

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 June 30, 2017

Assets:

Cash

Mutual of Omaha - Operating	\$	198,337.09	
MOB - 13week CDAR		50,000.00	
Total Cash	\$		248,337.09

Reserve Funds

Mutual of Omaha - Reserve		55,147.18	
Total Reserve Funds			55,147.18

Assessment Receivables

2016 Assessments		1,153.95	
2017 Assessments		5,079.42	
2018 Assessments		(3,060.91)	
Interest on Unpaid Assessment		393.46	
Collection Fees		555.00	
Legal Fees		275.50	
Total Assessment Receivables			4,396.42

Other Assets

Prepaid Insurance		6,377.42	
Prepaid Constable Fees		6,091.00	
Total Other Assets			12,468.42

Total Assets	\$	320,349.11	

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 June 30, 2017

Liabilities:

Accounts Payable	\$ 2,086.65	
Deferred Assessments	118,032.00	
Total Liabilities		\$ 120,118.65

Equity:

Reserve Funds		

Non-Cap Reserve Fund	55,107.70	
Non-Cap Reserve Fund Interest	39.48	
Total Reserve Funds		55,147.18
Members Equity		

Members Equity	131,806.81	
Current Year Surplus (Deficit)	13,276.47	
Total Members Equity		145,083.28
Total Liabilities and Equity		\$ 320,349.11

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 6 Months Ended June 30, 2017

	JUNE ACTUAL -----	JUNE BUDGET -----	VARIANCE -----	YTD ACTUAL -----	YTD BUDGET -----	VARIANCE -----	ANN'L BUDGET -----	REMAINING -----
OPERATING REVENUE:								

Current Year Maintenance Fees	19,673	19,673		118,038	118,035	(3)	236,070	118,032
Uncollected Assessments		(161)	(161)		(968)	(968)	(1,935)	(1,935)
Interest on Unpaid Assessments	27		(27)	673	200	(473)	200	(473)
Late Fees					700	700	700	700
Bank Interest Income	8	21	13	74	125	51	250	176
Advertising		63	63	150	375	225	750	600
Trash Reimbursement	2,196	2,196		4,392	13,175	8,783	26,350	21,958
Security Reimbursement		516	516		3,096	3,096	6,191	6,191
TOTAL OPERATING REVENUE	21,904	22,308	404	123,327	134,738	11,411	268,576	145,249
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor	34,941	3,500	(31,441)	35,291	21,000	(14,291)	42,000	6,709
Swim/Tennis Party Rentals		25	25		150	150	300	300
TOTAL SWIM/TENNIS REVENUE	34,941	3,525	(31,416)	35,291	21,150	(14,141)	42,300	7,009
TOTAL REVENUE	56,845	25,833	(31,012)	158,618	155,888	(2,730)	310,876	152,258
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		6,000	6,000		12,000	6,000
Administrative - Other				360		(360)		(360)
Office Supplies		8	8	210	50	(160)	100	(110)
Copies & Printing	25	25		423	150	(273)	575	152
Postage	43	61	18	356	368	12	900	544
Meetings		8	8	213	50	(163)	100	(113)
Administrative Notices				245		(245)	1,098	853
Deed Restriction Expenses	25		(25)	175		(175)		(175)
TOTAL ADMINISTRATIVE	1,093	1,102	9	7,982	6,618	(1,364)	14,773	6,791

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 6 Months Ended June 30, 2017

	JUNE ACTUAL -----	JUNE BUDGET -----	VARIANCE -----	YTD ACTUAL -----	YTD BUDGET -----	VARIANCE -----	ANN'L BUDGET -----	REMAINING -----
PROFESSIONAL SERVICES								

Legal - Corporate		250	250		1,500	1,500	3,000	3,000
Legal - Collections		167	167		1,000	1,000	2,000	2,000
Legal - Deed Restrictions		33	33		200	200	400	400
TOTAL PROFESSIONAL SERVICES		450	450		2,700	2,700	5,400	5,400

GROUNDS MAINTENANCE								

Landscape Contract	1,125	1,125		6,753	6,750	(3)	13,500	6,747
Landscape Extras		163	163		975	975	1,950	1,950
Irrigation Repairs		100	100		600	600	1,200	1,200
Perimeter Fence Repairs				650	500	(150)	500	(150)
Pest Control Services	462	121	(341)	462	725	263	1,450	988
Repairs and Maintenance		63	63	2,160	375	(1,785)	750	(1,410)
TOTAL GROUNDS MAINTENANCE	1,587	1,572	(15)	10,025	9,925	(100)	19,350	9,325

GENERAL MAINTENANCE								

General Repairs & Maintenance	1,230		(1,230)	4,373		(4,373)		(4,373)
TOTAL GENERAL MAINTENANCE	1,230		(1,230)	4,373		(4,373)		(4,373)

FACILITIES - POOL								

Pool Contract	8,125	5,975	(2,150)	15,400	19,800	4,400	39,600	24,200
Extra Services		42	42		250	250	500	500
Permits & Memberships	212		(212)	212	350	138	350	138
Social	120		(120)	120	750	630	750	630
Supplies/Pool Tags	437		(437)	395	500	105	500	105
Repairs & Maint - Swim		417	417	1,270	2,500	1,230	5,000	3,730
Member Solicitations					1,000	1,000	1,000	1,000
Telephone	52	56	4	313	338	25	675	362
Pool Wi-Fi	42	52	10	250	313	63	625	375
Water - Pool		833	833		5,000	5,000	10,000	10,000
Furniture & Fixtures	1,167		(1,167)	1,167	2,500	1,333	2,500	1,333
TOTAL FACILITIES - POOL	10,155	7,375	(2,780)	19,127	33,301	14,174	61,500	42,373

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 6 Months Ended June 30, 2017

	JUNE ACTUAL -----	JUNE BUDGET -----	VARIANCE -----	YTD ACTUAL -----	YTD BUDGET -----	VARIANCE -----	ANN'L BUDGET -----	REMAINING -----
FACILITIES - TENNIS								

Equipment - Tennis		42	42		250	250	500	500
Repairs & Maint - Tennis		458	458		2,750	2,750	5,500	5,500
TOTAL FACILITIES - TENNIS		500	500		3,000	3,000	6,000	6,000

FACILITIES - GENERAL								

Electricity - Swim & Tennis		650	650		3,900	3,900	7,800	7,800
TOTAL FACILITIES - GENERAL		650	650		3,900	3,900	7,800	7,800

UTILITIES & SERVICES								

Electricity - General	606	67	(539)	3,710	400	(3,310)	800	(2,910)
Water - General	599	42	(557)	3,202	250	(2,952)	500	(2,702)
Trash & Recycling Services	6,222	6,408	186	37,332	38,445	1,113	76,890	39,558
Constable Service Fees	12,920	6,395	(6,525)	45,025	38,370	(6,655)	76,740	31,715
TOTAL UTILITIES & SERVICES	20,347	12,912	(7,435)	89,269	77,465	(11,804)	154,930	65,661

OTHER								

Property Taxes							25	25
Insurance	1,270	1,250	(20)	7,620	7,500	(120)	15,000	7,380
Bank Fees				55		(55)		(55)
RAP Newsletter	227	150	(77)	706	900	194	1,800	1,094
Community Events				(50)		50		50
National Night Out							300	300
Website Fees		33	33		200	200	400	400
Miscellaneous		21	21		125	125	250	250
Bad Debts				6,236		(6,236)		(6,236)
TOTAL OTHER	1,497	1,454	(43)	14,567	8,725	(5,842)	17,775	3,208

TOTAL EXPENSES	35,909	26,015	(9,894)	145,343	145,634	291	287,528	142,185

SURPLUS (DEFICIT)	20,936	(182)	(21,118)	13,275	10,254	(3,021)	23,348	10,073
=====								