

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 May 31, 2017

Assets:

Cash

Mutual of Omaha - Operating	\$	194,985.46	
MOB - 13week CDAR		50,000.00	
Total Cash	\$		244,985.46

Reserve Funds

Mutual of Omaha - Reserve		55,139.47	
Total Reserve Funds			55,139.47

Assessment Receivables

2016 Assessments		1,153.95	
2017 Assessments		5,321.25	
2018 Assessments		(3,060.91)	
Interest on Unpaid Assessment		366.01	
Collection Fees		555.00	
Legal Fees		275.50	
Total Assessment Receivables			4,610.80

Other Assets

Prepaid Insurance		7,647.42	
Prepaid Constable Fees		6,091.00	
Total Other Assets			13,738.42

Total Assets	\$		318,474.15
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 Balance Sheet
 May 31, 2017

Liabilities:

Accounts Payable	\$	1,482.58	
Deferred Assessments		137,705.00	
Total Liabilities	\$		139,187.58

Equity:

Reserve Funds

Non-Cap Reserve Fund		55,107.70	
Non-Cap Reserve Fund Interest		31.77	
Total Reserve Funds			55,139.47

Members Equity

Members Equity		131,806.81	
Current Year Surplus (Deficit)		(7,659.71)	
Total Members Equity			124,147.10

Total Liabilities and Equity	\$		318,474.15

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 5 Months Ended May 31, 2017

	MAY ACTUAL	MAY 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		98,365	98,363	(2)	236,070	137,705
Uncollected Assessments		(161)	(161)		(806)	(806)	(1,935)	(1,935)
Interest on Unpaid Assessments	10		(10)	646	200	(446)	200	(446)
Late Fees					700	700	700	700
Bank Interest Income	10	21	11	66	104	38	250	184
Advertising	90	63	(27)	150	313	163	750	600
Trash Reimbursement		2,196	2,196	2,196	10,979	8,783	26,350	24,154
Security Reimbursement		516	516		2,580	2,580	6,191	6,191
TOTAL OPERATING REVENUE	19,783	22,308	2,525	101,423	112,433	11,010	268,576	167,153
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		3,500	3,500	350	17,500	17,150	42,000	41,650
Swim/Tennis Party Rentals		25	25		125	125	300	300
TOTAL SWIM/TENNIS REVENUE		3,525	3,525	350	17,625	17,275	42,300	41,950
TOTAL REVENUE	19,783	25,833	6,050	101,773	130,058	28,285	310,876	209,103
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		5,000	5,000		12,000	7,000
Administrative - Other				360		(360)		(360)
Office Supplies		8	8	210	42	(168)	100	(110)
Copies & Printing	69	25	(44)	398	125	(273)	575	177
Postage	212	61	(151)	314	307	(7)	900	586
Meetings		8	8	213	42	(171)	100	(113)
Administrative Notices	120		(120)	245		(245)	1,098	853
Deed Restriction Expenses	120		(120)	150		(150)		(150)
TOTAL ADMINISTRATIVE	1,521	1,102	(419)	6,890	5,516	(1,374)	14,773	7,883

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For 5 Months Ended May 31, 2017

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

Legal - Corporate		250	250		1,250	1,250	3,000	3,000
Legal - Collections		167	167		833	833	2,000	2,000
Legal - Deed Restrictions		33	33		167	167	400	400
TOTAL PROFESSIONAL SERVICES		450	450		2,250	2,250	5,400	5,400

GROUNDS MAINTENANCE								

Landscape Contract	1,125	1,125		5,627	5,625	(2)	13,500	7,873
Landscape Extras		163	163		813	813	1,950	1,950
Irrigation Repairs		100	100		500	500	1,200	1,200
Perimeter Fence Repairs				650	500	(150)	500	(150)
Pest Control Services		121	121		604	604	1,450	1,450
Repairs and Maintenance		63	63	2,160	313	(1,847)	750	(1,410)
TOTAL GROUNDS MAINTENANCE	1,125	1,572	447	8,437	8,355	(82)	19,350	10,913

GENERAL MAINTENANCE								

General Repairs & Maintenance	952		(952)	3,142		(3,142)		(3,142)
TOTAL GENERAL MAINTENANCE	952		(952)	3,142		(3,142)		(3,142)

FACILITIES - POOL								

Pool Contract	4,375	5,975	1,600	7,275	13,825	6,550	39,600	32,325
Extra Services		42	42		208	208	500	500
Permits & Memberships					350	350	350	350
Social					750	750	750	750
Supplies/Pool Tags				(42)	500	542	500	542
Repairs & Maint - Swim	130	417	287	1,270	2,083	813	5,000	3,730
Member Solicitations					1,000	1,000	1,000	1,000
Telephone	52	56	4	261	281	20	675	414
Pool Wi-Fi	42	52	10	208	260	52	625	417
Water - Pool		833	833		4,167	4,167	10,000	10,000
Furniture & Fixtures					2,500	2,500	2,500	2,500
TOTAL FACILITIES - POOL	4,599	7,375	2,776	8,972	25,924	16,952	61,500	52,528
