

Winchester Country Maintenance Association

Balance Sheet Standard

Posted 12/31/2019

	Operating	Reserve	Total
Assets			
<u>Cash Operating</u>			
New 1st Ntnl Chkg 5721	16,157.41		16,157.41
New 1st Ntnl MM/LB 5729	212,965.50		212,965.50
New 1st Ntnl 7481 Debit Card	2,500.00		2,500.00
Iberia B CD 2/18/20 2.4%	103,139.12		103,139.12
<u>Total Cash Operating</u>	<u>334,762.03</u>		<u>334,762.03</u>
<u>Cash Reserve</u>			
RSRV-Iberia CO.CD 8/18/20 2		110,641.64	110,641.64
RSRV-Allegiance B CD 9/30/2		186,439.06	186,439.06
RSRV-Iberia Bank6767		551,498.91	551,498.91
RSRV-Iberia B.CD 6/29/202.4'		119,668.86	119,668.86
RSRV-New 1st Ntnl MM 8049		126,491.99	126,491.99
<u>Total Cash Reserve</u>		<u>1,094,740.46</u>	<u>1,094,740.46</u>
<u>Accounts Receivable</u>			
Accounts Receivable	1,510.69		1,510.69
Accounts Receivable- Other	2,977.86		2,977.86
<u>Total Accounts Receivable</u>	<u>4,488.55</u>		<u>4,488.55</u>
<u>Assessments Receivable</u>			
Assessments Receivable	2,140.90		2,140.90
2011 Assessment Receivable	630.00		630.00
2012 Assessment Receivable	630.00		630.00
2013 Assessment Receivable	630.00		630.00
2014 Assessment Receivable	630.00		630.00
2015 Assessment Receivable	1,008.75		1,008.75
2016 Assessment Receivable	1,890.00		1,890.00
2017 Assessment Receivable	4,176.93		4,176.93
2018 Assessment Receivable	9,831.04		9,831.04
2019 Assessment Receivable	25,020.85		25,020.85
Late Fees Receivable	15,123.71		15,123.71
Collection Exp. Receivable	53,984.13		53,984.13
Legal Exp. D/R Receivable	2,733.73		2,733.73
D/R Reinforcement Receivable	244.34		244.34
Fines Receivable	21,720.75		21,720.75
Misc. Receivable	537.33		537.33
Allow. for Doubtful Accts	(28,000.00)		(28,000.00)
<u>Total Assessments Receivable</u>	<u>112,932.46</u>		<u>112,932.46</u>
<u>Other Assets</u>			
Prepaid Expenses	11,528.00		11,528.00
Prepaid Insurance	6,638.43		6,638.43
<u>Total Other Assets</u>	<u>18,166.43</u>		<u>18,166.43</u>
<u>Total Assets</u>	<u>470,349.47</u>	<u>1,094,740.46</u>	<u>1,565,089.93</u>
Liabilities & Equity			
<u>Liability</u>			
Accounts Payable	124.75		124.75
Accounts Payable - Other	17,985.43		17,985.43

Winchester Country Maintenance Association

Balance Sheet Standard

Posted 12/31/2019

Liabilities & Equity

Liability

Prepaid Assessments	200,092.15		200,092.15
<u>Total Liability</u>	<u>218,202.33</u>		<u>218,202.33</u>

Equity

Operating Retained Earnings	194,528.52		194,528.52
RSRV Retained Earnings		1,139,487.62	1,139,487.62
Net Income (Loss)	57,618.62	(44,747.16)	12,871.46
<u>Total Equity</u>	<u>252,147.14</u>	<u>1,094,740.46</u>	<u>1,346,887.60</u>
<u>Total Liabilities & Equity</u>	<u>470,349.47</u>	<u>1,094,740.46</u>	<u>1,565,089.93</u>

Winchester Country Maintenance Association

Income Statement Budget Comparison/ Code

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
REVENUES								
<u>Revenue</u>								
41000	Assessment Earned	41,343.75	41,685.00	(341.25)	499,590.00	500,220.00	(630.00)	500,220.00
42000	Late Fees Income	384.75	208.70	176.05	6,238.96	2,500.00	3,738.96	2,500.00
42500	Legal - Collection Costs Re	3,918.84	2,250.00	1,668.84	35,623.31	27,000.00	8,623.31	27,000.00
42550	Legal D/R Fees Reibsmt	0.00	83.70	(83.70)	996.91	1,000.00	(3.09)	1,000.00
42600	Mowing, D/R Reibsmt	0.00	8.70	(8.70)	59.54	100.00	(40.46)	100.00
42650	Fine Income	3,300.00	416.30	2,883.70	17,925.00	5,000.00	12,925.00	5,000.00
42800	Opr.-Trsf to Reserve	(2,083.33)	(2,083.33)	0.00	(25,000.00)	(25,000.00)	0.00	(25,000.00)
43000	Interest Income	727.08	125.00	602.08	5,952.13	1,500.00	4,452.13	1,500.00
46000	Swim Team Pool Use	0.00	0.00	0.00	775.00	0.00	775.00	0.00
47000	Constable Patrol Reimb.	10,269.34	10,412.50	(143.16)	123,051.22	124,950.00	(1,898.78)	124,950.00
47500	Pool Use Agreement	0.00	833.70	(833.70)	8,175.00	10,000.00	(1,825.00)	10,000.00
48000	Clubhouse Rental Fee	0.00	166.30	(166.30)	3,070.00	2,000.00	1,070.00	2,000.00
49100	Insurance Claim	0.00	0.00	0.00	678.86	0.00	678.86	0.00
49200	Tennis Court Key/Pool	0.00	83.70	(83.70)	1,320.00	1,000.00	320.00	1,000.00
49300	Utility Refund- Usage/Tax ,	0.00	0.00	0.00	13,121.92	0.00	13,121.92	0.00
49500	Misc. Income	0.00	12.50	(12.50)	0.00	150.00	(150.00)	150.00
TOTAL Revenue		<u>57,860.43</u>	<u>54,202.77</u>	<u>3,657.66</u>	<u>691,577.85</u>	<u>650,420.00</u>	<u>41,157.85</u>	<u>650,420.00</u>
TOTAL REVENUES		<u>57,860.43</u>	<u>54,202.77</u>	<u>3,657.66</u>	<u>691,577.85</u>	<u>650,420.00</u>	<u>41,157.85</u>	<u>650,420.00</u>
EXPENSES								
<u>Audit & Taxes</u>								
51000	Audit & Tax Preparation	0.00	3,050.00	3,050.00	3,050.00	3,050.00	0.00	3,050.00
51210	Federal Income Tax	(133.00)	0.00	133.00	(133.00)	0.00	133.00	0.00
51230	Property Tax	17.46	18.40	0.94	19.06	20.00	0.94	20.00
TOTAL Audit & Taxes		<u>(115.54)</u>	<u>3,068.40</u>	<u>3,183.94</u>	<u>2,936.06</u>	<u>3,070.00</u>	<u>133.94</u>	<u>3,070.00</u>
<u>Committees Expense</u>								
52130	Community Events	249.48	333.70	84.22	1,659.49	4,000.00	2,340.51	4,000.00
TOTAL Committees Expense		<u>249.48</u>	<u>333.70</u>	<u>84.22</u>	<u>1,659.49</u>	<u>4,000.00</u>	<u>2,340.51</u>	<u>4,000.00</u>
<u>Common Area Maintenance</u>								
52200	General Repairs/Maintenanc	30.79	583.70	552.91	5,676.43	7,000.00	1,323.57	7,000.00
52600	Pest Control	0.00	21.20	21.20	314.20	250.00	(64.20)	250.00
52700	Signage	0.00	41.30	41.30	0.00	500.00	500.00	500.00
52800	Misc. Repairs	0.00	25.00	25.00	21.28	300.00	278.72	300.00
TOTAL Common Area Maintenance		<u>30.79</u>	<u>671.20</u>	<u>640.41</u>	<u>6,011.91</u>	<u>8,050.00</u>	<u>2,038.09</u>	<u>8,050.00</u>
<u>Insurance</u>								
54150	Ins.-Package	2,312.41	2,151.90	(160.51)	27,241.61	25,825.00	(1,416.61)	25,825.00
54180	Ins.-Workers Comp.	0.00	0.00	0.00	115.00	0.00	(115.00)	0.00
TOTAL Insurance		<u>2,312.41</u>	<u>2,151.90</u>	<u>(160.51)</u>	<u>27,356.61</u>	<u>25,825.00</u>	<u>(1,531.61)</u>	<u>25,825.00</u>
<u>Landscape Expense</u>								
55010	Landscape Contract	3,086.63	2,638.40	(448.23)	36,618.30	31,663.00	(4,955.30)	31,663.00
55100	Landscape Tree Maintene	0.00	83.70	83.70	773.98	1,000.00	226.02	1,000.00
55300	Irrigation Repairs	0.00	166.30	166.30	1,143.51	2,000.00	856.49	2,000.00
55400	Seasonal Color	2,416.14	416.30	(1,999.84)	4,832.28	5,000.00	167.72	5,000.00
55800	Deed Restriction - Mowing	0.00	41.30	41.30	59.54	500.00	440.46	500.00

Winchester Country Maintenance Association

Income Statement Budget Comparison/ Code

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
55880 Deed Restriction - Other	0.00	41.30	41.30	0.00	500.00	500.00	500.00
TOTAL Landscape Expense	5,502.77	3,387.30	(2,115.47)	43,427.61	40,663.00	(2,764.61)	40,663.00
<u>Legal Expenses</u>							
58110 Legal Collections	4,649.32	2,500.00	(2,149.32)	37,397.62	30,000.00	(7,397.62)	30,000.00
58120 Legal Corporate	0.00	83.70	83.70	2,059.16	1,000.00	(1,059.16)	1,000.00
58130 Legal Deed Restrictions	725.00	208.70	(516.30)	7,155.96	2,500.00	(4,655.96)	2,500.00
TOTAL Legal Expenses	5,374.32	2,792.40	(2,581.92)	46,612.74	33,500.00	(13,112.74)	33,500.00
<u>Office/Administrative</u>							
58200 Management Services	3,890.60	3,890.40	(0.20)	46,687.20	46,687.00	(0.20)	46,687.00
58310 Bank Charges	0.00	3.80	3.80	14.95	50.00	35.05	50.00
58320 Copies & Printing	240.75	416.30	175.55	4,169.89	5,000.00	830.11	5,000.00
58360 Coupons & Statements	6,170.13	250.00	(5,920.13)	6,194.13	3,000.00	(3,194.13)	3,000.00
58450 Misc. Office Expense	0.00	66.30	66.30	1,321.01	800.00	(521.01)	800.00
58500 Meeting Expense	0.00	83.70	83.70	1,503.43	1,000.00	(503.43)	1,000.00
58600 Newsletter / Mailouts	50.00	208.70	158.70	2,103.00	2,500.00	397.00	2,500.00
58650 Office Supplies	0.00	62.50	62.50	344.96	750.00	405.04	750.00
58700 Postage & Delivery	273.25	333.70	60.45	4,967.07	4,000.00	(967.07)	4,000.00
58900 Website Hosting	0.00	45.00	45.00	460.75	540.00	79.25	540.00
TOTAL Office/Administrative	10,624.73	5,360.40	(5,264.33)	67,766.39	64,327.00	(3,439.39)	64,327.00
<u>Other Expenses</u>							
50200 Bad Debt	0.00	416.30	416.30	11,656.56	5,000.00	(6,656.56)	5,000.00
62000 Patrol Service	16,667.60	17,815.80	1,148.20	187,735.78	213,783.00	26,047.22	213,783.00
62100 Patrol Service- Fuel Reimt	230.00	0.00	(230.00)	1,665.00	0.00	(1,665.00)	0.00
TOTAL Other Expenses	16,897.60	18,232.10	1,334.50	201,057.34	218,783.00	17,725.66	218,783.00
<u>Pool / Recreation Center</u>							
59010 Pool Management Contrac	988.00	3,968.70	2,980.70	51,155.12	47,620.00	(3,535.12)	47,620.00
59050 Pool Chemicals / Supplies	108.25	598.20	489.95	4,037.81	7,185.00	3,147.19	7,185.00
59100 Pool Equipment	0.00	83.70	83.70	3,148.35	1,000.00	(2,148.35)	1,000.00
59300 Pool Repairs	590.21	416.30	(173.91)	14,344.73	5,000.00	(9,344.73)	5,000.00
59740 Telecomm.-Pool Phone	540.47	375.00	(165.47)	6,183.95	4,500.00	(1,683.95)	4,500.00
59800 Clbhse Exterior Building R	0.00	83.70	83.70	304.89	1,000.00	695.11	1,000.00
59820 Clbhse Mintn./Repairs	0.00	166.30	166.30	0.00	2,000.00	2,000.00	2,000.00
59830 Clubhouse Supplies	0.00	25.00	25.00	404.36	300.00	(104.36)	300.00
59850 Clubhse Professional Fees	1,100.00	1,000.00	(100.00)	12,700.00	12,000.00	(700.00)	12,000.00
59900 Janitorial Services	0.00	8.70	8.70	300.00	100.00	(200.00)	100.00
60100 Tennis Court Maint./Repair	0.00	25.00	25.00	1,716.33	300.00	(1,416.33)	300.00
60200 Monitoring Serv. Contract	273.71	166.30	(107.41)	3,274.10	2,000.00	(1,274.10)	2,000.00
60300 Payroll Maintenance	1,650.00	1,500.00	(150.00)	19,050.00	18,000.00	(1,050.00)	18,000.00
60400 Rec. Ctr. - Misc Expense	0.00	41.30	41.30	0.00	500.00	500.00	500.00
61200 Water Pool/ Rec. Center	299.11	166.30	(132.81)	6,269.77	2,000.00	(4,269.77)	2,000.00
TOTAL Pool / Recreation Center	5,549.75	8,624.50	3,074.75	122,889.41	103,505.00	(19,384.41)	103,505.00
<u>Utility</u>							
61100 Electric-Common Area	689.42	1,916.30	1,226.88	22,809.88	23,000.00	190.12	23,000.00
61120 Electric-Street Lights	219.67	9,833.70	9,614.03	87,671.77	118,000.00	30,328.23	118,000.00
61300 Water Irrigation	360.16	125.00	(235.16)	3,760.02	1,500.00	(2,260.02)	1,500.00

Winchester Country Maintenance Association

Income Statement Budget Comparison/ Code

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
TOTAL Utility	1,269.25	11,875.00	10,605.75	114,241.67	142,500.00	28,258.33	142,500.00
TOTAL EXPENSES	47,695.56	56,496.90	8,801.34	633,959.23	644,223.00	10,263.77	644,223.00
Excess Revenue / Expense	10,164.87	(2,294.13)	12,459.00	57,618.62	6,197.00	51,421.62	6,197.00

Winchester Country Maintenance Association Income Statement Budget Comparison/ Code

Posted 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month Reserve			Year to Date Reserve			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
REVENUES							
<u>Reserve Income</u>							
42900 RSRV-Trsf from Opr. Func	2,083.33	2,083.33	0.00	25,000.00	25,000.00	0.00	25,000.00
43100 RSRV Interest Income	2,076.61	0.00	2,076.61	20,014.68	0.00	20,014.68	0.00
TOTAL Reserve Income	<u>4,159.94</u>	<u>2,083.33</u>	<u>2,076.61</u>	<u>45,014.68</u>	<u>25,000.00</u>	<u>20,014.68</u>	<u>25,000.00</u>
TOTAL REVENUES	<u>4,159.94</u>	<u>2,083.33</u>	<u>2,076.61</u>	<u>45,014.68</u>	<u>25,000.00</u>	<u>20,014.68</u>	<u>25,000.00</u>
EXPENSES							
<u>Reserve Expenses</u>							
70500 Reserve Study	1,875.00	0.00	(1,875.00)	3,750.00	0.00	(3,750.00)	0.00
70700 RSRV- Clbhouse Renovati	0.00	0.00	0.00	12,122.06	0.00	(12,122.06)	0.00
72100 RSRV- Misc Repairs	8,490.00	0.00	(8,490.00)	26,795.92	0.00	(26,795.92)	0.00
75000 RSRV - Parks	0.00	0.00	0.00	2,644.67	0.00	(2,644.67)	0.00
75100 RSRV - Roof Repairs	0.00	0.00	0.00	35,193.09	0.00	(35,193.09)	0.00
76100 RSRV-Pool Fencing	0.00	0.00	0.00	9,256.10	0.00	(9,256.10)	0.00
TOTAL Reserve Expenses	<u>10,365.00</u>	<u>0.00</u>	<u>(10,365.00)</u>	<u>89,761.84</u>	<u>0.00</u>	<u>(89,761.84)</u>	<u>0.00</u>
TOTAL EXPENSES	<u>10,365.00</u>	<u>0.00</u>	<u>(10,365.00)</u>	<u>89,761.84</u>	<u>0.00</u>	<u>(89,761.84)</u>	<u>0.00</u>
Excess Revenue / Expense	<u>(6,205.06)</u>	<u>2,083.33</u>	<u>(8,288.39)</u>	<u>(44,747.16)</u>	<u>25,000.00</u>	<u>(69,747.16)</u>	<u>25,000.00</u>