

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 october 31, 2018

Assets:

Cash

Mutual of Omaha - Operating	\$	167,990.62	
Mutual of Omaha - 13week CDAR		50,093.59	
Total Cash	\$		218,084.21

Reserve Funds

Mutual of Omaha - Reserve		55,295.84	
Total Reserve Funds			55,295.84

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		1,290.00	
2018 Assessments		2,540.00	
2019 Assessments		(2,346.85)	
Interest on Unpaid Assessment		737.43	
Collection Fees		643.48	
Legal Fees		299.37	
Total Assessment Receivables			3,822.43

Other Assets

Prepaid Insurance		1,414.38	
Total Other Assets			1,414.38

Total Assets	\$	278,616.86	

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Liabilities:

Accounts Payable	\$	19,507.23	
Lien Deposit-Reichenau		2,000.00	
Deferred Assessments		41,297.00	
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Total Liabilities			\$ 62,804.23

Equity:

Reserve Funds

Non-Cap Reserve Fund	55,194.46	
Non-Cap Reserve Fund Interest	101.38	
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Total Reserve Funds		55,295.84

Members Equity

Members Equity	153,469.39	
Current Year Surplus (Deficit)	7,047.40	
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Total Members Equity		160,516.79

Total Liabilities and Equity		<hr/>	\$ 278,616.86
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WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 10 Months Ended October 31, 2018

	OCT ACTUAL	OCT 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	206,485	206,562	77	247,874	41,389
Uncollected Assessments		(207)	(207)		(2,066)	(2,066)	(2,479)	(2,479)
Interest on Unpaid Assessments	36	42	6	839	417	(422)	500	(339)
Bank Interest Income	32	17	(15)	164	167	3	200	36
Advertising		21	21	864	208	(656)	250	(614)
Trash Reimbursement		2,196	2,196	13,176	21,960	8,784	26,352	13,176
Security Reimbursement		688	688	2,064	6,879	4,815	8,255	6,191
TOTAL OPERATING REVENUE	20,717	23,413	2,696	223,592	234,127	10,535	280,952	57,360
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor	350	3,750	3,400	34,405	37,500	3,095	45,000	10,595
Swim & Tennis Party Rentals		21	21		208	208	250	250
TOTAL SWIM/TENNIS REVENUE	350	3,771	3,421	34,405	37,708	3,303	45,250	10,845
TOTAL REVENUE	21,067	27,184	6,117	257,997	271,835	13,838	326,202	68,205
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		10,000	10,000		12,000	2,000
Administrative - Other		8	8		83	83	100	100
Office Supplies		25	25	18	250	232	300	282
Copies & Printing	63	67	4	718	667	(51)	800	82
Postage	45	33	(12)	638	617	(21)	900	262
Community Mailouts				165		(165)		(165)
Meetings		21	21		208	208	250	250
Administrative Notices				309	550	241	1,098	789
Deed Restriction Expenses	75	21	(54)	250	208	(42)	250	
Record Storage	15		(15)	135		(135)		(135)
TOTAL ADMINISTRATIVE	1,198	1,175	(23)	12,233	12,583	350	15,698	3,465

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PROFESSIONAL SERVICES								

Legal - Corporate		42	42	98	417	319	500	402
Legal - Collections		125	125	690	1,250	560	1,500	810
Legal Coll - Billed to Owners				(690)		690		690
Legal - Deed Restrictions		21	21		208	208	250	250
Audit and Tax				940	1,300	360	1,300	360
TOTAL PROFESSIONAL SERVICES		188	188	1,038	3,175	2,137	3,550	2,512
GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		11,900	11,900		14,280	2,380
Landscape Extras		125	125		1,250	1,250	1,500	1,500
Irrigation Repairs		208	208	115	2,083	1,968	2,500	2,385
Perimeter Fence Repairs		83	83		833	833	1,000	1,000
Repairs and Maintenance		333	333	9,797	3,333	(6,464)	4,000	(5,797)
TOTAL GROUNDS MAINTENANCE	1,190	1,939	749	21,812	19,399	(2,413)	23,280	1,468
GENERAL MAINTENANCE								

Pest Control	252	132	(120)	1,436	1,315	(121)	1,578	142
TOTAL GENERAL MAINTENANCE	252	132	(120)	1,436	1,315	(121)	1,578	142
FACILITIES - POOL								

Pool Contract	725	725		36,350	36,185	(165)	37,635	1,285
Extra Services		42	42	118	417	299	500	382
Permits & Memberships					250	250	250	250
Social					750	750	750	750
Supplies/Pool Tags				599	500	(99)	500	(99)
Repairs & Maint - Swim	101	208	107	508	2,083	1,575	2,500	1,992
Telephone	58	56	(2)	581	563	(18)	675	94
Pool Wi-Fi	66	44	(22)	507	438	(69)	525	18
Furniture & Fixtures		125	125		1,250	1,250	1,500	1,500
TOTAL FACILITIES - POOL	950	1,200	250	38,663	42,436	3,773	44,835	6,172

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FACILITIES - TENNIS								
Equipment - Tennis		42	42		417	417	500	500
Repairs & Maint - Tennis		208	208	44	2,083	2,039	2,500	2,456
TOTAL FACILITIES - TENNIS		250	250	44	2,500	2,456	3,000	2,956
FACILITIES - GENERAL								
TOTAL FACILITIES - GENERAL								
UTILITIES & SERVICES								
Electricity - General		625	625	4,249	6,250	2,001	7,500	3,251
Water - General	1,956	625	(1,331)	9,786	6,250	(3,536)	7,500	(2,286)
Trash & Recycling Services	9,391	6,250	(3,141)	80,511	62,500	(18,011)	75,000	(5,511)
Constable Service Fees	6,587	6,587		65,684	65,870	186	79,044	13,360
TOTAL UTILITIES & SERVICES	17,934	14,087	(3,847)	160,230	140,870	(19,360)	169,044	8,814
OTHER								
Property Taxes							25	25
Insurance	1,217	1,357	140	12,353	13,565	1,212	16,278	3,925
RAP Newsletter	380	233	(147)	2,222	2,333	111	2,800	578
National Night Out		300	300		300	300	300	300
Website Fees		33	33	58	333	275	400	342
Miscellaneous		21	21	200	208	8	250	50
Bad Debts		42	42	662	417	(245)	500	(162)
Capital Reserve Contributions					44,664	44,664	44,664	44,664
TOTAL OTHER	1,597	1,986	389	15,495	61,820	46,325	65,217	49,722
TOTAL EXPENSES	23,121	20,957	(2,164)	250,951	284,098	33,147	326,202	75,251
SURPLUS (DEFICIT)	(2,054)	6,227	8,281	7,046	(12,263)	(19,309)		(7,046)