

Westchester Square
Balance Sheet
June 30, 2019

ASSETS

Current Assets		
Union Checking 0030386310	\$	90,844.60
Union Reserve 0030386337		72,812.51
		<u>163,657.11</u>
Total Current Assets		163,657.11
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>163,657.11</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		(56,502.37)
		<u>163,657.11</u>
Total Capital		163,657.11
Total Liabilities & Capital	\$	<u><u>163,657.11</u></u>

**Westchester Square
Income Statement
For the Six Months Ending June 30, 2019**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 2,203.00	\$ 0.00	\$ 95,791.00	\$ 92,000.00	3,791.00	184,000.00
40200 Interest from Reser	25.40	40.00	193.04	240.00	(46.96)	480.00
Total Revenues	2,228.40	40.00	95,984.04	92,240.00	3,744.04	184,480.00
Expenses						
General Expenses						
60000 Management Fee	875.00	875.00	5,250.00	5,250.00	0.00	10,500.00
60005 Office Expenses	0.00	100.00	307.85	600.00	(292.15)	1,200.00
60007 Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010 Legal & Accountin	465.00	75.00	820.00	450.00	370.00	2,025.00
60015 Insurance	1,452.00	9,000.00	12,530.00	11,888.00	642.00	21,488.00
Total - General E	2,792.00	10,050.00	18,907.85	18,188.00	719.85	35,713.00
Utilities						
60100 Electricity	85.14	125.00	624.60	750.00	(125.40)	1,500.00
60105 Water/Sewer	3,733.75	2,400.00	14,551.51	14,400.00	151.51	28,800.00
60115 Garbage	1,952.52	1,000.00	6,833.82	6,000.00	833.82	12,000.00
Total - Utilities	5,771.41	3,525.00	22,009.93	21,150.00	859.93	42,300.00
Building Maintenance						
60200 Maintenance	0.00	1,000.00	5,897.00	6,000.00	(103.00)	12,000.00
60205 Roof Repairs	0.00	500.00	4,800.00	3,000.00	1,800.00	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	0.00	1,500.00	14,267.00	9,000.00	5,267.00	28,500.00
Grounds						
60310 Landscape - Maint	3,452.34	3,452.00	20,714.04	20,712.00	2.04	41,424.00
60315 Garden Committee	0.00	625.00	7,122.25	3,750.00	3,372.25	7,500.00
60330 Irrigation Sytem	500.00	0.00	863.50	450.00	413.50	875.00
60340 Landscape - Misc.	349.50	150.00	4,469.50	900.00	3,569.50	1,800.00
60342 Mosquito Treatme	214.00	210.00	428.00	420.00	8.00	1,260.00
60345 Tree Maintenance	0.00	0.00	1,300.00	1,500.00	(200.00)	4,500.00
Total - Grounds	4,515.84	4,437.00	34,897.29	27,732.00	7,165.29	57,359.00
Total Expenses	13,079.25	19,512.00	90,082.07	76,070.00	14,012.07	163,872.00
Net Income	\$ (10,850.85)	\$ (19,472.00)	\$ 5,901.97	\$ 16,170.00	(10,268.03)	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	54,904.34	0.00	54,904.34	57,400.00	(2,495.66)	57,400.00
Total - Capital B	54,904.34	0.00	62,404.34	57,400.00	5,004.34	64,900.00