

WESTCHESTER OWNERS COMMITTEE
Balance Sheet
April 30, 2018

Assets:

Cash

Mutual of Omaha - Operating	\$	258,710.29	
Mutual of Omaha - 13week CDAR		50,054.89	
Total Cash			\$ 308,765.18

Reserve Funds

Mutual of Omaha - Reserve		55,225.32	
Total Reserve Funds			55,225.32

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		1,762.45	
2018 Assessments		12,193.00	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		933.23	
Collection Fees		1,482.35	
Legal Fees		183.50	
Total Assessment Receivables			14,866.68

Other Assets

Prepaid Insurance		8,521.18	
Total Other Assets			8,521.18

Total Assets			\$ 387,378.36
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Liabilities:

Accounts Payable	\$	9,117.38	
Lien Deposit-Reichenau		2,000.00	
Deferred Assessments		165,188.00	
Total Liabilities			\$ 176,305.38

Equity:

Reserve Funds

Non-Cap Reserve Fund	55,194.46	
Non-Cap Reserve Fund Interest	30.86	
Total Reserve Funds		55,225.32

Members Equity

Members Equity	153,469.39	
Current Year Surplus (Deficit)	2,378.27	
Total Members Equity		155,847.66

Total Liabilities and Equity			\$ 387,378.36

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 4 Months Ended April 30, 2018

	APR ACTUAL	APR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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OPERATING REVENUE:								

Current Year Maintenance Fees	20,649	20,656	7	82,594	82,625	31	247,874	165,280
Uncollected Assessments		(207)	(207)		(826)	(826)	(2,479)	(2,479)
Interest on Unpaid Assessments	110	42	(68)	778	167	(611)	500	(278)
Bank Interest Income	25	17	(8)	70	67	(3)	200	130
Advertising		21	21	432	83	(349)	250	(182)
Trash Reimbursement		2,196	2,196	4,392	8,784	4,392	26,352	21,960
Security Reimbursement		688	688	2,064	2,752	688	8,255	6,191
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TOTAL OPERATING REVENUE	20,784	23,413	2,629	90,330	93,652	3,322	280,952	190,622
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor	350	3,750	3,400	350	15,000	14,650	45,000	44,650
Swim & Tennis Party Rentals		21	21		83	83	250	250
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TOTAL SWIM/TENNIS REVENUE	350	3,771	3,421	350	15,083	14,733	45,250	44,900
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TOTAL REVENUE	21,134	27,184	6,050	90,680	108,735	18,055	326,202	235,522
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		4,000	4,000		12,000	8,000
Administrative - Other		8	8		33	33	100	100
Office Supplies	6	25	19	13	100	87	300	287
Copies & Printing	51	67	16	307	267	(40)	800	493
Postage	179	250	71	403	417	14	900	497
Community Mailouts				165		(165)		(165)
Meetings		21	21		83	83	250	250
Administrative Notices		275	275	125	550	425	1,098	973
Deed Restriction Expenses	15	21	6	45	83	38	250	205
Record Storage	15		(15)	45		(45)		(45)
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TOTAL ADMINISTRATIVE	1,266	1,667	401	5,103	5,533	430	15,698	10,595

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For 4 Months Ended April 30, 2018

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

Legal - Corporate		42	42		167	167	500	500
Legal - Collections		125	125		500	500	1,500	1,500
Legal - Deed Restrictions		21	21		83	83	250	250
Audit and Tax							1,300	1,300
TOTAL PROFESSIONAL SERVICES		188	188		750	750	3,550	3,550

GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		4,760	4,760		14,280	9,520
Landscape Extras		125	125		500	500	1,500	1,500
Irrigation Repairs		208	208	115	833	718	2,500	2,385
Perimeter Fence Repairs		83	83		333	333	1,000	1,000
Pest Control Services		132	132		526	526	1,578	1,578
Repairs and Maintenance		333	333	9,797	1,333	(8,464)	4,000	(5,797)
TOTAL GROUNDS MAINTENANCE	1,190	2,071	881	14,672	8,285	(6,387)	24,858	10,186

GENERAL MAINTENANCE								

Pest Control	217		(217)	217		(217)		(217)
TOTAL GENERAL MAINTENANCE	217		(217)	217		(217)		(217)

FACILITIES - POOL								

Pool Contract	2,225	5,548	3,323	4,400	7,723	3,323	37,635	33,235
Extra Services		42	42		167	167	500	500
Permits & Memberships							250	250
Social							750	750
Supplies/Pool Tags					500	500	500	500
Repairs & Maint - Swim		208	208	80	833	753	2,500	2,420
Telephone	58	56	(2)	232	225	(7)	675	443
Pool Wi-Fi	44	44		177	175	(2)	525	348
Furniture & Fixtures		125	125		500	500	1,500	1,500
TOTAL FACILITIES - POOL	2,327	6,023	3,696	4,889	10,123	5,234	44,835	39,946
