

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 July 31, 2018

Assets:

Cash

Mutual of Omaha - Operating	\$	233,309.14	
Mutual of Omaha - 13week CDAR		50,068.62	
Total Cash	\$		283,377.76

Reserve Funds

Mutual of Omaha - Reserve		55,252.62	
Total Reserve Funds			55,252.62

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		1,290.00	
2018 Assessments		4,635.20	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		769.86	
Collection Fees		888.48	
Legal Fees		91.50	
Total Assessment Receivables			5,987.19

Other Assets

Prepaid Insurance		5,066.28	
Total Other Assets			5,066.28

Total Assets	\$	349,683.85	

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 July 31, 2018

Liabilities:

Accounts Payable	\$ 9,889.05	
Lien Deposit-Reichenau	2,000.00	
Deferred Assessments	103,242.50	
Total Liabilities		\$ 115,131.55

Equity:

Reserve Funds		

Non-Cap Reserve Fund	55,194.46	
Non-Cap Reserve Fund Interest	58.16	
Total Reserve Funds		55,252.62
Members Equity		

Members Equity	153,469.39	
Current Year Surplus (Deficit)	25,830.29	
Total Members Equity		179,299.68
Total Liabilities and Equity		\$ 349,683.85

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 7 Months Ended July 31, 2018

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

Current Year Maintenance Fees	20,649	20,656	7	144,540	144,593	53	247,874	103,334
Uncollected Assessments		(207)	(207)		(1,446)	(1,446)	(2,479)	(2,479)
Interest on Unpaid Assessments	(74)	42	116	757	292	(465)	500	(257)
Bank Interest Income	24	17	(7)	114	117	3	200	86
Advertising	216	21	(195)	864	146	(718)	250	(614)
Trash Reimbursement	2,196	2,196		13,176	15,372	2,196	26,352	13,176
Security Reimbursement		688	688	2,064	4,815	2,751	8,255	6,191
TOTAL OPERATING REVENUE	23,011	23,413	402	161,515	163,889	2,374	280,952	119,437
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		3,750	3,750	33,730	26,250	(7,480)	45,000	11,270
Swim & Tennis Party Rentals		21	21		146	146	250	250
TOTAL SWIM/TENNIS REVENUE		3,771	3,771	33,730	26,396	(7,334)	45,250	11,520
TOTAL REVENUE	23,011	27,184	4,173	195,245	190,285	(4,960)	326,202	130,957
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		7,000	7,000		12,000	5,000
Administrative - Other		8	8		58	58	100	100
Office Supplies		25	25	18	175	157	300	282
Copies & Printing	52	67	15	479	467	(12)	800	321
Postage	47	33	(14)	535	517	(18)	900	365
Community Mailouts				165		(165)		(165)
Meetings		21	21		146	146	250	250
Administrative Notices	29		(29)	309	550	241	1,098	789
Deed Restriction Expenses	10	21	11	130	146	16	250	120
Record Storage	15		(15)	90		(90)		(90)
TOTAL ADMINISTRATIVE	1,153	1,175	22	8,726	9,059	333	15,698	6,972

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 7 Months Ended July 31, 2018

	JULY ACTUAL -----	JULY BUDGET -----	VARIANCE -----	YTD ACTUAL -----	YTD BUDGET -----	VARIANCE -----	ANN'L BUDGET -----	REMAINING -----
PROFESSIONAL SERVICES -----								
Legal - Corporate		42	42		292	292	500	500
Legal - Collections	200	125	(75)	200	875	675	1,500	1,300
Legal Coll - Billed to Owners	(200)		200	(200)		200		200
Legal - Deed Restrictions		21	21		146	146	250	250
Audit and Tax		1,300	1,300		1,300	1,300	1,300	1,300
TOTAL PROFESSIONAL SERVICES		1,488	1,488		2,613	2,613	3,550	3,550
GROUNDS MAINTENANCE -----								
Landscape Contract	1,190	1,190		8,330	8,330		14,280	5,950
Landscape Extras		125	125		875	875	1,500	1,500
Irrigation Repairs		208	208	115	1,458	1,343	2,500	2,385
Perimeter Fence Repairs		83	83		583	583	1,000	1,000
Pest Control Services		132	132		921	921	1,578	1,578
Repairs and Maintenance		333	333	9,797	2,333	(7,464)	4,000	(5,797)
TOTAL GROUNDS MAINTENANCE	1,190	2,071	881	18,242	14,500	(3,742)	24,858	6,616
GENERAL MAINTENANCE -----								
Pest Control				700		(700)		(700)
TOTAL GENERAL MAINTENANCE				700		(700)		(700)
FACILITIES - POOL -----								
Pool Contract	7,925	5,548	(2,377)	23,975	24,365	390	37,635	13,660
Extra Services		42	42		292	292	500	500
Permits & Memberships					250	250	250	250
Social					750	750	750	750
Supplies/Pool Tags				599	500	(99)	500	(99)
Repairs & Maint - Swim		208	208	407	1,458	1,051	2,500	2,093
Telephone	58	56	(2)	407	394	(13)	675	268
Pool Wi-Fi	45	44	(1)	311	306	(5)	525	214
Furniture & Fixtures		125	125		875	875	1,500	1,500
TOTAL FACILITIES - POOL	8,028	6,023	(2,005)	25,699	29,190	3,491	44,835	19,136

