

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 January 31, 2018

Assets:

Cash

Mutual of Omaha - Operating	\$	264,734.31	
Mutual of Omaha - 13week CDAR		50,041.16	
Total Cash	\$		314,775.47

Reserve Funds

Mutual of Omaha - Reserve		55,202.43	
Total Reserve Funds			55,202.43

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		1,923.70	
2018 Assessments		58,234.30	
2019 Assessments		(1,615.41)	
Interest on Unpaid Assessment		771.35	
Collection Fees		304.93	
Legal Fees		183.50	
Total Assessment Receivables			60,461.37

Other Assets

Prepaid Insurance		12,580.08	
Total Other Assets			12,580.08

Total Assets	\$	443,019.35	
			=====

WESTCHESTER OWNERS COMMITTEE
Balance Sheet
January 31, 2018

Liabilities:

Accounts Payable	\$	576.65
Lien Deposit-Reichenau		2,000.00
Deferred Assessments		227,133.50

Total Liabilities	\$	229,710.15

Equity:

Reserve Funds		

Non-Cap Reserve Fund		55,107.70
Non-Cap Reserve Fund Interest		94.73

Total Reserve Funds		55,202.43
Members Equity		

Members Equity		153,469.39
Current Year Surplus (Deficit)		4,637.38

Total Members Equity		158,106.77

Total Liabilities and Equity	\$	443,019.35
		=====

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 1 Months Ended January 31, 2018

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

Legal - Corporate		42	42		42	42	500	500
Legal - Collections		125	125		125	125	1,500	1,500
Legal - Deed Restrictions		21	21		21	21	250	250
Audit and Tax							1,300	1,300
TOTAL PROFESSIONAL SERVICES		188	188		188	188	3,550	3,550
GROUND MAINTENANCE								

Landscape Contract	1,190	1,190		1,190	1,190		14,280	13,090
Landscape Extras		125	125		125	125	1,500	1,500
Irrigation Repairs	115	208	93	115	208	93	2,500	2,385
Perimeter Fence Repairs		83	83		83	83	1,000	1,000
Pest Control Services		132	132		132	132	1,578	1,578
Repairs and Maintenance		333	333		333	333	4,000	4,000
TOTAL GROUND MAINTENANCE	1,305	2,071	766	1,305	2,071	766	24,858	23,553
GENERAL MAINTENANCE								

TOTAL GENERAL MAINTENANCE								
FACILITIES - POOL								

Pool Contract	725	725		725	725		37,635	36,910
Extra Services		42	42		42	42	500	500
Permits & Memberships							250	250
Social							750	750
Supplies/Pool Tags							500	500
Repairs & Maint - Swim		208	208		208	208	2,500	2,500
Telephone	58	56	(2)	58	56	(2)	675	617
Pool Wi-Fi	44	44		44	44		525	481
Furniture & Fixtures		125	125		125	125	1,500	1,500
TOTAL FACILITIES - POOL	827	1,200	373	827	1,200	373	44,835	44,008

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 1 Months Ended January 31, 2018

	JAN ACTUAL	JAN BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
	-----	-----	-----	-----	-----	-----	-----	-----
FACILITIES - TENNIS								
Equipment - Tennis		42	42		42	42	500	500
Repairs & Maint - Tennis		208	208		208	208	2,500	2,500
TOTAL FACILITIES - TENNIS		250	250		250	250	3,000	3,000
FACILITIES - GENERAL								
TOTAL FACILITIES - GENERAL								
UTILITIES & SERVICES								
Electricity - General	687	625	(62)	687	625	(62)	7,500	6,813
Water - General	265	625	360	265	625	360	7,500	7,235
Trash & Recycling Services	6,518	6,250	(268)	6,518	6,250	(268)	75,000	68,482
Constable Service Fees	6,397	6,587	190	6,397	6,587	190	79,044	72,647
TOTAL UTILITIES & SERVICES	13,867	14,087	220	13,867	14,087	220	169,044	155,177
OTHER								
Property Taxes							25	25
Insurance	1,398	1,357	(41)	1,398	1,357	(41)	16,278	14,880
RAP Newsletter		233	233		233	233	2,800	2,800
National Night Out							300	300
Website Fees		33	33		33	33	400	400
Miscellaneous		21	21		21	21	250	250
Bad Debts		42	42		42	42	500	500
Capital Reserve Contributions							44,664	44,664
TOTAL OTHER	1,398	1,686	288	1,398	1,686	288	65,217	63,819
TOTAL EXPENSES	18,467	20,657	2,190	18,467	20,657	2,190	326,202	307,735
SURPLUS (DEFICIT)	4,637	6,527	1,890	4,637	6,527	1,890		(4,637)