

Westchester Square  
Balance Sheet  
September 30, 2019

ASSETS

Current Assets		
Union Checking 0030386310	\$	46,196.15
Union Reserve 0030386337		<u>72,850.02</u>
Total Current Assets		119,046.17
Property and Equipment		<u>0.00</u>
Total Property and Equipment		0.00
Other Assets		<u>0.00</u>
Total Other Assets		0.00
Total Assets	\$	<u><u>119,046.17</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		<u>0.00</u>
Total Current Liabilities		0.00
Long-Term Liabilities		<u>0.00</u>
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	220,159.48
Net Income		<u>(101,113.31)</u>
Total Capital		<u>119,046.17</u>
Total Liabilities & Capital	\$	<u><u>119,046.17</u></u>

**Westchester Square  
Income Statement  
For the Nine Months Ending September 30, 2019**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Revenues</b>						
40000 Monthly Dues	\$ 2,167.00	\$ 0.00	\$ 141,756.00	\$ 138,000.00	3,756.00	184,000.00
40200 Interest from Reser	12.37	40.00	230.55	360.00	(129.45)	480.00
<b>Total Revenues</b>	<b>2,179.37</b>	<b>40.00</b>	<b>141,986.55</b>	<b>138,360.00</b>	<b>3,626.55</b>	<b>184,480.00</b>
<b>Expenses</b>						
<b>General Expenses</b>						
60000 Management Fee	875.00	875.00	7,875.00	7,875.00	0.00	10,500.00
60005 Office Expenses	58.90	100.00	508.55	900.00	(391.45)	1,200.00
60007 Ansley Park Securi	0.00	500.00	0.00	500.00	(500.00)	500.00
60010 Legal & Accountin	107.00	75.00	1,857.00	675.00	1,182.00	2,025.00
60015 Insurance	1,452.00	1,600.00	15,434.00	16,688.00	(1,254.00)	21,488.00
<b>Total - General E</b>	<b>2,492.90</b>	<b>3,150.00</b>	<b>25,674.55</b>	<b>26,638.00</b>	<b>(963.45)</b>	<b>35,713.00</b>
<b>Utilities</b>						
60100 Electricity	111.58	125.00	947.36	1,125.00	(177.64)	1,500.00
60105 Water/Sewer	1,839.12	2,400.00	23,550.96	21,600.00	1,950.96	28,800.00
60115 Garbage	980.06	1,000.00	8,797.74	9,000.00	(202.26)	12,000.00
<b>Total - Utilities</b>	<b>2,930.76</b>	<b>3,525.00</b>	<b>33,296.06</b>	<b>31,725.00</b>	<b>1,571.06</b>	<b>42,300.00</b>
<b>Building Maintenance</b>						
60200 Maintenance	315.00	1,000.00	14,054.50	9,000.00	5,054.50	12,000.00
60205 Roof Repairs	0.00	500.00	4,800.00	4,500.00	300.00	6,000.00
60207 Painting	0.00	0.00	1,440.00	8,000.00	(6,560.00)	8,000.00
60210 Plumbing	0.00	0.00	3,570.00	2,000.00	1,570.00	2,000.00
60290 Termite Bond	0.00	0.00	0.00	500.00	(500.00)	500.00
<b>Total - Building</b>	<b>315.00</b>	<b>1,500.00</b>	<b>23,864.50</b>	<b>24,000.00</b>	<b>(135.50)</b>	<b>28,500.00</b>
<b>Grounds</b>						
60310 Landscape - Maint	3,452.34	3,452.00	31,071.06	31,068.00	3.06	41,424.00
60315 Garden Committee	0.00	625.00	7,122.25	5,625.00	1,497.25	7,500.00
60330 Irrigation Sytem	0.00	0.00	1,521.50	600.00	921.50	875.00
60340 Landscape - Misc.	1,478.20	150.00	8,460.60	1,350.00	7,110.60	1,800.00
60342 Mosquito Treatme	214.00	210.00	1,070.00	1,050.00	20.00	1,260.00
60345 Tree Maintenance	175.00	0.00	4,825.00	3,000.00	1,825.00	4,500.00
<b>Total - Grounds</b>	<b>5,319.54</b>	<b>4,437.00</b>	<b>54,070.41</b>	<b>42,693.00</b>	<b>11,377.41</b>	<b>57,359.00</b>
<b>Total Expenses</b>	<b>11,058.20</b>	<b>12,612.00</b>	<b>136,905.52</b>	<b>125,056.00</b>	<b>11,849.52</b>	<b>163,872.00</b>
<b>Net Income</b>	<b>\$ (8,878.83)</b>	<b>\$ (12,572.00)</b>	<b>\$ 5,081.03</b>	<b>\$ 13,304.00</b>	<b>(8,222.97)</b>	<b>20,608.00</b>
<b>Capital Budget</b>						
72007 Landscape Improv	\$ 0.00	\$ 0.00	\$ 7,500.00	\$ 7,500.00	0.00	7,500.00
72032 Roof	0.00	0.00	98,694.34	57,400.00	41,294.34	57,400.00
<b>Total - Capital B</b>	<b>0.00</b>	<b>0.00</b>	<b>106,194.34</b>	<b>64,900.00</b>	<b>41,294.34</b>	<b>64,900.00</b>