

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 March 31, 2018

Assets:

Cash

Mutual of Omaha - Operating	\$	265,966.38	
Mutual of Omaha - 13week CDAR		50,041.16	
Total Cash	\$		316,007.54

Reserve Funds

Mutual of Omaha - Reserve		55,217.60	
Total Reserve Funds			55,217.60

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		1,923.70	
2018 Assessments		19,338.00	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		880.98	
Collection Fees		975.00	
Legal Fees		183.50	
Total Assessment Receivables			21,613.33

Other Assets

Prepaid Insurance		9,738.48	
Total Other Assets			9,738.48

Total Assets	\$	402,576.95	
			=====

WESTCHESTER OWNERS COMMITTEE
Balance Sheet
March 31, 2018

Liabilities:

Accounts Payable	\$	2,178.64
Lien Deposit-Reichenau		2,000.00
Deferred Assessments		185,836.50

Total Liabilities	\$	190,015.14

Equity:

Reserve Funds		

Non-Cap Reserve Fund		55,194.46
Non-Cap Reserve Fund Interest		23.14

Total Reserve Funds		55,217.60
Members Equity		

Members Equity		153,469.39
Current Year Surplus (Deficit)		3,874.82

Total Members Equity		157,344.21

Total Liabilities and Equity	\$	402,576.95
		=====

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 3 Months Ended March 31, 2018

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

Current Year Maintenance Fees	20,649	20,656	7	61,946	61,968	22	247,874	185,928
Uncollected Assessments		(207)	(207)		(620)	(620)	(2,479)	(2,479)
Interest on Unpaid Assessments	38	42	4	668	125	(543)	500	(168)
Bank Interest Income	11	17	6	45	50	5	200	155
Advertising	216	21	(195)	432	62	(370)	250	(182)
Trash Reimbursement		2,196	2,196	4,392	6,588	2,196	26,352	21,960
Security Reimbursement		688	688	2,064	2,064		8,255	6,191
TOTAL OPERATING REVENUE	20,914	23,413	2,499	69,547	70,237	690	280,952	211,405
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		3,750	3,750		11,250	11,250	45,000	45,000
Swim & Tennis Party Rentals		21	21		62	62	250	250
TOTAL SWIM/TENNIS REVENUE		3,771	3,771		11,312	11,312	45,250	45,250
TOTAL REVENUE	20,914	27,184	6,270	69,547	81,549	12,002	326,202	256,655
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		3,000	3,000		12,000	9,000
Administrative - Other		8	8		25	25	100	100
Office Supplies	7	25	18	7	75	68	300	293
Copies & Printing	62	67	5	256	200	(56)	800	544
Postage	27	100	73	224	167	(57)	900	676
Community Mailouts				165		(165)		(165)
Meetings		21	21		62	62	250	250
Administrative Notices	125	275	150	125	275	150	1,098	973
Deed Restriction Expenses		21	21	30	62	32	250	220
Record Storage	15		(15)	30		(30)		(30)
TOTAL ADMINISTRATIVE	1,236	1,517	281	3,837	3,866	29	15,698	11,861

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 3 Months Ended March 31, 2018

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

Legal - Corporate		42	42		125	125	500	500
Legal - Collections		125	125		375	375	1,500	1,500
Legal - Deed Restrictions		21	21		62	62	250	250
Audit and Tax							1,300	1,300
TOTAL PROFESSIONAL SERVICES		188	188		562	562	3,550	3,550

GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		3,570	3,570		14,280	10,710
Landscape Extras		125	125		375	375	1,500	1,500
Irrigation Repairs		208	208	115	625	510	2,500	2,385
Perimeter Fence Repairs		83	83		250	250	1,000	1,000
Pest Control Services		132	132		395	395	1,578	1,578
Repairs and Maintenance		333	333	9,797	1,000	(8,797)	4,000	(5,797)
TOTAL GROUNDS MAINTENANCE	1,190	2,071	881	13,482	6,215	(7,267)	24,858	11,376

GENERAL MAINTENANCE								

TOTAL GENERAL MAINTENANCE								

FACILITIES - POOL								

Pool Contract	725	725		2,175	2,175		37,635	35,460
Extra Services		42	42		125	125	500	500
Permits & Memberships							250	250
Social							750	750
Supplies/Pool Tags		500	500		500	500	500	500
Repairs & Maint - Swim	80	208	128	80	625	545	2,500	2,420
Telephone	58	56	(2)	174	169	(5)	675	501
Pool Wi-Fi	44	44		133	131	(2)	525	392
Furniture & Fixtures		125	125		375	375	1,500	1,500
TOTAL FACILITIES - POOL	907	1,700	793	2,562	4,100	1,538	44,835	42,273
