

Westchester Square
Balance Sheet
October 31, 2020

ASSETS

Current Assets		
Union Checking 0030386310	\$	37,537.04
Union Reserve 0030386337		102,943.81
		<hr/>
Total Current Assets		140,480.85
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>140,480.85</u>

LIABILITIES AND CAPITAL

Current Liabilities		<hr/>
Total Current Liabilities		0.00
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>
Total Liabilities		0.00
Capital		
Retained Earnings	\$	86,425.25
Net Income		54,055.60
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Total Capital		140,480.85
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Total Liabilities & Capital	\$	<u>140,480.85</u>

**Westchester Square
Income Statement
For the Ten Months Ending October 31, 2020**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 37,710.00	\$ 46,500.00	\$ 183,193.01	\$ 186,000.00	(2,806.99)	186,000.00
40005 Special Assessmen	0.00	0.00	218,937.00	230,000.00	(11,063.00)	230,000.00
40200 Interest from Reser	4.20	10.00	57.08	100.00	(42.92)	120.00
40400 Misc. Income	0.00	0.00	1,687.00	0.00	1,687.00	0.00
Total Revenues	37,714.20	46,510.00	403,874.09	416,100.00	(12,225.91)	416,120.00
Expenses						
General Expenses						
60000 Management Fee	900.00	900.00	9,000.00	9,000.00	0.00	10,800.00
60005 Office Expenses	91.05	75.00	577.31	750.00	(172.69)	900.00
60007 Ansley Park Securi	0.00	0.00	0.00	500.00	(500.00)	500.00
60010 Legal & Accountin	0.00	100.00	4,990.96	1,000.00	3,990.96	2,300.00
60015 Insurance	1,492.00	1,600.00	17,057.00	18,304.00	(1,247.00)	21,504.00
Total - General E	2,483.05	2,675.00	31,625.27	29,554.00	2,071.27	36,004.00
Utilities						
60100 Electricity	87.71	125.00	966.39	1,250.00	(283.61)	1,500.00
60105 Water/Sewer	2,303.14	2,500.00	16,772.72	25,000.00	(8,227.28)	30,000.00
60115 Garbage	1,366.40	1,000.00	6,132.53	10,000.00	(3,867.47)	12,000.00
Total - Utilities	3,757.25	3,625.00	23,871.64	36,250.00	(12,378.36)	43,500.00
Building Maintenance						
60200 Maintenance	1,228.50	800.00	10,452.00	8,000.00	2,452.00	9,600.00
60207 Painting	0.00	0.00	18,928.72	8,000.00	10,928.72	8,000.00
60210 Plumbing	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
60290 Termite Bond	500.00	0.00	500.00	500.00	0.00	500.00
Total - Building	1,728.50	800.00	29,880.72	20,500.00	9,380.72	22,100.00
Grounds						
60310 Landscape - Maint	3,590.00	3,797.00	32,347.13	37,970.00	(5,622.87)	45,564.00
60315 Garden Committee	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
60330 Irrigation Sytem	0.00	150.00	1,563.95	1,500.00	63.95	1,800.00
60340 Landscape - Misc.	0.00	500.00	1,196.28	7,450.00	(6,253.72)	7,950.00
60342 Mosquito Treatme	214.00	214.00	1,284.00	1,284.00	0.00	1,284.00
60345 Tree Maintenance	0.00	1,500.00	2,345.00	4,500.00	(2,155.00)	4,500.00
Total - Grounds	3,804.00	6,161.00	38,736.36	56,704.00	(17,967.64)	65,098.00
Total Expenses	11,772.80	13,261.00	124,113.99	143,008.00	(18,894.01)	166,702.00
Net Income	\$ 25,941.40	\$ 33,249.00	\$ 279,760.10	\$ 273,092.00	6,668.10	249,418.00
Capital Budget						
72007 Landscape Improv	\$ 0.00	\$ 0.00	\$ 2,870.00	\$ 5,000.00	(2,130.00)	5,000.00
72032 Roof	0.00	0.00	222,834.50	230,000.00	(7,165.50)	230,000.00
Total - Capital B	0.00	0.00	225,704.50	235,000.00	(9,295.50)	235,000.00