessment		518.43	
Collection Fees		1,295.00	
Legal Fees		275.50	
Total Assessment Receivables			14,048.27

Other Assets

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Prepaid Insurance		8,917.42	
Prepaid Constable Fees		6,091.00	
Total Other Assets			15,008.42

Total Assets	\$	363,252.87	
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WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 April 30, 2017

Liabilities:

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Accounts Payable	\$ 16,469.18	
Deferred Assessments	157,378.00	
Total Liabilities		\$ 173,847.18

Equity:

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Reserve Funds		
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Non-Cap Reserve Fund	55,107.70	
Non-Cap Reserve Fund Interest	23.81	
Total Reserve Funds		55,131.51
Members Equity		
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Members Equity	131,806.81	
Current Year Surplus (Deficit)	2,467.37	
Total Members Equity		134,274.18
Total Liabilities and Equity		\$ 363,252.87



WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 4 Months Ended April 30, 2017

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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PROFESSIONAL SERVICES								
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Legal - Corporate		250	250		1,000	1,000	3,000	3,000
Legal - Collections		167	167		667	667	2,000	2,000
Legal - Deed Restrictions		33	33		133	133	400	400
TOTAL PROFESSIONAL SERVICES		450	450		1,800	1,800	5,400	5,400
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GROUNDS MAINTENANCE								
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Landscape Contract	1,125	1,125		4,502	4,500	(2)	13,500	8,998
Landscape Extras		163	163		650	650	1,950	1,950
Irrigation Repairs		100	100		400	400	1,200	1,200
Perimeter Fence Repairs				650	500	(150)	500	(150)
Pest Control Services		121	121		483	483	1,450	1,450
Repairs and Maintenance		63	63	2,160	250	(1,910)	750	(1,410)
TOTAL GROUNDS MAINTENANCE	1,125	1,572	447	7,312	6,783	(529)	19,350	12,038
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FACILITIES - POOL								
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Pool Contract	725	5,975	5,250	2,900	7,850	4,950	39,600	36,700
Extra Services		42	42		167	167	500	500
Permits & Memberships					350	350	350	350
Social					750	750	750	750
Supplies/Pool Tags				(42)	500	542	500	542
Repairs & Maint - Swim	450	417	(33)	1,140	1,667	527	5,000	3,860
Member Solicitations					1,000	1,000	1,000	1,000
Telephone	52	56	4	209	225	16	675	466
Pool Wi-Fi	42	52	10	167	208	41	625	458
Water - Pool		833	833		3,333	3,333	10,000	10,000
Furniture & Fixtures					2,500	2,500	2,500	2,500
TOTAL FACILITIES - POOL	1,269	7,375	6,106	4,374	18,550	14,176	61,500	57,126
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