Westchester Square
Balance Sheet
August 31, 2018

ASSETS

Current Assets				
Union Checking 0030386310	$	32,588.27		
Union Reserve 0030386337		202,484.14		
Total Current Assets				235,072.41
Property and Equipment				
Total Property and Equipment				0.00
Other Assets				
Total Other Assets				0.00
Total Assets			$	235,072.41

LIABILITIES AND CAPITAL

Current Liabilities				
Total Current Liabilities				0.00
Long-Term Liabilities				
Total Long-Term Liabilities				0.00
Total Liabilities				0.00
Capital				
Retained Earnings	$	236,080.70		
Net Income		(1,008.29)		
Total Capital				235,072.41
Total Liabilities & Capital			$	235,072.41

Westchester Square
Income Statement
For the Eight Months Ending August 31, 2018

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	$ 8,223.00	$ 0.00	$ 129,539.99	$ 127,500.00	2,039.99	170,000.00
40200	Interest from Reser	34.38	40.00	279.83	320.00	(40.17)	480.00
	Total Revenues	**8,257.38**	**40.00**	**129,819.82**	**127,820.00**	**1,999.82**	**170,480.00**
Expenses							
General Expenses							
60000	Management Fee	850.00	850.00	6,800.00	6,800.00	0.00	10,200.00
60005	Office Expenses	80.95	100.00	961.97	800.00	161.97	1,200.00
60007	Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010	Legal & Accountin	0.00	500.00	250.00	4,000.00	(3,750.00)	6,000.00
60015	Insurance	1,444.00	1,600.00	12,460.00	15,086.00	(2,626.00)	21,486.00
	Total - General E	**2,374.95**	**3,050.00**	**20,471.97**	**26,686.00**	**(6,214.03)**	**39,386.00**
Utilities							
60100	Electricity	134.66	125.00	876.93	1,000.00	(123.07)	1,500.00
60105	Water/Sewer	2,661.26	2,400.00	17,504.43	19,200.00	(1,695.57)	28,800.00
60115	Garbage	929.78	1,000.00	7,438.24	8,000.00	(561.76)	12,000.00
	Total - Utilities	**3,725.70**	**3,525.00**	**25,819.60**	**28,200.00**	**(2,380.40)**	**42,300.00**
Building Maintenance							
60200	Maintenance	411.50	1,000.00	8,853.20	8,000.00	853.20	12,000.00
60210	Plumbing	0.00	1,500.00	555.00	1,500.00	(945.00)	1,500.00
60290	Termite Bond	0.00	500.00	0.00	500.00	(500.00)	500.00
	Total - Building	**411.50**	**3,000.00**	**9,408.20**	**10,000.00**	**(591.80)**	**14,000.00**
Grounds							
60310	Landscape - Maint	3,452.34	3,452.00	27,618.72	27,616.00	2.72	41,424.00
60315	Garden Committee	0.00	0.00	5,446.60	0.00	5,446.60	0.00
60325	Landscaping Impr	0.00	625.00	6,101.50	5,000.00	1,101.50	7,500.00
60330	Irrigation Sytem	100.00	0.00	725.00	600.00	125.00	875.00
60342	Mosquito Treatme	208.00	210.00	624.00	840.00	(216.00)	1,050.00
60345	Tree Maintenance	0.00	0.00	4,580.00	3,000.00	1,580.00	4,500.00
	Total - Grounds	**3,760.34**	**4,287.00**	**45,095.82**	**37,056.00**	**8,039.82**	**55,349.00**
	Total Expenses	**10,272.49**	**13,862.00**	**100,795.59**	**101,942.00**	**(1,146.41)**	**151,035.00**
	Net Income	**$ (2,015.11)**	**$ (13,822.00**	**$ 29,024.23**	**$ 25,878.00**	**3,146.23**	**19,445.00**
Capital Budget							
72000	Reserve Study	$ 0.00	$ 0.00	$ 0.00	$ 2,600.00	(2,600.00)	2,600.00
72015	Front Steps Mortar	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
72032	Roof Repairs	750.00	0.00	3,825.00	0.00	3,825.00	4,800.00
72043	Parking Lot	0.00	0.00	19,808.02	0.00	19,808.02	0.00
72500	Painting	0.00	0.00	6,399.50	0.00	6,399.50	5,500.00
	Total - Capital B	**750.00**	**0.00**	**30,032.52**	**6,600.00**	**23,432.52**	**16,900.00**