

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 June 30, 2019

Assets:

Cash

| | | | |
|-------------------------------|----|------------|------------|
| Mutual of Omaha - Operating | \$ | 184,244.69 | |
| Mutual of Omaha - 13week CDAR | | 50,218.63 | |
| | | | |
| Total Cash | \$ | | 234,463.32 |

Reserve Funds

| | | | |
|---------------------------|--|-----------|-----------|
| Mutual of Omaha - Reserve | | 77,429.80 | |
| | | | |
| Total Reserve Funds | | | 77,429.80 |

Assessment Receivables

| | | | |
|-------------------------------|--|----------|----------|
| 2016 Assessments | | 659.00 | |
| 2017 Assessments | | 645.00 | |
| 2018 Assessments | | 677.00 | |
| 2019 Assessments | | 5,730.72 | |
| 2020 Assessments | | (781.55) | |
| Interest on Unpaid Assessment | | 885.81 | |
| Collection Fees | | 1,146.83 | |
| Legal Fees | | 91.50 | |
| | | | |
| Total Assessment Receivables | | | 9,054.31 |

Other Assets

| | | | |
|--------------------|--|----------|----------|
| Prepaid Insurance | | 6,824.98 | |
| | | | |
| Total Other Assets | | | 6,824.98 |

| | | | |
|--------------|----|------------|--|
| Total Assets | \$ | 327,772.41 | |
| | | | |
| | | | |

WESTCHESTER OWNERS COMMITTEE
 Balance Sheet
 June 30, 2019

Liabilities:

| | | | |
|------------------------|----|------------|------------|
| Accounts Payable | \$ | 8,039.06 | |
| Lien Deposit-Reichenau | | 2,000.00 | |
| Deferred Assessments | | 130,113.00 | |
| | | | |
| Total Liabilities | \$ | | 140,152.06 |

Equity:

| | | | |
|-------------------------------|--|-------------|-----------|
| Reserve Funds | | | |
| ----- | | | |
| Non-Cap Reserve Fund | | 99,996.81 | |
| Non-Cap Reserve Fund Interest | | 192.99 | |
| Tennis Court Rehab | | (22,760.00) | |
| | | | |
| Total Reserve Funds | | | 77,429.80 |

Members Equity

| | | | |
|--------------------------------|----|-------------|------------|
| Members Equity | | 169,335.08 | |
| Current Year Surplus (Deficit) | | (59,144.53) | |
| | | | |
| Total Members Equity | | | 110,190.55 |
| | | | |
| Total Liabilities and Equity | \$ | | 327,772.41 |
| | | | ===== |

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 6 Months Ended June 30, 2019

| | JUN ACTUAL | JUN BUDGET | VARIANCE | YTD ACTUAL | YTD BUDGET | VARIANCE | ANN'L BUDGET | REMAINING |
|------------------------------------|--------------|--------------|----------------|---------------|---------------|--------------|---------------|---------------|
| | ----- | ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| PROFESSIONAL SERVICES | | | | | | | | |
| ----- | | | | | | | | |
| Legal - Corporate | 275 | 42 | (233) | 275 | 250 | (25) | 500 | 225 |
| Legal - Collections | | 125 | 125 | | 750 | 750 | 1,500 | 1,500 |
| Legal Coll - Billed to Owners | | (63) | (63) | | (375) | (375) | (750) | (750) |
| Legal - Deed Restrictions | | 21 | 21 | | 125 | 125 | 250 | 250 |
| Legal DR - Billed to Owners | | (10) | (10) | | (62) | (62) | (125) | (125) |
| Audit and Tax | | | | | | | 1,100 | 1,100 |
| TOTAL PROFESSIONAL SERVICES | 275 | 115 | (160) | 275 | 688 | 413 | 2,475 | 2,200 |
| ----- | | | | | | | | |
| GROUNDS MAINTENANCE | | | | | | | | |
| ----- | | | | | | | | |
| Landscape Contract | 1,083 | 1,190 | 107 | 7,033 | 7,140 | 107 | 14,280 | 7,247 |
| Landscape Extras | | 125 | 125 | 2,035 | 750 | (1,285) | 1,500 | (535) |
| Irrigation Repairs | 768 | 83 | (685) | 1,534 | 500 | (1,034) | 1,000 | (534) |
| Perimeter Fence Repairs | | 83 | 83 | | 500 | 500 | 1,000 | 1,000 |
| Pest Control Services | 217 | | (217) | 484 | | (484) | | (484) |
| Repairs and Maintenance | | 417 | 417 | | 2,500 | 2,500 | 5,000 | 5,000 |
| TOTAL GROUNDS MAINTENANCE | 2,068 | 1,898 | (170) | 11,086 | 11,390 | 304 | 22,780 | 11,694 |
| ----- | | | | | | | | |
| GENERAL MAINTENANCE | | | | | | | | |
| ----- | | | | | | | | |
| Pest Control | | 125 | 125 | | 750 | 750 | 1,500 | 1,500 |
| TOTAL GENERAL MAINTENANCE | | 125 | 125 | | 750 | 750 | 1,500 | 1,500 |
| ----- | | | | | | | | |
| FACILITIES - POOL | | | | | | | | |
| ----- | | | | | | | | |
| Pool Contract | 7,925 | 5,548 | (2,377) | 16,050 | 18,818 | 2,768 | 37,635 | 21,585 |
| Extra Services | | 42 | 42 | | 250 | 250 | 500 | 500 |
| Permits & Memberships | | 250 | 250 | | 250 | 250 | 250 | 250 |
| Supplies/Pool Tags | 376 | | (376) | 376 | 500 | 124 | 500 | 124 |
| Repairs & Maint - Swim | 60 | 208 | 148 | 5,375 | 1,250 | (4,125) | 2,500 | (2,875) |
| Telephone | 59 | 58 | (1) | 353 | 350 | (3) | 700 | 347 |
| Pool Wi-Fi | 79 | 46 | (33) | 435 | 275 | (160) | 550 | 115 |
| Furniture & Fixtures | | 125 | 125 | | 750 | 750 | 1,500 | 1,500 |
| TOTAL FACILITIES - POOL | 8,499 | 6,277 | (2,222) | 22,589 | 22,443 | (146) | 44,135 | 21,546 |
| ----- | | | | | | | | |

WESTCHESTER OWNERS COMMITTEE
STATEMENT OF REVENUES & EXPENSES
For 6 Months Ended June 30, 2019

| | JUN ACTUAL | JUN BUDGET | VARIANCE | YTD ACTUAL | YTD BUDGET | VARIANCE | ANN'L BUDGET | REMAINING |
|-------------------------------|------------|------------|----------|------------|------------|----------|--------------|-----------|
| | ----- | ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| FACILITIES - TENNIS | | | | | | | | |
| ----- | | | | | | | | |
| Equipment - Tennis | | 42 | 42 | | 250 | 250 | 500 | 500 |
| Repairs & Maint - Tennis | | 208 | 208 | | 1,250 | 1,250 | 2,500 | 2,500 |
| TOTAL FACILITIES - TENNIS | | 250 | 250 | | 1,500 | 1,500 | 3,000 | 3,000 |
| ----- | | | | | | | | |
| FACILITIES - GENERAL | | | | | | | | |
| ----- | | | | | | | | |
| TOTAL FACILITIES - GENERAL | | | | | | | | |
| ----- | | | | | | | | |
| UTILITIES & SERVICES | | | | | | | | |
| ----- | | | | | | | | |
| Electricity - General | 544 | 625 | 81 | 3,252 | 3,750 | 498 | 7,500 | 4,248 |
| Water - General | 456 | 625 | 169 | 4,360 | 3,750 | (610) | 7,500 | 3,140 |
| Trash & Recycling Services | 9,391 | 8,290 | (1,101) | 56,344 | 49,739 | (6,605) | 99,479 | 43,135 |
| Constable Service Fees | 6,653 | 6,587 | (66) | 39,588 | 39,522 | (66) | 79,044 | 39,456 |
| TOTAL UTILITIES & SERVICES | 17,044 | 16,127 | (917) | 103,544 | 96,761 | (6,783) | 193,523 | 89,979 |
| ----- | | | | | | | | |
| OTHER | | | | | | | | |
| ----- | | | | | | | | |
| Property Taxes | | | | | | | 25 | 25 |
| Insurance | 1,414 | 1,302 | (112) | 7,501 | 7,811 | 310 | 15,622 | 8,121 |
| RAP Newsletter | | 233 | 233 | 190 | 1,400 | 1,210 | 2,800 | 2,610 |
| National Night Out | | | | | | | 300 | 300 |
| Website Fees | 263 | 33 | (230) | 263 | 200 | (63) | 400 | 137 |
| Miscellaneous | | 21 | 21 | | 125 | 125 | 250 | 250 |
| Bad Debts | | 42 | 42 | | 250 | 250 | 500 | 500 |
| Capital Reserve Contributions | | | | 44,664 | 25,612 | (19,052) | 25,612 | (19,052) |
| TOTAL OTHER | 1,677 | 1,631 | (46) | 52,618 | 35,398 | (17,220) | 45,509 | (7,109) |
| ----- | | | | | | | | |
| TOTAL EXPENSES | 30,758 | 27,591 | (3,167) | 198,669 | 176,428 | (22,241) | 329,126 | 130,457 |
| ----- | | | | | | | | |
| SURPLUS (DEFICIT) | (5,025) | 54 | 5,079 | (59,145) | (10,565) | 48,580 | 2,602 | 61,747 |
| ===== | | | | | | | | |