

WESTCHESTER OWNERS COMMITTEE
Balance Sheet
January 31, 2019

Assets:

Cash

Mutual of Omaha - Operating	\$	264,646.10	
Mutual of Omaha - 13week CDAR		50,124.82	
Total Cash			\$ 314,770.92

Reserve Funds

Mutual of Omaha - Reserve		100,023.93	
Total Reserve Funds			100,023.93

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		645.00	
2018 Assessments		677.00	
2019 Assessments		44,492.28	
2020 Assessments		(740.55)	
Interest on Unpaid Assessment		736.70	
Collection Fees		374.05	
Legal Fees		91.50	
Total Assessment Receivables			46,934.98

Other Assets

Prepaid Insurance		12,911.48	
Total Other Assets			12,911.48

Total Assets	\$	474,641.31	

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Liabilities:

Accounts Payable	\$	10,704.66	
Lien Deposit-Reichenau		2,000.00	
Deferred Assessments		238,540.50	
Total Liabilities	\$		251,245.16

Equity:

Reserve Funds			

Non-Cap Reserve Fund		99,996.81	
Non-Cap Reserve Fund Interest		27.12	
Total Reserve Funds			100,023.93
Members Equity			

Members Equity		169,551.68	
Current Year Surplus (Deficit)		(46,179.46)	
Total Members Equity			123,372.22
Total Liabilities and Equity	\$		474,641.31
			474,641.31

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 1 Months Ended January 31, 2019

	JAN ACTUAL	JAN BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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OPERATING REVENUE:								

Current Year Maintenance Fees	21,686	21,681	(5)	21,686	21,681	(5)	260,171	238,485
Interest on Unpaid Assessments	258	83	(175)	258	83	(175)	1,000	742
Bank Interest Income	41	17	(24)	41	17	(24)	200	159
Advertising		42	42		42	42	500	500
Trash Reimbursement		2,196	2,196		2,196	2,196	26,352	26,352
Security Reimbursement		688	688		688	688	8,255	8,255
TOTAL OPERATING REVENUE	21,985	24,707	2,722	21,985	24,707	2,722	296,478	274,493
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		2,917	2,917		2,917	2,917	35,000	35,000
Swim & Tennis Party Rentals		21	21		21	21	250	250
TOTAL SWIM/TENNIS REVENUE		2,938	2,938		2,938	2,938	35,250	35,250
TOTAL REVENUE	21,985	27,645	5,660	21,985	27,645	5,660	331,728	309,743
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		1,000	1,000		12,000	11,000
Administrative - Other		8	8		8	8	100	100
Office Supplies							50	50
Copies & Printing	290	67	(223)	290	67	(223)	800	510
Postage	222	44	(178)	222	44	(178)	1,000	778
Community Mailouts	165		(165)	165		(165)	200	35
Meetings	58	8	(50)	58	8	(50)	100	42
Administrative Notices							1,464	1,464
Deed Restriction Expenses	40	21	(19)	40	21	(19)	250	210
Record Storage	20	20		20	20		240	220
TOTAL ADMINISTRATIVE	1,795	1,168	(627)	1,795	1,168	(627)	16,204	14,409

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For 1 Months Ended January 31, 2019

	JAN ACTUAL	JAN BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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PROFESSIONAL SERVICES								

Legal - Corporate		42	42		42	42	500	500
Legal - Collections		125	125		125	125	1,500	1,500
Legal Coll - Billed to Owners		(63)	(63)		(63)	(63)	(750)	(750)
Legal - Deed Restrictions		21	21		21	21	250	250
Legal DR - Billed to Owners		(10)	(10)		(10)	(10)	(125)	(125)
Audit and Tax							1,100	1,100
TOTAL PROFESSIONAL SERVICES		115	115		115	115	2,475	2,475

GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		1,190	1,190		14,280	13,090
Landscape Extras		125	125		125	125	1,500	1,500
Irrigation Repairs	145	83	(62)	145	83	(62)	1,000	855
Perimeter Fence Repairs		83	83		83	83	1,000	1,000
Repairs and Maintenance		417	417		417	417	5,000	5,000
TOTAL GROUNDS MAINTENANCE	1,335	1,898	563	1,335	1,898	563	22,780	21,445

GENERAL MAINTENANCE								

Pest Control		125	125		125	125	1,500	1,500
TOTAL GENERAL MAINTENANCE		125	125		125	125	1,500	1,500

FACILITIES - POOL								

Pool Contract	725	725		725	725		37,635	36,910
Extra Services		42	42		42	42	500	500
Permits & Memberships							250	250
Supplies/Pool Tags							500	500
Repairs & Maint - Swim		208	208		208	208	2,500	2,500
Telephone	58	58		58	58		700	642
Pool Wi-Fi	69	46	(23)	69	46	(23)	550	481
Furniture & Fixtures		125	125		125	125	1,500	1,500
TOTAL FACILITIES - POOL	852	1,204	352	852	1,204	352	44,135	43,283
