Westchester Square
Balance Sheet
July 31, 2020

ASSETS

Current Assets				
Union Checking 0030386310	$	70,431.74		
Union Reserve 0030386337		72,932.34		
Total Current Assets				143,364.08
Property and Equipment				
Total Property and Equipment				0.00
Other Assets				
Total Other Assets				0.00
Total Assets			$	143,364.08

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	$	86,425.25		
Net Income		56,938.83		
Total Capital				143,364.08
Total Liabilities & Capital			$	143,364.08

Westchester Square
Income Statement
For the Seven Months Ending July 31, 2020

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	$ 37,021.00	$ 46,500.00	$ 132,124.01	$ 139,500.00	(7,375.99)	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	3.07	10.00	45.61	70.00	(24.39)	120.00
40400	Misc. Income	0.00	0.00	1,687.00	0.00	1,687.00	0.00
	Total Revenues	**37,024.07**	**46,510.00**	**352,793.62**	**369,570.00**	**(16,776.38)**	**416,120.00**
Expenses							
General Expenses							
60000	Management Fee	900.00	900.00	6,300.00	6,300.00	0.00	10,800.00
60005	Office Expenses	0.00	75.00	486.26	525.00	(38.74)	900.00
60007	Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010	Legal & Accountin	0.00	100.00	4,990.96	700.00	4,290.96	2,300.00
60015	Insurance	0.00	1,600.00	12,581.00	13,504.00	(923.00)	21,504.00
	Total - General E	**900.00**	**2,675.00**	**24,358.22**	**21,029.00**	**3,329.22**	**36,004.00**
Utilities							
60100	Electricity	83.90	125.00	693.04	875.00	(181.96)	1,500.00
60105	Water/Sewer	1,729.08	2,500.00	9,565.62	17,500.00	(7,934.38)	30,000.00
60115	Garbage	(1,029.06)	1,000.00	4,316.13	7,000.00	(2,683.87)	12,000.00
	Total - Utilities	**783.92**	**3,625.00**	**14,574.79**	**25,375.00**	**(10,800.21)**	**43,500.00**
Building Maintenance							
60200	Maintenance	205.00	800.00	4,792.00	5,600.00	(808.00)	9,600.00
60207	Painting	1,535.00	8,000.00	2,025.00	8,000.00	(5,975.00)	8,000.00
60210	Plumbing	0.00	0.00	0.00	0.00	0.00	4,000.00
60290	Termite Bond	0.00	0.00	0.00	0.00	0.00	500.00
	Total - Building	**1,740.00**	**8,800.00**	**6,817.00**	**13,600.00**	**(6,783.00)**	**22,100.00**
Grounds							
60310	Landscape - Maint	3,581.90	3,797.00	24,752.83	26,579.00	(1,826.17)	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	275.00	1,050.00	(775.00)	1,800.00
60340	Landscape - Misc.	0.00	500.00	167.95	5,950.00	(5,782.05)	7,950.00
60342	Mosquito Treatme	214.00	214.00	642.00	642.00	0.00	1,284.00
60345	Tree Maintenance	0.00	1,500.00	2,345.00	3,000.00	(655.00)	4,500.00
	Total - Grounds	**3,795.90**	**6,161.00**	**28,182.78**	**41,221.00**	**(13,038.22)**	**65,098.00**
	Total Expenses	**7,219.82**	**21,261.00**	**73,932.79**	**101,225.00**	**(27,292.21)**	**166,702.00**
	Net Income	**$ 29,804.25**	**$ 25,249.00**	**$ 278,860.83**	**$ 268,345.00**	**10,515.83**	**249,418.00**
Capital Budget							
72007	Landscape Improv	$ 0.00	$ 0.00	$ 0.00	$ 5,000.00	(5,000.00)	5,000.00
72032	Roof	117,466.00	0.00	221,922.00	230,000.00	(8,078.00)	230,000.00
	Total - Capital B	**117,466.00**	**0.00**	**221,922.00**	**235,000.00**	**(13,078.00)**	**235,000.00**