

# Winchester Country Maintenance Association

## Balance Sheet Standard

Posted 11/30/2019

	Operating	Reserve	Total
<b>Assets</b>			
<u>Cash Operating</u>			
New 1st Ntnl Chkg 5721	39,708.01		39,708.01
New 1st Ntnl MMLB 5729	102,482.43		102,482.43
New 1st Ntnl 7481 Debit Card	47.26		47.26
Iberia B CD 2/18/20 2.4%	102,531.52		102,531.52
<u>Total Cash Operating</u>	<u>244,769.22</u>		<u>244,769.22</u>
<u>Cash Reserve</u>			
RSRV-Iberia CO.CD 8/18/20 2		109,910.34	109,910.34
RSRV-Allegiance B CD 9/30/2		186,439.06	186,439.06
RSRV-Iberia Bank6767		550,265.93	550,265.93
RSRV-Iberia B.CD 6/29/202.4'		119,668.86	119,668.86
RSRV-New 1st Ntnl MM 8049		134,661.33	134,661.33
<u>Total Cash Reserve</u>		<u>1,100,945.52</u>	<u>1,100,945.52</u>
<u>Accounts Receivable</u>			
Accounts Receivable	2,900.32		2,900.32
Accounts Receivable- Other	2,977.86		2,977.86
<u>Total Accounts Receivable</u>	<u>5,878.18</u>		<u>5,878.18</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	25,335.85		25,335.85
Late Fees Receivable	14,733.23		14,733.23
Collection Exp. Receivable	49,855.29		49,855.29
Legal Exp. D/R Receivable	2,733.73		2,733.73
D/R Reinforcement Receivable	244.34		244.34
Fines Receivable	18,420.75		18,420.75
Misc. Receivable	537.33		537.33
Allow. for Doubtful Accts	(28,000.00)		(28,000.00)
<u>Total Assessments Receivable</u>	<u>105,428.14</u>		<u>105,428.14</u>
<u>Other Assets</u>			
Prepaid Expenses	12,510.00		12,510.00
Prepaid Insurance	9,065.84		9,065.84
<u>Total Other Assets</u>	<u>21,575.84</u>		<u>21,575.84</u>
<u>Total Assets</u>	<u>377,651.38</u>	<u>1,100,945.52</u>	<u>1,478,596.90</u>

### Liabilities & Equity

<u>Liability</u>			
Accounts Payable - Other	17,493.95		17,493.95
Prepaid Assessments	75,909.93		75,909.93

Winchester Country Maintenance Association

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**Liabilities & Equity**

<u>Liability</u>			
Unearned Assessment	41,658.75		41,658.75
<b>Total Liability</b>	<b>135,062.63</b>		<b>135,062.63</b>
<u>Equity</u>			
Operating Retained Earnings	194,528.52		194,528.52
RSRV Retained Earnings		1,139,487.62	1,139,487.62
Net Income (Loss)	48,060.23	(38,542.10)	9,518.13
<b>Total Equity</b>	<b>242,588.75</b>	<b>1,100,945.52</b>	<b>1,343,534.27</b>
<b>Total Liabilities &amp; Equity</b>	<b>377,651.38</b>	<b>1,100,945.52</b>	<b>1,478,596.90</b>

# Winchester Country Maintenance Association Income Statement Budget Comparison/ Code

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	Current Month Operating			Year to Date Operating			Annual	
	Fund	Budget	Variance	Fund	Budget	Variance		
<b>REVENUES</b>								
<b>Revenue</b>								
41000	Assessment Earned	41,658.75	41,685.00	(26.25)	458,246.25	458,535.00	(288.75)	500,220.00
42000	Late Fees Income	407.43	208.30	199.13	5,854.21	2,291.30	3,562.91	2,500.00
42500	Legal - Collection Costs R	6,062.92	2,250.00	3,812.92	31,704.47	24,750.00	6,954.47	27,000.00
42550	Legal D/R Fees Reibsmt	0.00	83.30	(83.30)	996.91	916.30	80.61	1,000.00
42600	Mowing, D/R Reibsmt	0.00	8.30	(8.30)	59.54	91.30	(31.76)	100.00
42650	Fine Income	1,900.00	416.70	1,483.30	14,625.00	4,583.70	10,041.30	5,000.00
42800	Opr.-Trsf to Reserve	(2,083.33)	(2,083.33)	0.00	(22,916.67)	(22,916.67)	0.00	(25,000.00)
43000	Interest Income	47.90	125.00	(77.10)	5,225.05	1,375.00	3,850.05	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)	112,781.88	114,537.50	(1,755.62)	124,950.00
47500	Pool Use Agreement	0.00	833.30	(833.30)	8,175.00	9,166.30	(991.30)	10,000.00
48000	Clubhouse Rental Fee	0.00	166.70	(166.70)	3,070.00	1,833.70	1,236.30	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	83.30	(83.30)	1,320.00	916.30	403.70	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	137.50	(137.50)	150.00
TOTAL Revenue		58,263.01	54,201.57	4,061.44	633,717.42	596,217.23	37,500.19	650,420.00
TOTAL REVENUES		58,263.01	54,201.57	4,061.44	633,717.42	596,217.23	37,500.19	650,420.00
<b>EXPENSES</b>								
<b>Audit &amp; Taxes</b>								
51000	Audit & Tax Preparation	3,050.00	0.00	(3,050.00)	3,050.00	0.00	(3,050.00)	3,050.00
51230	Property Tax	0.00	0.00	0.00	1.60	1.60	0.00	20.00
TOTAL Audit & Taxes		3,050.00	0.00	(3,050.00)	3,051.60	1.60	(3,050.00)	3,070.00
<b>Committees Expense</b>								
52130	Community Events	500.00	333.30	(166.70)	1,410.01	3,666.30	2,256.29	4,000.00
TOTAL Committees Expense		500.00	333.30	(166.70)	1,410.01	3,666.30	2,256.29	4,000.00
<b>Common Area Maintenance</b>								
52200	General Repairs/Maintena	140.03	583.30	443.27	5,645.64	6,416.30	770.66	7,000.00
52600	Pest Control	61.46	20.80	(40.66)	314.20	228.80	(85.40)	250.00
52700	Signage	0.00	41.70	41.70	0.00	458.70	458.70	500.00
52800	Misc. Repairs	0.00	25.00	25.00	21.28	275.00	253.72	300.00
TOTAL Common Area Maintenanc		201.49	670.80	469.31	5,981.12	7,378.80	1,397.68	8,050.00
<b>Insurance</b>								
54150	Ins.-Package	2,312.41	2,152.10	(160.31)	24,929.20	23,673.10	(1,256.10)	25,825.00
TOTAL Insurance		2,312.41	2,152.10	(160.31)	24,929.20	23,673.10	(1,256.10)	25,825.00
<b>Landscape Expense</b>								
55010	Landscape Contract	3,086.63	2,638.60	(448.03)	33,531.67	29,024.60	(4,507.07)	31,663.00
55100	Landscape Tree Maintene	0.00	83.30	83.30	773.98	916.30	142.32	1,000.00
55300	Irrigation Repairs	0.00	166.70	166.70	1,143.51	1,833.70	690.19	2,000.00
55400	Seasonal Color	0.00	416.70	416.70	2,416.14	4,583.70	2,167.56	5,000.00
55800	Deed Restriction - Mowing	0.00	41.70	41.70	59.54	458.70	399.16	500.00
55880	Deed Restriction - Other	0.00	41.70	41.70	0.00	458.70	458.70	500.00
TOTAL Landscape Expense		3,086.63	3,388.70	302.07	37,924.84	37,275.70	(649.14)	40,663.00

# Winchester Country Maintenance Association

## Income Statement Budget Comparison/ Code

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		Current Month Operating			Year to Date Operating			
		Fund	Budget	Variance	Fund	Budget	Variance	Annual
<b>Legal Expenses</b>								
58110	Legal Collections	5,812.92	2,500.00	(3,312.92)	32,748.30	27,500.00	(5,248.30)	30,000.00
58120	Legal Corporate	0.00	83.30	83.30	2,059.16	916.30	(1,142.86)	1,000.00
58130	Legal Deed Restrictions	1,000.00	208.30	(791.70)	6,430.96	2,291.30	(4,139.66)	2,500.00
TOTAL Legal Expenses		<u>6,812.92</u>	<u>2,791.60</u>	<u>(4,021.32)</u>	<u>41,238.42</u>	<u>30,707.60</u>	<u>(10,530.82)</u>	<u>33,500.00</u>
<b>Office/Administrative</b>								
58200	Management Services	3,890.60	3,890.60	0.00	42,796.60	42,796.60	0.00	46,687.00
58310	Bank Charges	0.00	4.20	4.20	14.95	46.20	31.25	50.00
58320	Copies & Printing	539.07	416.70	(122.37)	3,929.14	4,583.70	654.56	5,000.00
58360	Coupons & Statements	0.00	250.00	250.00	24.00	2,750.00	2,726.00	3,000.00
58450	Misc. Office Expense	49.38	66.70	17.32	1,321.01	733.70	(587.31)	800.00
58500	Meeting Expense	150.69	83.30	(67.39)	1,503.43	916.30	(587.13)	1,000.00
58600	Newsletter / Mailouts	225.00	208.30	(16.70)	2,053.00	2,291.30	238.30	2,500.00
58650	Office Supplies	0.00	62.50	62.50	344.96	687.50	342.54	750.00
58700	Postage & Delivery	660.80	333.30	(327.50)	4,693.82	3,666.30	(1,027.52)	4,000.00
58900	Website Hosting	0.00	45.00	45.00	460.75	495.00	34.25	540.00
TOTAL Office/Administrative		<u>5,515.54</u>	<u>5,360.60</u>	<u>(154.94)</u>	<u>57,141.66</u>	<u>58,966.60</u>	<u>1,824.94</u>	<u>64,327.00</u>
<b>Other Expenses</b>								
50200	Bad Debt	5,751.91	416.70	(5,335.21)	11,656.56	4,583.70	(7,072.86)	5,000.00
62000	Patrol Service	15,010.50	17,815.20	2,804.70	171,068.18	195,967.20	24,899.02	213,783.00
62100	Patrol Service- Fuel Reiml	200.00	0.00	(200.00)	1,435.00	0.00	(1,435.00)	0.00
TOTAL Other Expenses		<u>20,962.41</u>	<u>18,231.90</u>	<u>(2,730.51)</u>	<u>184,159.74</u>	<u>200,550.90</u>	<u>16,391.16</u>	<u>218,783.00</u>
<b>Pool / Recreation Center</b>								
59010	Pool Management Contra	440.00	3,968.30	3,528.30	49,675.64	43,651.30	(6,024.34)	47,620.00
59050	Pool Chemicals / Supplies	0.00	598.80	598.80	3,929.56	6,586.80	2,657.24	7,185.00
59100	Pool Equipment	366.05	83.30	(282.75)	3,148.35	916.30	(2,232.05)	1,000.00
59300	Pool Repairs	0.00	416.70	416.70	13,754.52	4,583.70	(9,170.82)	5,000.00
59740	Telecomm.-Pool Phone	521.57	375.00	(146.57)	5,643.48	4,125.00	(1,518.48)	4,500.00
59800	Clbhse Exterior Building R	0.00	83.30	83.30	304.89	916.30	611.41	1,000.00
59820	Clbhse Mintr./Repairs	0.00	166.70	166.70	0.00	1,833.70	1,833.70	2,000.00
59830	Clubhouse Supplies	0.00	25.00	25.00	404.36	275.00	(129.36)	300.00
59850	Clubhse Professional Fee	1,100.00	1,000.00	(100.00)	11,600.00	11,000.00	(600.00)	12,000.00
59900	Janitorial Services	100.00	8.30	(91.70)	300.00	91.30	(208.70)	100.00
60100	Tennis Court Maint./Repai	0.00	25.00	25.00	1,716.33	275.00	(1,441.33)	300.00
60200	Monitoring Serv. Contract	273.71	166.70	(107.01)	3,000.39	1,833.70	(1,166.69)	2,000.00
60300	Payroll Maintenance	1,700.00	1,500.00	(200.00)	17,400.00	16,500.00	(900.00)	18,000.00
60400	Rec. Ctr. - Misc Expense	0.00	41.70	41.70	0.00	458.70	458.70	500.00
61200	Water Pool/ Rec. Center	219.27	166.70	(52.57)	5,970.66	1,833.70	(4,136.96)	2,000.00
TOTAL Pool / Recreation Center		<u>4,720.60</u>	<u>8,625.50</u>	<u>3,904.90</u>	<u>116,848.18</u>	<u>94,880.50</u>	<u>(21,967.68)</u>	<u>103,505.00</u>
<b>Utility</b>								
61100	Electric-Common Area	653.61	1,916.70	1,263.09	22,120.46	21,083.70	(1,036.76)	23,000.00
61120	Electric-Street Lights	6,632.36	9,833.30	3,200.94	87,452.10	108,166.30	20,714.20	118,000.00
61300	Water Irrigation	552.21	125.00	(427.21)	3,399.86	1,375.00	(2,024.86)	1,500.00
TOTAL Utility		<u>7,838.18</u>	<u>11,875.00</u>	<u>4,036.82</u>	<u>112,972.42</u>	<u>130,625.00</u>	<u>17,652.58</u>	<u>142,500.00</u>
TOTAL EXPENSES		<u>55,000.18</u>	<u>53,429.50</u>	<u>(1,570.68)</u>	<u>585,657.19</u>	<u>587,726.10</u>	<u>2,068.91</u>	<u>644,223.00</u>

Winchester Country Maintenance Association  
Income Statement Budget Comparison/ Code

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	Current Month Operating			Year to Date Operating			Annual
	Fund	Budget	Variance	Fund	Budget	Variance	
Excess Revenue / Expense	3,262.83	772.07	2,490.76	48,060.23	8,491.13	39,569.10	6,197.00

# Winchester Country Maintenance Association Income Statement Budget Comparison/ Code

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	Current Month Reserve			Year to Date Reserve			Annual	
	Fund	Budget	Variance	Fund	Budget	Variance		
<b>REVENUES</b>								
<b>Reserve Income</b>								
42900	RSRV-Trsf from Opr. Fund	2,083.33	2,083.33	0.00	22,916.67	22,916.67	0.00	25,000.00
43100	RSRV Interest Income	106.72	0.00	106.72	17,938.07	0.00	17,938.07	0.00
TOTAL Reserve Income		<u>2,190.05</u>	<u>2,083.33</u>	<u>106.72</u>	<u>40,854.74</u>	<u>22,916.67</u>	<u>17,938.07</u>	<u>25,000.00</u>
TOTAL REVENUES		<u>2,190.05</u>	<u>2,083.33</u>	<u>106.72</u>	<u>40,854.74</u>	<u>22,916.67</u>	<u>17,938.07</u>	<u>25,000.00</u>
<b>EXPENSES</b>								
<b>Reserve Expenses</b>								
70500	Reserve Study	0.00	0.00	0.00	1,875.00	0.00	(1,875.00)	0.00
70700	RSRV- Clubhouse Renovat	0.00	0.00	0.00	12,122.06	0.00	(12,122.06)	0.00
72100	RSRV- Misc Repairs	0.00	0.00	0.00	18,305.92	0.00	(18,305.92)	0.00
75000	RSRV - Parks	2,644.67	0.00	(2,644.67)	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>2,644.67</u>	<u>0.00</u>	<u>(2,644.67)</u>	<u>79,396.84</u>	<u>0.00</u>	<u>(79,396.84)</u>	<u>0.00</u>
TOTAL EXPENSES		<u>2,644.67</u>	<u>0.00</u>	<u>(2,644.67)</u>	<u>79,396.84</u>	<u>0.00</u>	<u>(79,396.84)</u>	<u>0.00</u>
Excess Revenue / Expense		<u>(454.62)</u>	<u>2,083.33</u>	<u>(2,537.95)</u>	<u>(38,542.10)</u>	<u>22,916.67</u>	<u>(61,458.77)</u>	<u>25,000.00</u>