

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 September 30, 2017

Assets:

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Cash

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Mutual of Omaha - Operating	\$	155,161.92	
Mutual of Omaha - 13week CDAR		50,013.72	
Total Cash	\$		205,175.64

Reserve Funds

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Mutual of Omaha - Reserve		55,170.81	
Total Reserve Funds			55,170.81

Assessment Receivables

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2016 Assessments		806.45	
2017 Assessments		2,741.25	
2018 Assessments		(3,142.49)	
Interest on Unpaid Assessment		361.32	
Collection Fees		324.93	
Legal Fees		183.50	
Total Assessment Receivables			1,274.96

Other Assets

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Prepaid Insurance		2,567.42	
Prepaid Constable Fees		6,091.00	
Total Other Assets			8,658.42

Total Assets	\$	270,279.83	

WESTCHESTER OWNERS COMMITTEE  
Balance Sheet  
September 30, 2017

Liabilities:

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Accounts Payable	\$	1,621.12
Lien Deposit-Reichenau		2,000.00
Deferred Assessments		59,013.00
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Total Liabilities	\$	62,634.12

Equity:

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Reserve Funds		
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Non-Cap Reserve Fund		55,107.70
Non-Cap Reserve Fund Interest		63.11
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Total Reserve Funds		55,170.81
Members Equity		
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Members Equity		131,806.81
Current Year Surplus (Deficit)		20,668.09
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Total Members Equity		152,474.90
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Total Liabilities and Equity	\$	270,279.83
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2017

	SEP ACTUAL -----	SEP 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		177,057	177,053	(4)	236,070	59,013
Uncollected Assessments		(161)	(161)		(1,451)	(1,451)	(1,935)	(1,935)
Interest on Unpaid Assessments	28		(28)	729	200	(529)	200	(529)
Late Fees					700	700	700	700
Bank Interest Income	6	21	15	110	188	78	250	140
Advertising		63	63	150	563	413	750	600
Trash Reimbursement	10,980	2,196	(8,784)	15,372	19,762	4,390	26,350	10,978
Security Reimbursement		516	516		4,643	4,643	6,191	6,191
<b>TOTAL OPERATING REVENUE</b>	<b>30,687</b>	<b>22,308</b>	<b>(8,379)</b>	<b>193,418</b>	<b>201,658</b>	<b>8,240</b>	<b>268,576</b>	<b>75,158</b>
<b>SWIM/TENNIS REVENUE:</b>								
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Swim & Tennis User/Sponsor	10,938	3,500	(7,438)	46,229	31,500	(14,729)	42,000	(4,229)
Swim/Tennis Party Rentals		25	25		225	225	300	300
<b>TOTAL SWIM/TENNIS REVENUE</b>	<b>10,938</b>	<b>3,525</b>	<b>(7,413)</b>	<b>46,229</b>	<b>31,725</b>	<b>(14,504)</b>	<b>42,300</b>	<b>(3,929)</b>
<b>TOTAL REVENUE</b>	<b>41,625</b>	<b>25,833</b>	<b>(15,792)</b>	<b>239,647</b>	<b>233,383</b>	<b>(6,264)</b>	<b>310,876</b>	<b>71,229</b>
<b>EXPENSES:</b>								
<b>ADMINISTRATIVE</b>								
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Administrative Contract	1,000	1,000		9,000	9,000		12,000	3,000
Administrative - Other				365		(365)		(365)
Office Supplies		8	8	210	75	(135)	100	(110)
Copies & Printing	22	25	3	517	225	(292)	575	58
Postage	1	61	60	392	552	160	900	508
Meetings		8	8	213	75	(138)	100	(113)
Administrative Notices				265		(265)	1,098	833
Deed Restriction Expenses				175		(175)		(175)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,023</b>	<b>1,102</b>	<b>79</b>	<b>11,137</b>	<b>9,927</b>	<b>(1,210)</b>	<b>14,773</b>	<b>3,636</b>

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2017

	SEP ACTUAL	SEP 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		2,250	2,250	3,000	3,000
Legal - Collections		167	167		1,500	1,500	2,000	2,000
Legal Coll - Billed to Owners				92		(92)		(92)
Legal - Deed Restrictions		33	33		300	300	400	400
Audit and Tax				1,270		(1,270)		(1,270)
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>450</b>	<b>450</b>	<b>1,362</b>	<b>4,050</b>	<b>2,688</b>	<b>5,400</b>	<b>4,038</b>
GROUNDS MAINTENANCE								
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Landscape Contract	1,190	1,125	(65)	10,421	10,125	(296)	13,500	3,079
Landscape Extras		163	163		1,463	1,463	1,950	1,950
Irrigation Repairs	895	100	(795)	3,925	900	(3,025)	1,200	(2,725)
Perimeter Fence Repairs				650	500	(150)	500	(150)
Pest Control Services	159	121	(38)	1,242	1,088	(154)	1,450	208
Repairs and Maintenance	425	63	(362)	2,585	563	(2,022)	750	(1,835)
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>2,669</b>	<b>1,572</b>	<b>(1,097)</b>	<b>18,823</b>	<b>14,639</b>	<b>(4,184)</b>	<b>19,350</b>	<b>527</b>
GENERAL MAINTENANCE								
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General Repairs & Maintenance	119		(119)	4,492		(4,492)		(4,492)
<b>TOTAL GENERAL MAINTENANCE</b>	<b>119</b>		<b>(119)</b>	<b>4,492</b>		<b>(4,492)</b>		<b>(4,492)</b>
FACILITIES - POOL								
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Pool Contract	2,045	5,975	3,930	34,647	37,725	3,078	39,600	4,953
Extra Services		42	42		375	375	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	3,750	2,072	5,000	3,322
Member Solicitations					1,000	1,000	1,000	1,000
Telephone	58	56	(2)	492	506	14	675	183
Pool Wi-Fi	44	52	8	380	469	89	625	245
Water - Pool		833	833		7,500	7,500	10,000	10,000
Furniture & Fixtures				1,167	2,500	1,333	2,500	1,333
<b>TOTAL FACILITIES - POOL</b>	<b>2,147</b>	<b>7,375</b>	<b>5,228</b>	<b>39,091</b>	<b>55,425</b>	<b>16,334</b>	<b>61,500</b>	<b>22,409</b>

