

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 September 30, 2018

Assets:

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Cash

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Mutual of Omaha - Operating	\$	179,402.87	
Mutual of Omaha - 13week CDAR		50,068.62	
Total Cash	\$		229,471.49

Reserve Funds

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Mutual of Omaha - Reserve		55,277.06	
Total Reserve Funds			55,277.06

Assessment Receivables

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2016 Assessments		659.00	
2017 Assessments		1,290.00	
2018 Assessments		3,011.90	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		701.22	
Collection Fees		643.48	
Legal Fees		299.37	
Total Assessment Receivables			4,258.12

Other Assets

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Prepaid Insurance		2,631.68	
Total Other Assets			2,631.68

Total Assets	\$	291,638.35	

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Liabilities:

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Accounts Payable	\$	9,845.54
Lien Deposit-Reichenau		2,000.00
Deferred Assessments		61,945.50
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Total Liabilities	\$	73,791.04

Equity:

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Reserve Funds		
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Non-Cap Reserve Fund		55,194.46
Non-Cap Reserve Fund Interest		82.60
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Total Reserve Funds		55,277.06
Members Equity		
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Members Equity		153,469.39
Current Year Surplus (Deficit)		9,100.86
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Total Members Equity		162,570.25
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Total Liabilities and Equity	\$	291,638.35
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2018

	SEP ACTUAL	SEP BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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OPERATING REVENUE:								
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Current Year Maintenance Fees	20,649	20,656	7	185,837	185,905	68	247,874	62,037
Uncollected Assessments		(207)	(207)		(1,859)	(1,859)	(2,479)	(2,479)
Interest on Unpaid Assessments	19	42	23	803	375	(428)	500	(303)
Bank Interest Income	8	17	9	132	150	18	200	68
Advertising		21	21	864	187	(677)	250	(614)
Trash Reimbursement		2,196	2,196	13,176	19,764	6,588	26,352	13,176
Security Reimbursement		688	688	2,064	6,191	4,127	8,255	6,191
<b>TOTAL OPERATING REVENUE</b>	<b>20,676</b>	<b>23,413</b>	<b>2,737</b>	<b>202,876</b>	<b>210,713</b>	<b>7,837</b>	<b>280,952</b>	<b>78,076</b>
SWIM/TENNIS REVENUE:								
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Swim & Tennis User/Sponsor		3,750	3,750	34,055	33,750	(305)	45,000	10,945
Swim & Tennis Party Rentals		21	21		187	187	250	250
<b>TOTAL SWIM/TENNIS REVENUE</b>		<b>3,771</b>	<b>3,771</b>	<b>34,055</b>	<b>33,937</b>	<b>(118)</b>	<b>45,250</b>	<b>11,195</b>
<b>TOTAL REVENUE</b>	<b>20,676</b>	<b>27,184</b>	<b>6,508</b>	<b>236,931</b>	<b>244,650</b>	<b>7,719</b>	<b>326,202</b>	<b>89,271</b>
EXPENSES:								
ADMINISTRATIVE								
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Administrative Contract	1,000	1,000		9,000	9,000		12,000	3,000
Administrative - Other		8	8		75	75	100	100
Office Supplies		25	25	18	225	207	300	282
Copies & Printing	87	67	(20)	655	600	(55)	800	145
Postage	23	33	10	593	583	(10)	900	307
Community Mailouts				165		(165)		(165)
Meetings		21	21		187	187	250	250
Administrative Notices				309	550	241	1,098	789
Deed Restriction Expenses	30	21	(9)	175	187	12	250	75
Record Storage	15		(15)	120		(120)		(120)
<b>TOTAL ADMINISTRATIVE</b>	<b>1,155</b>	<b>1,175</b>	<b>20</b>	<b>11,035</b>	<b>11,407</b>	<b>372</b>	<b>15,698</b>	<b>4,663</b>

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2018

	SEP ACTUAL	SEP BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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PROFESSIONAL SERVICES								
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Legal - Corporate		42	42	98	375	277	500	402
Legal - Collections	98	125	27	690	1,125	435	1,500	810
Legal Coll - Billed to Owners	(98)		98	(690)		690		690
Legal - Deed Restrictions		21	21		187	187	250	250
Audit and Tax				940	1,300	360	1,300	360
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>188</b>	<b>188</b>	<b>1,038</b>	<b>2,987</b>	<b>1,949</b>	<b>3,550</b>	<b>2,512</b>
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GROUNDS MAINTENANCE								
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Landscape Contract	1,190	1,190		10,710	10,710		14,280	3,570
Landscape Extras		125	125		1,125	1,125	1,500	1,500
Irrigation Repairs		208	208	115	1,875	1,760	2,500	2,385
Perimeter Fence Repairs		83	83		750	750	1,000	1,000
Repairs and Maintenance		333	333	9,797	3,000	(6,797)	4,000	(5,797)
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>1,190</b>	<b>1,939</b>	<b>749</b>	<b>20,622</b>	<b>17,460</b>	<b>(3,162)</b>	<b>23,280</b>	<b>2,658</b>
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GENERAL MAINTENANCE								
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Pest Control	217	132	(85)	1,184	1,184		1,578	394
<b>TOTAL GENERAL MAINTENANCE</b>	<b>217</b>	<b>132</b>	<b>(85)</b>	<b>1,184</b>	<b>1,184</b>		<b>1,578</b>	<b>394</b>
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FACILITIES - POOL								
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Pool Contract	2,225	5,548	3,323	35,625	35,460	(165)	37,635	2,010
Extra Services		42	42	118	375	257	500	382
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	1,875	1,468	2,500	2,093
Telephone	58	56	(2)	523	506	(17)	675	152
Pool Wi-Fi	66	44	(22)	442	394	(48)	525	83
Furniture & Fixtures		125	125		1,125	1,125	1,500	1,500
<b>TOTAL FACILITIES - POOL</b>	<b>2,349</b>	<b>6,023</b>	<b>3,674</b>	<b>37,714</b>	<b>41,235</b>	<b>3,521</b>	<b>44,835</b>	<b>7,121</b>
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2018

	SEP ACTUAL	SEP BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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FACILITIES - TENNIS								
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Equipment - Tennis		42	42		375	375	500	500
Repairs & Maint - Tennis		208	208	44	1,875	1,831	2,500	2,456
<b>TOTAL FACILITIES - TENNIS</b>		<b>250</b>	<b>250</b>	<b>44</b>	<b>2,250</b>	<b>2,206</b>	<b>3,000</b>	<b>2,956</b>
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FACILITIES - GENERAL								
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<b>TOTAL FACILITIES - GENERAL</b>								
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UTILITIES & SERVICES								
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Electricity - General		625	625	4,249	5,625	1,376	7,500	3,251
Water - General	2,053	625	(1,428)	7,830	5,625	(2,205)	7,500	(330)
Trash & Recycling Services	9,391	6,250	(3,141)	71,120	56,250	(14,870)	75,000	3,880
Constable Service Fees	6,587	6,587		59,097	59,283	186	79,044	19,947
<b>TOTAL UTILITIES &amp; SERVICES</b>	<b>18,031</b>	<b>14,087</b>	<b>(3,944)</b>	<b>142,296</b>	<b>126,783</b>	<b>(15,513)</b>	<b>169,044</b>	<b>26,748</b>
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OTHER								
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Property Taxes							25	25
Insurance	1,217	1,357	140	11,136	12,209	1,073	16,278	5,142
RAP Newsletter	190	233	43	1,842	2,100	258	2,800	958
National Night Out							300	300
Website Fees		33	33	58	300	242	400	342
Miscellaneous	200	21	(179)	200	187	(13)	250	50
Bad Debts	662	42	(620)	662	375	(287)	500	(162)
Capital Reserve Contributions					44,664	44,664	44,664	44,664
<b>TOTAL OTHER</b>	<b>2,269</b>	<b>1,686</b>	<b>(583)</b>	<b>13,898</b>	<b>59,835</b>	<b>45,937</b>	<b>65,217</b>	<b>51,319</b>
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<b>TOTAL EXPENSES</b>	<b>25,211</b>	<b>25,480</b>	<b>269</b>	<b>227,831</b>	<b>263,141</b>	<b>35,310</b>	<b>326,202</b>	<b>98,371</b>
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<b>SURPLUS (DEFICIT)</b>	<b>(4,535)</b>	<b>1,704</b>	<b>6,239</b>	<b>9,100</b>	<b>(18,491)</b>	<b>(27,591)</b>	<b></b>	<b>(9,100)</b>
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