

WESTCHESTER OWNERS COMMITTEE
Balance Sheet
June 30, 2018

Assets:

Cash

Mutual of Omaha - Operating	\$	255,704.42	
Mutual of Omaha - 13week CDAR		50,054.89	
Total Cash	\$		305,759.31

Reserve Funds

Mutual of Omaha - Reserve		55,241.01	
Total Reserve Funds			55,241.01

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		1,342.45	
2018 Assessments		6,186.35	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		929.61	
Collection Fees		1,107.91	
Legal Fees		183.50	
Total Assessment Receivables			8,061.97

Other Assets

Prepaid Insurance		6,283.58	
Total Other Assets			6,283.58

Total Assets	\$	375,345.87	

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Liabilities:

Accounts Payable	\$ 8,561.73	
Lien Deposit-Reichenau	2,000.00	
Deferred Assessments	123,891.00	
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Total Liabilities		\$ 134,452.73

Equity:

Reserve Funds		

Non-Cap Reserve Fund	55,194.46	
Non-Cap Reserve Fund Interest	46.55	
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Total Reserve Funds		55,241.01
Members Equity		

Members Equity	153,469.39	
Current Year Surplus (Deficit)	32,182.74	
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Total Members Equity		185,652.13
Total Liabilities and Equity		<hr/> <u>\$ 375,345.87</u> <hr/>

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 6 Months Ended June 30, 2018

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

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

GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		7,140	7,140		14,280	7,140
Landscape Extras		125	125		750	750	1,500	1,500
Irrigation Repairs		208	208	115	1,250	1,135	2,500	2,385
Perimeter Fence Repairs		83	83		500	500	1,000	1,000
Pest Control Services		132	132		789	789	1,578	1,578
Repairs and Maintenance		333	333	9,797	2,000	(7,797)	4,000	(5,797)
TOTAL GROUNDS MAINTENANCE	1,190	2,071	881	17,052	12,429	(4,623)	24,858	7,806

GENERAL MAINTENANCE								

Pest Control	484		(484)	700		(700)		(700)
TOTAL GENERAL MAINTENANCE	484		(484)	700		(700)		(700)

FACILITIES - POOL								

Pool Contract	7,925	5,548	(2,377)	16,050	18,818	2,768	37,635	21,585
Extra Services		42	42		250	250	500	500
Permits & Memberships		250	250		250	250	250	250
Social		750	750		750	750	750	750
Supplies/Pool Tags	599		(599)	599	500	(99)	500	(99)
Repairs & Maint - Swim	327	208	(119)	407	1,250	843	2,500	2,093
Telephone	58	56	(2)	349	338	(11)	675	326
Pool Wi-Fi	44	44		266	263	(3)	525	259
Furniture & Fixtures		125	125		750	750	1,500	1,500
TOTAL FACILITIES - POOL	8,953	7,023	(1,930)	17,671	23,169	5,498	44,835	27,164
