

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 March 31, 2019

Assets:

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Cash

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Mutual of Omaha - Operating	\$	257,184.84	
Mutual of Omaha - 13week CDAR		50,124.82	
Total Cash			\$ 307,309.66

Reserve Funds

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Mutual of Omaha - Reserve		100,096.72	
Total Reserve Funds			100,096.72

Assessment Receivables

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2016 Assessments		659.00	
2017 Assessments		645.00	
2018 Assessments		677.00	
2019 Assessments		13,805.28	
2020 Assessments		(781.55)	
Interest on Unpaid Assessment		856.41	
Collection Fees		1,673.78	
Legal Fees		91.50	
Total Assessment Receivables			17,626.42

Other Assets

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Prepaid Insurance		10,476.88	
Total Other Assets			10,476.88

Total Assets	\$	435,509.68	
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WESTCHESTER OWNERS COMMITTEE  
Balance Sheet  
March 31, 2019

Liabilities:

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Accounts Payable	\$	13,529.03	
Lien Deposit-Reichenau		2,000.00	
Deferred Assessments		195,169.50	
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Total Liabilities			\$ 210,698.53

Equity:

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Reserve Funds			
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Non-Cap Reserve Fund		99,996.81	
Non-Cap Reserve Fund Interest		99.91	
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Total Reserve Funds			100,096.72
Members Equity			
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Members Equity		169,335.08	
Current Year Surplus (Deficit)		(44,620.65)	
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Total Members Equity			124,714.43
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Total Liabilities and Equity			\$ 435,509.68
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 3 Months Ended March 31, 2019

	MAR ACTUAL	MAR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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<b>OPERATING REVENUE:</b>								
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Current Year Maintenance Fees	21,686	21,681	(5)	65,057	65,043	(14)	260,171	195,114
Interest on Unpaid Assessments	31	83	52	452	250	(202)	1,000	548
Bank Interest Income	11	17	6	63	50	(13)	200	137
Advertising		42	42	216	125	(91)	500	284
Trash Reimbursement		2,196	2,196	4,392	6,588	2,196	26,352	21,960
Security Reimbursement		688	688		2,064	2,064	8,255	8,255
<b>TOTAL OPERATING REVENUE</b>	<b>21,728</b>	<b>24,707</b>	<b>2,979</b>	<b>70,180</b>	<b>74,120</b>	<b>3,940</b>	<b>296,478</b>	<b>226,298</b>
<b>SWIM/TENNIS REVENUE:</b>								
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Swim & Tennis User/Sponsor		2,917	2,917		8,750	8,750	35,000	35,000
Swim & Tennis Party Rentals		21	21		62	62	250	250
<b>TOTAL SWIM/TENNIS REVENUE</b>		<b>2,938</b>	<b>2,938</b>		<b>8,812</b>	<b>8,812</b>	<b>35,250</b>	<b>35,250</b>
<b>TOTAL REVENUE</b>	<b>21,728</b>	<b>27,645</b>	<b>5,917</b>	<b>70,180</b>	<b>82,932</b>	<b>12,752</b>	<b>331,728</b>	<b>261,548</b>
<b>EXPENSES:</b>								
<b>ADMINISTRATIVE</b>								
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Administrative Contract	1,000	1,000		3,000	3,000		12,000	9,000
Administrative - Other		8	8		25	25	100	100
Office Supplies	21	13	(8)	27	13	(14)	50	23
Copies & Printing	92	67	(25)	488	200	(288)	800	312
Postage	137	100	(37)	373	189	(184)	1,000	627
Community Mailouts				165	200	35	200	35
Meetings		8	8	58	25	(33)	100	42
Administrative Notices	115		(115)	115		(115)	1,464	1,349
Deed Restriction Expenses	165	21	(144)	215	62	(153)	250	35
Record Storage	20	20		60	60		240	180
<b>TOTAL ADMINISTRATIVE</b>	<b>1,550</b>	<b>1,237</b>	<b>(313)</b>	<b>4,501</b>	<b>3,774</b>	<b>(727)</b>	<b>16,204</b>	<b>11,703</b>

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 3 Months Ended March 31, 2019

	MAR ACTUAL	MAR BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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<b>PROFESSIONAL SERVICES</b>								
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Legal - Corporate		42	42		125	125	500	500
Legal - Collections		125	125		375	375	1,500	1,500
Legal Coll - Billed to Owners		(63)	(63)		(188)	(188)	(750)	(750)
Legal - Deed Restrictions		21	21		62	62	250	250
Legal DR - Billed to Owners		(10)	(10)		(31)	(31)	(125)	(125)
Audit and Tax							1,100	1,100
<b>TOTAL PROFESSIONAL SERVICES</b>		<b>115</b>	<b>115</b>		<b>343</b>	<b>343</b>	<b>2,475</b>	<b>2,475</b>
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<b>GROUNDS MAINTENANCE</b>								
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Landscape Contract	1,190	1,190		3,570	3,570		14,280	10,710
Landscape Extras	2,035	125	(1,910)	2,035	375	(1,660)	1,500	(535)
Irrigation Repairs	622	83	(539)	767	250	(517)	1,000	233
Perimeter Fence Repairs		83	83		250	250	1,000	1,000
Repairs and Maintenance		417	417		1,250	1,250	5,000	5,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>3,847</b>	<b>1,898</b>	<b>(1,949)</b>	<b>6,372</b>	<b>5,695</b>	<b>(677)</b>	<b>22,780</b>	<b>16,408</b>
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<b>GENERAL MAINTENANCE</b>								
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Pest Control		125	125		375	375	1,500	1,500
<b>TOTAL GENERAL MAINTENANCE</b>		<b>125</b>	<b>125</b>		<b>375</b>	<b>375</b>	<b>1,500</b>	<b>1,500</b>
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<b>FACILITIES - POOL</b>								
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Pool Contract	725	725		2,175	2,175		37,635	35,460
Extra Services		42	42		125	125	500	500
Permits & Memberships							250	250
Supplies/Pool Tags		500	500		500	500	500	500
Repairs & Maint - Swim		208	208		625	625	2,500	2,500
Telephone	59	58	(1)	176	175	(1)	700	524
Pool Wi-Fi	69	46	(23)	207	137	(70)	550	343
Furniture & Fixtures		125	125		375	375	1,500	1,500
<b>TOTAL FACILITIES - POOL</b>	<b>853</b>	<b>1,704</b>	<b>851</b>	<b>2,558</b>	<b>4,112</b>	<b>1,554</b>	<b>44,135</b>	<b>41,577</b>
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 3 Months Ended March 31, 2019

	MAR ACTUAL	MAR 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		125	125	500	500
Repairs & Maint - Tennis		208	208		625	625	2,500	2,500
TOTAL FACILITIES - TENNIS		250	250		750	750	3,000	3,000
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FACILITIES - GENERAL								
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TOTAL FACILITIES - GENERAL								
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UTILITIES & SERVICES								
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Electricity - General	495	625	130	1,642	1,875	233	7,500	5,858
Water - General	148	625	477	3,288	1,875	(1,413)	7,500	4,212
Trash & Recycling Services	9,391	8,290	(1,101)	28,172	24,870	(3,302)	99,479	71,307
Constable Service Fees	6,587	6,587		19,761	19,761		79,044	59,283
TOTAL UTILITIES & SERVICES	16,621	16,127	(494)	52,863	48,381	(4,482)	193,523	140,660
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OTHER								
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Property Taxes							25	25
Insurance	1,217	1,302	85	3,652	3,905	253	15,622	11,970
RAP Newsletter		233	233	190	700	510	2,800	2,610
National Night Out							300	300
Website Fees		33	33		100	100	400	400
Miscellaneous		21	21		62	62	250	250
Bad Debts		42	42		125	125	500	500
Capital Reserve Contributions				44,664	25,612	(19,052)	25,612	(19,052)
TOTAL OTHER	1,217	1,631	414	48,506	30,504	(18,002)	45,509	(2,997)
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TOTAL EXPENSES	24,088	23,087	(1,001)	114,800	93,934	(20,866)	329,126	214,326
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SURPLUS (DEFICIT)	(2,360)	4,558	6,918	(44,620)	(11,002)	33,618	2,602	47,222
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