

WESTCHESTER OWNERS COMMITTEE  
Balance Sheet  
August 31, 2017

Assets:

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Cash

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Mutual of Omaha - Operating	\$	153,729.76	
Mutual of Omaha - 13week CDAR		50,013.72	
Total Cash	\$		203,743.48

Reserve Funds

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Mutual of Omaha - Reserve		55,163.10	
Total Reserve Funds			55,163.10

Assessment Receivables

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2016 Assessments		806.45	
2017 Assessments		2,741.25	
2018 Assessments		(3,142.49)	
Interest on Unpaid Assessment		333.15	
Collection Fees		324.93	
Legal Fees		183.50	
Total Assessment Receivables			1,246.79

Other Assets

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Prepaid Insurance		3,837.42	
Prepaid Constable Fees		6,091.00	
Total Other Assets			9,928.42

Total Assets	\$	270,081.79	

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 August 31, 2017

Liabilities:

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Accounts Payable	\$ 1,740.76	
Lien Deposit-Reichenau	2,000.00	
Deferred Assessments	78,686.00	
Total Liabilities		\$ 82,426.76

Equity:

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Reserve Funds		
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Non-Cap Reserve Fund	55,107.70	
Non-Cap Reserve Fund Interest	55.40	
Total Reserve Funds		55,163.10
Members Equity		
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Members Equity	131,806.81	
Current Year Surplus (Deficit)	685.12	
Total Members Equity		132,491.93
Total Liabilities and Equity		\$ 270,081.79

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 8 Months Ended August 31, 2017

	AUG ACTUAL -----	AUG BUDGET -----	VARIANCE -----	YTD ACTUAL -----	YTD BUDGET -----	VARIANCE -----	ANN'L BUDGET -----	REMAINING -----
<b>OPERATING REVENUE:</b>								
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Current Year Maintenance Fees	19,673	19,673		157,384	157,380	(4)	236,070	78,686
Uncollected Assessments		(161)	(161)		(1,290)	(1,290)	(1,935)	(1,935)
Interest on Unpaid Assessments	24		(24)	701	200	(501)	200	(501)
Late Fees					700	700	700	700
Bank Interest Income	7	21	14	103	167	64	250	147
Advertising		63	63	150	500	350	750	600
Trash Reimbursement		2,196	2,196	4,392	17,567	13,175	26,350	21,958
Security Reimbursement		516	516		4,127	4,127	6,191	6,191
<b>TOTAL OPERATING REVENUE</b>	<b>19,704</b>	<b>22,308</b>	<b>2,604</b>	<b>162,730</b>	<b>179,351</b>	<b>16,621</b>	<b>268,576</b>	<b>105,846</b>
<b>SWIM/TENNIS REVENUE:</b>								
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Swim & Tennis User/Sponsor		3,500	3,500	35,291	28,000	(7,291)	42,000	6,709
Swim/Tennis Party Rentals		25	25		200	200	300	300
<b>TOTAL SWIM/TENNIS REVENUE</b>		<b>3,525</b>	<b>3,525</b>	<b>35,291</b>	<b>28,200</b>	<b>(7,091)</b>	<b>42,300</b>	<b>7,009</b>
<b>TOTAL REVENUE</b>	<b>19,704</b>	<b>25,833</b>	<b>6,129</b>	<b>198,021</b>	<b>207,551</b>	<b>9,530</b>	<b>310,876</b>	<b>112,855</b>
<b>EXPENSES:</b>								
<b>ADMINISTRATIVE</b>								
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Administrative Contract	1,000	1,000		8,000	8,000		12,000	4,000
Administrative - Other	5		(5)	365		(365)		(365)
Office Supplies		8	8	210	67	(143)	100	(110)
Copies & Printing	44	25	(19)	495	200	(295)	575	80
Postage	7	61	54	391	491	100	900	509
Meetings		8	8	213	67	(146)	100	(113)
Administrative Notices				265		(265)	1,098	833
Deed Restriction Expenses				175		(175)		(175)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,056</b>	<b>1,102</b>	<b>46</b>	<b>10,114</b>	<b>8,825</b>	<b>(1,289)</b>	<b>14,773</b>	<b>4,659</b>

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 8 Months Ended August 31, 2017

	AUG ACTUAL	AUG 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		2,000	2,000	3,000	3,000
Legal - Collections		167	167		1,333	1,333	2,000	2,000
Legal Coll - Billed to Owners				92		(92)		(92)
Legal - Deed Restrictions		33	33		267	267	400	400
Audit and Tax	1,270		(1,270)	1,270		(1,270)		(1,270)
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TOTAL PROFESSIONAL SERVICES	1,270	450	(820)	1,362	3,600	2,238	5,400	4,038
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GROUNDS MAINTENANCE								
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Landscape Contract	1,190	1,125	(65)	9,231	9,000	(231)	13,500	4,269
Landscape Extras		163	163		1,300	1,300	1,950	1,950
Irrigation Repairs		100	100	3,030	800	(2,230)	1,200	(1,830)
Perimeter Fence Repairs				650	500	(150)	500	(150)
Pest Control Services	414	121	(293)	1,083	967	(116)	1,450	367
Repairs and Maintenance		63	63	2,160	500	(1,660)	750	(1,410)
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TOTAL GROUNDS MAINTENANCE	1,604	1,572	(32)	16,154	13,067	(3,087)	19,350	3,196
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GENERAL MAINTENANCE								
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General Repairs & Maintenance				4,373		(4,373)		(4,373)
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TOTAL GENERAL MAINTENANCE				4,373		(4,373)		(4,373)
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FACILITIES - POOL								
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Pool Contract	7,677	5,975	(1,702)	32,602	31,750	(852)	39,600	6,998
Extra Services		42	42		333	333	500	500
Permits & Memberships				212	350	138	350	138
Social				120	750	630	750	630
Supplies/Pool Tags				395	500	105	500	105
Repairs & Maint - Swim		417	417	1,678	3,333	1,655	5,000	3,322
Member Soliciations					1,000	1,000	1,000	1,000
Telephone	58	56	(2)	434	450	16	675	241
Pool Wi-Fi	44	52	8	336	417	81	625	289
Water - Pool		833	833		6,667	6,667	10,000	10,000
Furniture & Fixtures				1,167	2,500	1,333	2,500	1,333
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TOTAL FACILITIES - POOL	7,779	7,375	(404)	36,944	48,050	11,106	61,500	24,556
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 8 Months Ended August 31, 2017

	AUG ACTUAL	AUG BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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FACILITIES - TENNIS								
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Equipment - Tennis		42	42		333	333	500	500
Repairs & Maint - Tennis		458	458		3,667	3,667	5,500	5,500
TOTAL FACILITIES - TENNIS		500	500		4,000	4,000	6,000	6,000
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FACILITIES - GENERAL								
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Electricity - Swim & Tennis		650	650		5,200	5,200	7,800	7,800
TOTAL FACILITIES - GENERAL		650	650		5,200	5,200	7,800	7,800
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UTILITIES & SERVICES								
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Electricity - General	617	67	(550)	4,947	533	(4,414)	800	(4,147)
Water - General	617	42	(575)	4,519	333	(4,186)	500	(4,019)
Trash & Recycling Services	6,222	6,408	186	49,776	51,260	1,484	76,890	27,114
Constable Service Fees	6,395	6,395		51,616	51,160	(456)	76,740	25,124
TOTAL UTILITIES & SERVICES	13,851	12,912	(939)	110,858	103,286	(7,572)	154,930	44,072
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OTHER								
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Property Taxes							25	25
Insurance	1,270	1,250	(20)	10,357	10,000	(357)	15,000	4,643
Bank Fees				55		(55)		(55)
RAP Newsletter		150	150	933	1,200	267	1,800	867
Community Events				(50)		50		50
National Night Out							300	300
Website Fees		33	33		267	267	400	400
Miscellaneous		21	21		167	167	250	250
Bad Debts				6,236		(6,236)		(6,236)
TOTAL OTHER	1,270	1,454	184	17,531	11,634	(5,897)	17,775	244
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TOTAL EXPENSES	26,830	26,015	(815)	197,336	197,662	326	287,528	90,192
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SURPLUS (DEFICIT)	(7,126)	(182)	6,944	685	9,889	9,204	23,348	22,663
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