

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 May 31, 2019

Assets:

Cash

Mutual of Omaha - Operating	\$	209,467.12	
Mutual of Omaha - 13week CDAR		50,218.63	
Total Cash	\$		259,685.75

Reserve Funds

Mutual of Omaha - Reserve		84,662.20	
Total Reserve Funds			84,662.20

Assessment Receivables

2016 Assessments		659.00	
2017 Assessments		645.00	
2018 Assessments		677.00	
2019 Assessments		7,718.72	
2020 Assessments		(781.55)	
Interest on Unpaid Assessment		854.75	
Collection Fees		1,252.67	
Legal Fees		91.50	
Total Assessment Receivables			11,117.09

Other Assets

Prepaid Insurance		8,042.28	
Total Other Assets			8,042.28

Total Assets	\$	363,507.32	

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Liabilities:

Accounts Payable	\$	9,831.83	
Lien Deposit-Reichenau		2,000.00	
Deferred Assessments		151,798.50	
Total Liabilities	\$		163,630.33

Equity:

Reserve Funds			

Non-Cap Reserve Fund		99,996.81	
Non-Cap Reserve Fund Interest		165.39	
Tennis Court Rehab		(15,500.00)	
Total Reserve Funds			84,662.20

Members Equity

Members Equity		169,335.08	
Current Year Surplus (Deficit)		(54,120.29)	
Total Members Equity			115,214.79
Total Liabilities and Equity	\$		363,507.32
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WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 5 Months Ended May 31, 2019

	MAY ACTUAL	MAY 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)	108,428	108,405	(23)	260,171	151,743
Interest on Unpaid Assessments	112	83	(29)	578	417	(161)	1,000	422
Bank Interest Income	9	17	8	176	83	(93)	200	24
Advertising		42	42	216	208	(8)	500	284
Trash Reimbursement		2,196	2,196	4,392	10,980	6,588	26,352	21,960
Security Reimbursement		688	688		3,440	3,440	8,255	8,255
TOTAL OPERATING REVENUE	21,807	24,707	2,900	113,790	123,533	9,743	296,478	182,688
SWIM/TENNIS REVENUE:								

Swim & Tennis User/Sponsor		2,917	2,917		14,583	14,583	35,000	35,000
Swim & Tennis Party Rentals		21	21		104	104	250	250
TOTAL SWIM/TENNIS REVENUE		2,938	2,938		14,687	14,687	35,250	35,250
TOTAL REVENUE	21,807	27,645	5,838	113,790	138,220	24,430	331,728	217,938
EXPENSES:								
ADMINISTRATIVE								

Administrative Contract	1,000	1,000		5,000	5,000		12,000	7,000
Administrative - Other		8	8		42	42	100	100
Office Supplies	1		(1)	28	25	(3)	50	22
Copies & Printing	276	67	(209)	853	333	(520)	800	(53)
Postage		44	44	523	483	(40)	1,000	477
Community Mailouts				165	200	35	200	35
Meetings		8	8	58	42	(16)	100	42
Administrative Notices				255		(255)	1,464	1,209
Deed Restriction Expenses	165	21	(144)	380	104	(276)	250	(130)
Record Storage	20	20		100	100		240	140
TOTAL ADMINISTRATIVE	1,462	1,168	(294)	7,362	6,329	(1,033)	16,204	8,842

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For 5 Months Ended May 31, 2019

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

Legal - Corporate		42	42		208	208	500	500
Legal - Collections		125	125		625	625	1,500	1,500
Legal Coll - Billed to Owners		(63)	(63)		(313)	(313)	(750)	(750)
Legal - Deed Restrictions		21	21		104	104	250	250
Legal DR - Billed to Owners		(10)	(10)		(52)	(52)	(125)	(125)
Audit and Tax							1,100	1,100
TOTAL PROFESSIONAL SERVICES		115	115		572	572	2,475	2,475

GROUNDS MAINTENANCE								

Landscape Contract	1,190	1,190		5,950	5,950		14,280	8,330
Landscape Extras		125	125	2,035	625	(1,410)	1,500	(535)
Irrigation Repairs		83	83	767	417	(350)	1,000	233
Perimeter Fence Repairs		83	83		417	417	1,000	1,000
Pest Control Services	267		(267)	267		(267)		(267)
Repairs and Maintenance		417	417		2,083	2,083	5,000	5,000
TOTAL GROUNDS MAINTENANCE	1,457	1,898	441	9,019	9,492	473	22,780	13,761

GENERAL MAINTENANCE								

Pest Control		125	125		625	625	1,500	1,500
TOTAL GENERAL MAINTENANCE		125	125		625	625	1,500	1,500

FACILITIES - POOL								

Pool Contract	3,725	5,548	1,823	8,125	13,270	5,145	37,635	29,510
Extra Services		42	42		208	208	500	500
Permits & Memberships							250	250
Supplies/Pool Tags					500	500	500	500
Repairs & Maint - Swim		208	208	5,315	1,042	(4,273)	2,500	(2,815)
Telephone	59	58	(1)	294	292	(2)	700	406
Pool Wi-Fi	79	46	(33)	356	229	(127)	550	194
Furniture & Fixtures		125	125		625	625	1,500	1,500
TOTAL FACILITIES - POOL	3,863	6,027	2,164	14,090	16,166	2,076	44,135	30,045

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For 5 Months Ended May 31, 2019

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FACILITIES - TENNIS								
Equipment - Tennis		42	42		208	208	500	500
Repairs & Maint - Tennis		208	208		1,042	1,042	2,500	2,500
TOTAL FACILITIES - TENNIS		250	250		1,250	1,250	3,000	3,000
FACILITIES - GENERAL								
TOTAL FACILITIES - GENERAL								
UTILITIES & SERVICES								
Electricity - General	543	625	82	2,708	3,125	417	7,500	4,792
Water - General	475	625	150	3,904	3,125	(779)	7,500	3,596
Trash & Recycling Services	9,391	8,290	(1,101)	46,953	41,450	(5,503)	99,479	52,526
Constable Service Fees	6,587	6,587		32,935	32,935		79,044	46,109
TOTAL UTILITIES & SERVICES	16,996	16,127	(869)	86,500	80,635	(5,865)	193,523	107,023
OTHER								
Property Taxes							25	25
Insurance	1,217	1,302	85	6,087	6,509	422	15,622	9,535
RAP Newsletter		233	233	190	1,167	977	2,800	2,610
National Night Out							300	300
Website Fees		33	33		167	167	400	400
Miscellaneous		21	21		104	104	250	250
Bad Debts		42	42		208	208	500	500
Capital Reserve Contributions				44,664	25,612	(19,052)	25,612	(19,052)
TOTAL OTHER	1,217	1,631	414	50,941	33,767	(17,174)	45,509	(5,432)
TOTAL EXPENSES	24,995	27,341	2,346	167,912	148,836	(19,076)	329,126	161,214
SURPLUS (DEFICIT)	(3,188)	304	3,492	(54,122)	(10,616)	43,506	2,602	56,724