

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 october 31, 2017

Assets:

Cash

Mutual of Omaha - Operating	\$	149,283.18	
Mutual of Omaha - 13week CDAR		50,027.44	
Total Cash			\$ 199,310.62

Reserve Funds

Mutual of Omaha - Reserve		55,178.78	
Total Reserve Funds			55,178.78

Assessment Receivables

2016 Assessments		806.45	
2017 Assessments		2,741.25	
2018 Assessments		(3,142.49)	
Interest on Unpaid Assessment		384.56	
Collection Fees		324.93	
Legal Fees		183.50	
Total Assessment Receivables			1,298.20

Other Assets

Prepaid Insurance		1,297.42	
Prepaid Constable Fees		6,091.00	
Total Other Assets			7,388.42

Total Assets			\$ 263,176.02
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Balance Sheet
October 31, 2017

Liabilities:

Accounts Payable	\$ 8,414.13	
Lien Deposit-Reichenau	2,000.00	
Deferred Assessments	39,340.00	
Total Liabilities		\$ 49,754.13

Equity:

Reserve Funds

Non-Cap Reserve Fund	55,107.70	
Non-Cap Reserve Fund Interest	71.08	
Total Reserve Funds		55,178.78

Members Equity

Members Equity	131,806.81	
Current Year Surplus (Deficit)	26,436.30	
Total Members Equity		158,243.11

Total Liabilities and Equity		\$ 263,176.02

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 10 Months Ended October 31, 2017

	OCT ACTUAL	OCT 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		196,730	196,725	(5)	236,070	39,340
Uncollected Assessments		(161)	(161)		(1,613)	(1,613)	(1,935)	(1,935)
Interest on Unpaid Assessments	23		(23)	752	200	(552)	200	(552)
Late Fees					700	700	700	700
Bank Interest Income	20	21	1	130	208	78	250	120
Advertising		63	63	150	625	475	750	600
Trash Reimbursement	6,588	2,196	(4,392)	21,960	21,958	(2)	26,350	4,390
Security Reimbursement	6,191	516	(5,675)	6,191	5,159	(1,032)	6,191	
TOTAL OPERATING REVENUE	32,495	22,308	(10,187)	225,913	223,962	(1,951)	268,576	42,663
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		3,500	3,500	46,229	35,000	(11,229)	42,000	(4,229)
Swim/Tennis Party Rentals		25	25		250	250	300	300
TOTAL SWIM/TENNIS REVENUE		3,525	3,525	46,229	35,250	(10,979)	42,300	(3,929)
TOTAL REVENUE	32,495	25,833	(6,662)	272,142	259,212	(12,930)	310,876	38,734
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		10,000	10,000		12,000	2,000
Administrative - Other				365		(365)		(365)
Office Supplies		8	8	210	83	(127)	100	(110)
Copies & Printing	39	25	(14)	557	250	(307)	575	18
Postage	11	61	50	403	614	211	900	497
Meetings		8	8	213	83	(130)	100	(113)
Administrative Notices				265		(265)	1,098	833
Deed Restriction Expenses	15		(15)	190		(190)		(190)
TOTAL ADMINISTRATIVE	1,065	1,102	37	12,203	11,030	(1,173)	14,773	2,570

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For 10 Months Ended October 31, 2017

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

Legal - Corporate		250	250		2,500	2,500	3,000	3,000
Legal - Collections		167	167		1,667	1,667	2,000	2,000
Legal Coll - Billed to Owners				92		(92)		(92)
Legal - Deed Restrictions		33	33		333	333	400	400
Audit and Tax				1,270		(1,270)		(1,270)
TOTAL PROFESSIONAL SERVICES		450	450	1,362	4,500	3,138	5,400	4,038
GROUPS MAINTENANCE								

Landscape Contract	1,190	1,125	(65)	11,610	11,250	(360)	13,500	1,890
Landscape Extras		163	163		1,625	1,625	1,950	1,950
Irrigation Repairs		100	100	3,925	1,000	(2,925)	1,200	(2,725)
Perimeter Fence Repairs	8,000		(8,000)	8,650	500	(8,150)	500	(8,150)
Pest Control Services	207	121	(86)	1,449	1,208	(241)	1,450	1
Repairs and Maintenance	2,692	63	(2,629)	5,277	625	(4,652)	750	(4,527)
TOTAL GROUNDS MAINTENANCE	12,089	1,572	(10,517)	30,911	16,208	(14,703)	19,350	(11,561)
GENERAL MAINTENANCE								

General Repairs & Maintenance	(4,492)		4,492					
TOTAL GENERAL MAINTENANCE	(4,492)		4,492					
FACILITIES - POOL								

Pool Contract	725	625	(100)	35,372	38,350	2,978	39,600	4,228
Extra Services		42	42		417	417	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	1,942	417	(1,525)	3,620	4,167	547	5,000	1,380
Member Soliciations					1,000	1,000	1,000	1,000
Telephone	58	56	(2)	550	563	13	675	125
Pool Wi-Fi	44	52	8	424	521	97	625	201
Water - Pool		833	833		8,333	8,333	10,000	10,000
Furniture & Fixtures				1,167	2,500	1,333	2,500	1,333
TOTAL FACILITIES - POOL	2,769	2,025	(744)	41,860	57,451	15,591	61,500	19,640

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For 10 Months Ended October 31, 2017

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FACILITIES - TENNIS								

Equipment - Tennis		42	42		417	417	500	500
Repairs & Maint - Tennis		458	458		4,583	4,583	5,500	5,500
TOTAL FACILITIES - TENNIS		500	500		5,000	5,000	6,000	6,000

FACILITIES - GENERAL								

Electricity - Swim & Tennis		650	650		6,500	6,500	7,800	7,800
TOTAL FACILITIES - GENERAL		650	650		6,500	6,500	7,800	7,800

UTILITIES & SERVICES								

Electricity - General	680	67	(613)	6,214	667	(5,547)	800	(5,414)
Water - General	491	42	(449)	5,992	417	(5,575)	500	(5,492)
Trash & Recycling Services	6,034	6,408	374	62,032	64,075	2,043	76,890	14,858
Constable Service Fees	6,395	6,395		64,406	63,950	(456)	76,740	12,334
TOTAL UTILITIES & SERVICES	13,600	12,912	(688)	138,644	129,109	(9,535)	154,930	16,286

OTHER								

Property Taxes							25	25
Insurance	1,270	1,250	(20)	12,897	12,500	(397)	15,000	2,103
Bank Fees				55		(55)		(55)
RAP Newsletter	227	150	(77)	1,387	1,500	113	1,800	413
Community Events	200		(200)	150		(150)		(150)
National Night Out		300	300		300	300	300	300
Website Fees		33	33		333	333	400	400
Miscellaneous		21	21		208	208	250	250
Bad Debts				6,236		(6,236)		(6,236)
TOTAL OTHER	1,697	1,754	57	20,725	14,841	(5,884)	17,775	(2,950)

TOTAL EXPENSES	26,728	20,965	(5,763)	245,705	244,639	(1,066)	287,528	41,823

SURPLUS (DEFICIT)	5,767	4,868	(899)	26,437	14,573	(11,864)	23,348	(3,089)
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