

Westchester Square
Balance Sheet
April 30, 2019

ASSETS

Current Assets		
Union Checking 0030386310	\$	43,380.86
Union Reserve 0030386337		202,752.67
Total Current Assets		246,133.53
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	246,133.53

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	\$	220,159.48
Net Income		25,974.05
Total Capital		246,133.53
Total Liabilities & Capital	\$	246,133.53

**Westchester Square
Income Statement
For the Four Months Ending April 30, 2019**

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	\$ 43,756.00	\$ 46,000.00	\$ 89,167.00	\$ 92,000.00	(2,833.00)	184,000.00
40200	Interest from Reser	35.52	40.00	133.20	160.00	(26.80)	480.00
	Total Revenues	43,791.52	46,040.00	89,300.20	92,160.00	(2,859.80)	184,480.00
Expenses							
General Expenses							
60000	Management Fee	875.00	875.00	3,500.00	3,500.00	0.00	10,500.00
60005	Office Expenses	63.00	100.00	137.05	400.00	(262.95)	1,200.00
60007	Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010	Legal & Accountin	0.00	75.00	355.00	300.00	55.00	2,025.00
60015	Insurance	0.00	0.00	2,888.00	2,888.00	0.00	21,488.00
	Total - General E	938.00	1,050.00	6,880.05	7,088.00	(207.95)	35,713.00
Utilities							
60100	Electricity	105.98	125.00	441.49	500.00	(58.51)	1,500.00
60105	Water/Sewer	2,579.76	2,400.00	7,683.96	9,600.00	(1,916.04)	28,800.00
60115	Garbage	976.26	1,000.00	3,905.04	4,000.00	(94.96)	12,000.00
	Total - Utilities	3,662.00	3,525.00	12,030.49	14,100.00	(2,069.51)	42,300.00
Building Maintenance							
60200	Maintenance	837.00	1,000.00	2,130.50	4,000.00	(1,869.50)	12,000.00
60205	Roof Repairs	0.00	500.00	4,800.00	2,000.00	2,800.00	6,000.00
60207	Painting	0.00	0.00	0.00	0.00	0.00	8,000.00
60210	Plumbing	0.00	0.00	3,570.00	0.00	3,570.00	2,000.00
60290	Termite Bond	0.00	0.00	0.00	0.00	0.00	500.00
	Total - Building	837.00	1,500.00	10,500.50	6,000.00	4,500.50	28,500.00
Grounds							
60310	Landscape - Maint	3,452.34	3,452.00	13,809.36	13,808.00	1.36	41,424.00
60315	Garden Committee	1,319.20	625.00	7,122.25	2,500.00	4,622.25	7,500.00
60330	Irrigation Sytem	275.00	450.00	363.50	450.00	(86.50)	875.00
60340	Landscape - Misc.	150.00	150.00	3,820.00	600.00	3,220.00	1,800.00
60342	Mosquito Treatme	0.00	0.00	0.00	0.00	0.00	1,260.00
60345	Tree Maintenance	0.00	1,500.00	1,300.00	1,500.00	(200.00)	4,500.00
	Total - Grounds	5,196.54	6,177.00	26,415.11	18,858.00	7,557.11	57,359.00
	Total Expenses	10,633.54	12,252.00	55,826.15	46,046.00	9,780.15	163,872.00
	Net Income	\$ 33,157.98	\$ 33,788.00	\$ 33,474.05	\$ 46,114.00	(12,639.95)	20,608.00
Capital Budget							
72007	Landscape Improv	\$ 0.00	\$ 0.00	\$ 7,500.00	\$ 0.00	7,500.00	7,500.00
72032	Roof	0.00	0.00	0.00	57,400.00	(57,400.00)	57,400.00
	Total - Capital B	0.00	0.00	7,500.00	57,400.00	(49,900.00)	64,900.00