

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 11 Months Ended November 30, 2018

	NOV ACTUAL	NOV 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	227,134	227,218	84	247,874	20,740
Uncollected Assessments		(207)	(207)		(2,272)	(2,272)	(2,479)	(2,479)
Interest on Unpaid Assessments	14	42	28	853	458	(395)	500	(353)
Bank Interest Income	6	17	11	170	183	13	200	30
Advertising		21	21	864	229	(635)	250	(614)
Trash Reimbursement		2,196	2,196	13,176	24,156	10,980	26,352	13,176
Security Reimbursement		688	688	2,064	7,567	5,503	8,255	6,191
TOTAL OPERATING REVENUE	20,669	23,413	2,744	244,261	257,539	13,278	280,952	36,691
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor	7,493	3,750	(3,743)	41,898	41,250	(648)	45,000	3,102
Swim & Tennis Party Rentals		21	21		229	229	250	250
TOTAL SWIM/TENNIS REVENUE	7,493	3,771	(3,722)	41,898	41,479	(419)	45,250	3,352
TOTAL REVENUE	28,162	27,184	(978)	286,159	299,018	12,859	326,202	40,043
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		11,000	11,000		12,000	1,000
Administrative - Other		8	8		92	92	100	100
Office Supplies	55	25	(30)	73	275	202	300	227
Copies & Printing	231	67	(164)	949	733	(216)	800	(149)
Postage	187	250	63	824	867	43	900	76
Community Mailouts				165		(165)		(165)
Meetings		21	21		229	229	250	250
Administrative Notices	1,098	548	(550)	1,407	1,098	(309)	1,098	(309)
Deed Restriction Expenses	30	21	(9)	280	229	(51)	250	(30)
Record Storage	15		(15)	150		(150)		(150)
TOTAL ADMINISTRATIVE	2,616	1,940	(676)	14,848	14,523	(325)	15,698	850

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PROFESSIONAL SERVICES								

Legal - Corporate		42	42	98	458	360	500	402
Legal - Collections		125	125	690	1,375	685	1,500	810
Legal Coll - Billed to Owners				(690)		690		690
Legal - Deed Restrictions		21	21		229	229	250	250
Audit and Tax				940	1,300	360	1,300	360
TOTAL PROFESSIONAL SERVICES		188	188	1,038	3,362	2,324	3,550	2,512

GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		13,089	13,090	1	14,280	1,191
Landscape Extras		125	125		1,375	1,375	1,500	1,500
Irrigation Repairs		208	208	115	2,292	2,177	2,500	2,385
Perimeter Fence Repairs		83	83		917	917	1,000	1,000
Repairs and Maintenance		333	333	9,797	3,667	(6,130)	4,000	(5,797)
TOTAL GROUNDS MAINTENANCE	1,190	1,939	749	23,001	21,341	(1,660)	23,280	279

GENERAL MAINTENANCE								

Pest Control	15	132	117	1,451	1,447	(4)	1,578	127
TOTAL GENERAL MAINTENANCE	15	132	117	1,451	1,447	(4)	1,578	127

FACILITIES - POOL								

Pool Contract	725	725		37,075	36,910	(165)	37,635	560
Extra Services		42	42	118	458	340	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	508	2,292	1,784	2,500	1,992
Telephone	58	56	(2)	639	619	(20)	675	36
Pool Wi-Fi	66	44	(22)	573	481	(92)	525	(48)
Furniture & Fixtures		125	125		1,375	1,375	1,500	1,500
TOTAL FACILITIES - POOL	849	1,200	351	39,512	43,635	4,123	44,835	5,323
