



**Westchester Square  
Income Statement  
For the Five Months Ending May 31, 2019**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Revenues</b>						
40000 Monthly Dues	\$ 4,421.00	\$ 0.00	\$ 93,588.00	\$ 92,000.00	1,588.00	184,000.00
40200 Interest from Reser	34.44	40.00	167.64	200.00	(32.36)	480.00
<b>Total Revenues</b>	<b>4,455.44</b>	<b>40.00</b>	<b>93,755.64</b>	<b>92,200.00</b>	<b>1,555.64</b>	<b>184,480.00</b>
<b>Expenses</b>						
<b>General Expenses</b>						
60000 Management Fee	875.00	875.00	4,375.00	4,375.00	0.00	10,500.00
60005 Office Expenses	170.80	100.00	307.85	500.00	(192.15)	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	375.00	(20.00)	2,025.00
60015 Insurance	8,190.00	0.00	11,078.00	2,888.00	8,190.00	21,488.00
<b>Total - General E</b>	<b>9,235.80</b>	<b>1,050.00</b>	<b>16,115.85</b>	<b>8,138.00</b>	<b>7,977.85</b>	<b>35,713.00</b>
<b>Utilities</b>						
60100 Electricity	97.97	125.00	539.46	625.00	(85.54)	1,500.00
60105 Water/Sewer	3,133.80	2,400.00	10,817.76	12,000.00	(1,182.24)	28,800.00
60115 Garbage	976.26	1,000.00	4,881.30	5,000.00	(118.70)	12,000.00
<b>Total - Utilities</b>	<b>4,208.03</b>	<b>3,525.00</b>	<b>16,238.52</b>	<b>17,625.00</b>	<b>(1,386.48)</b>	<b>42,300.00</b>
<b>Building Maintenance</b>						
60200 Maintenance	3,766.50	1,000.00	5,897.00	5,000.00	897.00	12,000.00
60205 Roof Repairs	0.00	500.00	4,800.00	2,500.00	2,300.00	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
<b>Total - Building</b>	<b>3,766.50</b>	<b>1,500.00</b>	<b>14,267.00</b>	<b>7,500.00</b>	<b>6,767.00</b>	<b>28,500.00</b>
<b>Grounds</b>						
60310 Landscape - Maint	3,452.34	3,452.00	17,261.70	17,260.00	1.70	41,424.00
60315 Garden Committee	0.00	625.00	7,122.25	3,125.00	3,997.25	7,500.00
60330 Irrigation Sytem	0.00	0.00	363.50	450.00	(86.50)	875.00
60340 Landscape - Misc.	300.00	150.00	4,120.00	750.00	3,370.00	1,800.00
60342 Mosquito Treatme	214.00	210.00	214.00	210.00	4.00	1,260.00
60345 Tree Maintenance	0.00	0.00	1,300.00	1,500.00	(200.00)	4,500.00
<b>Total - Grounds</b>	<b>3,966.34</b>	<b>4,437.00</b>	<b>30,381.45</b>	<b>23,295.00</b>	<b>7,086.45</b>	<b>57,359.00</b>
<b>Total Expenses</b>	<b>21,176.67</b>	<b>10,512.00</b>	<b>77,002.82</b>	<b>56,558.00</b>	<b>20,444.82</b>	<b>163,872.00</b>
<b>Net Income</b>	<b>\$ (16,721.23)</b>	<b>\$ (10,472.00)</b>	<b>\$ 16,752.82</b>	<b>\$ 35,642.00</b>	<b>(18,889.18)</b>	<b>20,608.00</b>
<b>Capital Budget</b>						
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
<b>Total - Capital B</b>	<b>0.00</b>	<b>0.00</b>	<b>7,500.00</b>	<b>57,400.00</b>	<b>(49,900.00)</b>	<b>64,900.00</b>