

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 May 31, 2018

Assets:

-----

Cash

----

Mutual of Omaha - Operating	\$	241,236.65	
Mutual of Omaha - 13week CDAR		50,054.89	
Total Cash			\$ 291,291.54

Reserve Funds

-----

Mutual of Omaha - Reserve		55,233.29	
Total Reserve Funds			55,233.29

Assessment Receivables

-----

2016 Assessments		659.00	
2017 Assessments		1,762.45	
2018 Assessments		10,162.00	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		957.85	
Collection Fees		1,417.91	
Legal Fees		183.50	
Total Assessment Receivables			12,795.86

Other Assets

-----

Prepaid Insurance		7,303.88	
Total Other Assets			7,303.88

Total Assets			\$ 366,624.57
			=====

WESTCHESTER OWNERS COMMITTEE  
Balance Sheet  
May 31, 2018

Liabilities:

-----		
Accounts Payable	\$	11,512.61
Lien Deposit-Reichenau		2,000.00
Deferred Assessments		144,539.50
		-----
Total Liabilities	\$	158,052.11

Equity:

-----		
Reserve Funds		
-----		
Non-Cap Reserve Fund		55,194.46
Non-Cap Reserve Fund Interest		38.83
		-----
Total Reserve Funds		55,233.29
Members Equity		
-----		
Members Equity		153,469.39
Current Year Surplus (Deficit)		(130.22)
		-----
Total Members Equity		153,339.17
		-----
Total Liabilities and Equity	\$	366,624.57
		=====

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 5 Months Ended May 31, 2018

	MAY ACTUAL	MAY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
	-----	-----	-----	-----	-----	-----	-----	-----
OPERATING REVENUE:								
-----								
Current Year Maintenance Fees	20,649	20,656	7	103,243	103,281	38	247,874	144,631
Uncollected Assessments		(207)	(207)		(1,033)	(1,033)	(2,479)	(2,479)
Interest on Unpaid Assessments	22	42	20	800	208	(592)	500	(300)
Bank Interest Income	11	17	6	80	83	3	200	120
Advertising		21	21	432	104	(328)	250	(182)
Trash Reimbursement		2,196	2,196	4,392	10,980	6,588	26,352	21,960
Security Reimbursement		688	688	2,064	3,440	1,376	8,255	6,191
<b>TOTAL OPERATING REVENUE</b>	<b>20,682</b>	<b>23,413</b>	<b>2,731</b>	<b>111,011</b>	<b>117,063</b>	<b>6,052</b>	<b>280,952</b>	<b>169,941</b>
SWIM/TENNIS REVENUE:								
-----								
Swim & Tennis User/Sponsor		3,750	3,750	350	18,750	18,400	45,000	44,650
Swim & Tennis Party Rentals		21	21		104	104	250	250
<b>TOTAL SWIM/TENNIS REVENUE</b>		<b>3,771</b>	<b>3,771</b>	<b>350</b>	<b>18,854</b>	<b>18,504</b>	<b>45,250</b>	<b>44,900</b>
<b>TOTAL REVENUE</b>	<b>20,682</b>	<b>27,184</b>	<b>6,502</b>	<b>111,361</b>	<b>135,917</b>	<b>24,556</b>	<b>326,202</b>	<b>214,841</b>
EXPENSES:								
ADMINISTRATIVE								
-----								
Administrative Contract	1,000	1,000		5,000	5,000		12,000	7,000
Administrative - Other		8	8		42	42	100	100
Office Supplies	1	25	24	14	125	111	300	286
Copies & Printing	65	67	2	372	333	(39)	800	428
Postage	59	33	(26)	462	450	(12)	900	438
Community Mailouts				165		(165)		(165)
Meetings		21	21		104	104	250	250
Administrative Notices	65		(65)	190	550	360	1,098	908
Deed Restriction Expenses	75	21	(54)	120	104	(16)	250	130
Record Storage	15		(15)	60		(60)		(60)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,280</b>	<b>1,175</b>	<b>(105)</b>	<b>6,383</b>	<b>6,708</b>	<b>325</b>	<b>15,698</b>	<b>9,315</b>

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 5 Months Ended May 31, 2018

	MAY ACTUAL	MAY BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
	-----	-----	-----	-----	-----	-----	-----	-----
PROFESSIONAL SERVICES								
-----								
Legal - Corporate		42	42		208	208	500	500
Legal - Collections		125	125		625	625	1,500	1,500
Legal - Deed Restrictions		21	21		104	104	250	250
Audit and Tax							1,300	1,300
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>188</b>	<b>188</b>		<b>937</b>	<b>937</b>	<b>3,550</b>	<b>3,550</b>
-----								
GROUNDS MAINTENANCE								
-----								
Landscape Contract	1,190	1,190		5,950	5,950		14,280	8,330
Landscape Extras		125	125		625	625	1,500	1,500
Irrigation Repairs		208	208	115	1,042	927	2,500	2,385
Perimeter Fence Repairs		83	83		417	417	1,000	1,000
Pest Control Services		132	132		658	658	1,578	1,578
Repairs and Maintenance		333	333	9,797	1,667	(8,130)	4,000	(5,797)
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>1,190</b>	<b>2,071</b>	<b>881</b>	<b>15,862</b>	<b>10,359</b>	<b>(5,503)</b>	<b>24,858</b>	<b>8,996</b>
-----								
GENERAL MAINTENANCE								
-----								
Pest Control				217		(217)		(217)
<b>TOTAL GENERAL MAINTENANCE</b>				<b>217</b>		<b>(217)</b>		<b>(217)</b>
-----								
FACILITIES - POOL								
-----								
Pool Contract	3,725	5,548	1,823	8,125	13,270	5,145	37,635	29,510
Extra Services		42	42		208	208	500	500
Permits & Memberships							250	250
Social							750	750
Supplies/Pool Tags					500	500	500	500
Repairs & Maint - Swim		208	208	80	1,042	962	2,500	2,420
Telephone	58	56	(2)	290	281	(9)	675	385
Pool Wi-Fi	44	44		221	219	(2)	525	304
Furniture & Fixtures		125	125		625	625	1,500	1,500
<b>TOTAL FACILITIES - POOL</b>	<b>3,827</b>	<b>6,023</b>	<b>2,196</b>	<b>8,716</b>	<b>16,145</b>	<b>7,429</b>	<b>44,835</b>	<b>36,119</b>
-----								

