

WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 September 30, 2019

Assets:

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Cash

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Mutual of Omaha - Operating	\$	141,489.72		
Mutual of Omaha - 13week CDAR		50,312.62		
Total Cash			\$	191,802.34

Reserve Funds

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Mutual of Omaha - Reserve		77,507.91		
Total Reserve Funds				77,507.91

Assessment Receivables

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2016 Assessments		659.00		
2017 Assessments		645.00		
2018 Assessments		677.00		
2019 Assessments		2,533.64		
2020 Assessments		(781.55)		
Interest on Unpaid Assessment		774.58		
Collection Fees		602.67		
Legal Fees		2,162.99		
Total Assessment Receivables				7,273.33

Other Assets

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Prepaid Insurance		3,173.08		
Total Other Assets				3,173.08

Total Assets			\$	279,756.66
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WESTCHESTER OWNERS COMMITTEE  
 Balance Sheet  
 September 30, 2019

Liabilities:

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Accounts Payable	\$	12,315.10	
Lien Deposit-Reichenau		2,000.00	
Deferred Assessments		65,056.50	
Total Liabilities	\$		79,371.60

Equity:

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Reserve Funds			
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Non-Cap Reserve Fund		99,996.81	
Non-Cap Reserve Fund Interest		271.10	
Tennis Court Rehab		(22,760.00)	
Total Reserve Funds			77,507.91

Members Equity

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Members Equity		124,671.08	
Current Year Surplus (Deficit)		(1,793.93)	
Total Members Equity			122,877.15
Total Liabilities and Equity	\$		279,756.66
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WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2019

	SEP ACTUAL	SEP 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)	195,170	195,128	(42)	260,171	65,001
Interest on Unpaid Assessments	34	83	49	744	750	6	1,000	256
Bank Interest Income	6	17	11	300	150	(150)	200	(100)
Advertising		42	42	216	375	159	500	284
Trash Reimbursement		2,196	2,196	4,392	19,764	15,372	26,352	21,960
Security Reimbursement		688	688	3,980	6,191	2,211	8,255	4,275
<b>TOTAL OPERATING REVENUE</b>	<b>21,726</b>	<b>24,707</b>	<b>2,981</b>	<b>204,802</b>	<b>222,358</b>	<b>17,556</b>	<b>296,478</b>	<b>91,676</b>
<b>SWIM/TENNIS REVENUE:</b>								
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Swim & Tennis User/Sponsor	12,839	2,917	(9,922)	40,274	26,250	(14,024)	35,000	(5,274)
Swim & Tennis Party Rentals		21	21		187	187	250	250
<b>TOTAL SWIM/TENNIS REVENUE</b>	<b>12,839</b>	<b>2,938</b>	<b>(9,901)</b>	<b>40,274</b>	<b>26,437</b>	<b>(13,837)</b>	<b>35,250</b>	<b>(5,024)</b>
<b>TOTAL REVENUE</b>	<b>34,565</b>	<b>27,645</b>	<b>(6,920)</b>	<b>245,076</b>	<b>248,795</b>	<b>3,719</b>	<b>331,728</b>	<b>86,652</b>
<b>EXPENSES:</b>								
<b>ADMINISTRATIVE</b>								
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Administrative Contract	1,000	1,000		9,000	9,000		12,000	3,000
Administrative - Other		8	8	21	75	54	100	79
Office Supplies				28	25	(3)	50	22
Copies & Printing	29	67	38	1,236	600	(636)	800	(436)
Postage	36	44	8	734	661	(73)	1,000	266
Community Mailouts				165	200	35	200	35
Meetings		8	8	58	75	17	100	42
Administrative Notices				280		(280)	1,464	1,184
Deed Restriction Expenses	55	21	(34)	645	187	(458)	250	(395)
Record Storage	20	20		180	180		240	60
<b>TOTAL ADMINISTRATIVE</b>	<b>1,140</b>	<b>1,168</b>	<b>28</b>	<b>12,347</b>	<b>11,003</b>	<b>(1,344)</b>	<b>16,204</b>	<b>3,857</b>

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2019

	SEP ACTUAL	SEP BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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PROFESSIONAL SERVICES								
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Legal - Corporate	491	42	(449)	1,392	375	(1,017)	500	(892)
Legal - Collections	1,733	125	(1,608)	2,317	1,125	(1,192)	1,500	(817)
Legal Coll - Billed to Owners	(1,733)	(63)	1,670	(2,317)	(563)	1,754	(750)	1,567
Legal - Deed Restrictions	10	21	11	95	187	92	250	155
Legal DR - Billed to Owners	(10)	(10)		(95)	(94)	1	(125)	(30)
Audit/Tax/Survey				4,375	1,100	(3,275)	1,100	(3,275)
<b>TOTAL PROFESSIONAL SERVICES</b>	<b>491</b>	<b>115</b>	<b>(376)</b>	<b>5,767</b>	<b>2,130</b>	<b>(3,637)</b>	<b>2,475</b>	<b>(3,292)</b>
GROUNDS MAINTENANCE								
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Landscape Contract	1,083	1,190	107	10,283	10,710	427	14,280	3,997
Landscape Extras		125	125	2,035	1,125	(910)	1,500	(535)
Irrigation Repairs		83	83	1,534	750	(784)	1,000	(534)
Perimeter Fence Repairs		83	83		750	750	1,000	1,000
Repairs and Maintenance		417	417		3,750	3,750	5,000	5,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>1,083</b>	<b>1,898</b>	<b>815</b>	<b>13,852</b>	<b>17,085</b>	<b>3,233</b>	<b>22,780</b>	<b>8,928</b>
GENERAL MAINTENANCE								
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Pest Control	217	125	(92)	1,184	1,125	(59)	1,500	316
<b>TOTAL GENERAL MAINTENANCE</b>	<b>217</b>	<b>125</b>	<b>(92)</b>	<b>1,184</b>	<b>1,125</b>	<b>(59)</b>	<b>1,500</b>	<b>316</b>
FACILITIES - POOL								
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Pool Contract	1,875	5,548	3,673	35,275	35,460	185	37,635	2,360
Extra Services	192	42	(150)	192	375	183	500	308
Permits & Memberships					250	250	250	250
Supplies/Pool Tags				376	500	124	500	124
Repairs & Maint - Swim	104	208	104	5,552	1,875	(3,677)	2,500	(3,052)
Telephone	59	58	(1)	531	525	(6)	700	169
Pool Wi-Fi	80	46	(34)	675	412	(263)	550	(125)
Furniture & Fixtures		125	125		1,125	1,125	1,500	1,500
<b>TOTAL FACILITIES - POOL</b>	<b>2,310</b>	<b>6,027</b>	<b>3,717</b>	<b>42,601</b>	<b>40,522</b>	<b>(2,079)</b>	<b>44,135</b>	<b>1,534</b>

WESTCHESTER OWNERS COMMITTEE  
STATEMENT OF REVENUES & EXPENSES  
For 9 Months Ended September 30, 2019

	SEP ACTUAL	SEP BUDGET	VARIANCE	YTD ACTUAL	YTD BUDGET	VARIANCE	ANN'L BUDGET	REMAINING
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<b>FACILITIES - TENNIS</b>								
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Equipment - Tennis		42	42		375	375	500	500
Repairs & Maint - Tennis		208	208	2,000	1,875	(125)	2,500	500
<b>TOTAL FACILITIES - TENNIS</b>		<b>250</b>	<b>250</b>	<b>2,000</b>	<b>2,250</b>	<b>250</b>	<b>3,000</b>	<b>1,000</b>
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<b>FACILITIES - GENERAL</b>								
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<b>TOTAL FACILITIES - GENERAL</b>								
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<b>UTILITIES &amp; SERVICES</b>								
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Electricity - General	510	625	115	4,796	5,625	829	7,500	2,704
Water - General	1,107	625	(482)	7,610	5,625	(1,985)	7,500	(110)
Trash & Recycling Services	9,391	8,290	(1,101)	84,516	74,609	(9,907)	99,479	14,963
Constable Service Fees	6,587	6,587		59,349	59,283	(66)	79,044	19,695
<b>TOTAL UTILITIES &amp; SERVICES</b>	<b>17,595</b>	<b>16,127</b>	<b>(1,468)</b>	<b>156,271</b>	<b>145,142</b>	<b>(11,129)</b>	<b>193,523</b>	<b>37,252</b>
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<b>OTHER</b>								
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Property Taxes							25	25
Insurance	1,217	1,302	85	11,153	11,716	563	15,622	4,469
RAP Newsletter		233	233	190	2,100	1,910	2,800	2,610
Community Events				192		(192)		(192)
National Night Out	466		(466)	466		(466)	300	(166)
Website Fees		33	33	263	300	37	400	137
Miscellaneous		21	21		187	187	250	250
Bad Debts	583	42	(541)	583	375	(208)	500	(83)
Capital Reserve Contributions					25,612	25,612	25,612	25,612
<b>TOTAL OTHER</b>	<b>2,266</b>	<b>1,631</b>	<b>(635)</b>	<b>12,847</b>	<b>40,290</b>	<b>27,443</b>	<b>45,509</b>	<b>32,662</b>
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<b>TOTAL EXPENSES</b>	<b>25,102</b>	<b>27,341</b>	<b>2,239</b>	<b>246,869</b>	<b>259,547</b>	<b>12,678</b>	<b>329,126</b>	<b>82,257</b>
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<b>SURPLUS (DEFICIT)</b>	<b>9,463</b>	<b>304</b>	<b>(9,159)</b>	<b>(1,793)</b>	<b>(10,752)</b>	<b>(8,959)</b>	<b>2,602</b>	<b>4,395</b>
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