

WESTCHESTER OWNERS COMMITTEE
Balance Sheet
February 28, 2019

Assets:

Cash

Mutual of Omaha - Operating	\$	267,104.30	
Mutual of Omaha - 13week CDAR		50,124.82	
Total Cash	\$		317,229.12

Reserve Funds

Mutual of Omaha - Reserve		100,058.47	
Total Reserve Funds			100,058.47

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		645.00	
2018 Assessments		677.00	
2019 Assessments		24,261.78	
2020 Assessments		(781.55)	
Interest on Unpaid Assessment		877.49	
Collection Fees		1,194.62	
Legal Fees		91.50	
Total Assessment Receivables			27,624.84

Other Assets

Prepaid Insurance		11,694.18	
Total Other Assets			11,694.18

Total Assets	\$	456,606.61	

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 February 28, 2019

Liabilities:

Accounts Payable	\$	10,402.53	
Lien Deposit-Reichenau		2,000.00	
Deferred Assessments		216,855.00	
Total Liabilities	\$		229,257.53

Equity:

Reserve Funds			

Non-Cap Reserve Fund		99,996.81	
Non-Cap Reserve Fund Interest		61.66	
Total Reserve Funds			100,058.47
Members Equity			

Members Equity		169,551.68	
Current Year Surplus (Deficit)		(42,261.07)	
Total Members Equity			127,290.61
Total Liabilities and Equity	\$		456,606.61
			=====

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 2 Months Ended February 28, 2019

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

Current Year Maintenance Fees	21,686	21,681	(5)	43,371	43,362	(9)	260,171	216,800
Interest on Unpaid Assessments	163	83	(80)	420	167	(253)	1,000	580
Bank Interest Income	11	17	6	52	33	(19)	200	148
Advertising	216	42	(174)	216	83	(133)	500	284
Trash Reimbursement	4,392	2,196	(2,196)	4,392	4,392		26,352	21,960
Security Reimbursement		688	688		1,376	1,376	8,255	8,255
TOTAL OPERATING REVENUE	26,468	24,707	(1,761)	48,451	49,413	962	296,478	248,027
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		2,917	2,917		5,833	5,833	35,000	35,000
Swim & Tennis Party Rentals		21	21		42	42	250	250
TOTAL SWIM/TENNIS REVENUE		2,938	2,938		5,875	5,875	35,250	35,250
TOTAL REVENUE	26,468	27,645	1,177	48,451	55,288	6,837	331,728	283,277
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		2,000	2,000		12,000	10,000
Administrative - Other		8	8		17	17	100	100
Office Supplies	6		(6)	6		(6)	50	44
Copies & Printing	107	67	(40)	396	133	(263)	800	404
Postage	15	44	29	236	89	(147)	1,000	764
Community Mailouts		200	200	165	200	35	200	35
Meetings		8	8	58	17	(41)	100	42
Administrative Notices							1,464	1,464
Deed Restriction Expenses	10	21	11	50	42	(8)	250	200
Record Storage	20	20		40	40		240	200
TOTAL ADMINISTRATIVE	1,158	1,368	210	2,951	2,538	(413)	16,204	13,253

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 2 Months Ended February 28, 2019

	FEB ACTUAL	FEB BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
	-----	-----	-----	-----	-----	-----	-----	-----
PROFESSIONAL SERVICES								

Legal - Corporate		42	42		83	83	500	500
Legal - Collections		125	125		250	250	1,500	1,500
Legal Coll - Billed to Owners		(63)	(63)		(125)	(125)	(750)	(750)
Legal - Deed Restrictions		21	21		42	42	250	250
Legal DR - Billed to Owners		(10)	(10)		(21)	(21)	(125)	(125)
Audit and Tax							1,100	1,100
TOTAL PROFESSIONAL SERVICES		115	115		229	229	2,475	2,475

GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		2,380	2,380		14,280	11,900
Landscape Extras		125	125		250	250	1,500	1,500
Irrigation Repairs		83	83	145	167	22	1,000	855
Perimeter Fence Repairs		83	83		167	167	1,000	1,000
Repairs and Maintenance		417	417		833	833	5,000	5,000
TOTAL GROUNDS MAINTENANCE	1,190	1,898	708	2,525	3,797	1,272	22,780	20,255

GENERAL MAINTENANCE								

Pest Control		125	125		250	250	1,500	1,500
TOTAL GENERAL MAINTENANCE		125	125		250	250	1,500	1,500

FACILITIES - POOL								

Pool Contract	725	725		1,450	1,450		37,635	36,185
Extra Services		42	42		83	83	500	500
Permits & Memberships							250	250
Supplies/Pool Tags							500	500
Repairs & Maint - Swim		208	208		417	417	2,500	2,500
Telephone	59	58	(1)	117	117		700	583
Pool Wi-Fi	69	46	(23)	138	92	(46)	550	412
Furniture & Fixtures		125	125		250	250	1,500	1,500
TOTAL FACILITIES - POOL	853	1,204	351	1,705	2,409	704	44,135	42,430
