

Westchester Square
Balance Sheet
April 30, 2018

ASSETS

Current Assets		
Union Checking 0030386310	\$	65,403.92
Union Reserve 0030386337		202,347.79
Total Current Assets		267,751.71
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	267,751.71

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	\$	236,080.70
Net Income		31,671.01
Total Capital		267,751.71
Total Liabilities & Capital	\$	267,751.71

**Westchester Square
Income Statement
For the Four Months Ending April 30, 2018**

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	\$ 31,928.00	\$ 42,500.00	\$ 83,429.00	\$ 85,000.00	(1,571.00)	170,000.00
40200	Interest from Reser	34.35	40.00	143.48	160.00	(16.52)	480.00
	Total Revenues	31,962.35	42,540.00	83,572.48	85,160.00	(1,587.52)	170,480.00
Expenses							
General Expenses							
60000	Management Fee	850.00	850.00	3,400.00	3,400.00	0.00	10,200.00
60005	Office Expenses	70.22	100.00	109.98	400.00	(290.02)	1,200.00
60007	Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010	Legal & Accountin	0.00	500.00	250.00	2,000.00	(1,750.00)	6,000.00
60015	Insurance	0.00	0.00	1,443.00	2,886.00	(1,443.00)	21,486.00
	Total - General E	920.22	1,450.00	5,202.98	8,686.00	(3,483.02)	39,386.00
Utilities							
60100	Electricity	72.33	125.00	410.93	500.00	(89.07)	1,500.00
60105	Water/Sewer	2,449.04	2,400.00	8,586.60	9,600.00	(1,013.40)	28,800.00
60115	Garbage	929.78	1,000.00	3,719.12	4,000.00	(280.88)	12,000.00
	Total - Utilities	3,451.15	3,525.00	12,716.65	14,100.00	(1,383.35)	42,300.00
Building Maintenance							
60200	Maintenance	1,479.50	1,000.00	5,359.00	4,000.00	1,359.00	12,000.00
60210	Plumbing	0.00	0.00	555.00	0.00	555.00	1,500.00
60290	Termite Bond	0.00	0.00	0.00	0.00	0.00	500.00
	Total - Building	1,479.50	1,000.00	5,914.00	4,000.00	1,914.00	14,000.00
Grounds							
60310	Landscape - Maint	3,452.34	3,452.00	13,809.36	13,808.00	1.36	41,424.00
60315	Garden Committee	1,317.60	0.00	2,816.60	0.00	2,816.60	0.00
60325	Landscaping Impr	75.00	625.00	6,101.50	2,500.00	3,601.50	7,500.00
60330	Irrigation Sytem	0.00	450.00	0.00	450.00	(450.00)	875.00
60342	Mosquito Treatme	0.00	0.00	0.00	0.00	0.00	1,050.00
60345	Tree Maintenance	0.00	1,500.00	605.00	1,500.00	(895.00)	4,500.00
	Total - Grounds	4,844.94	6,027.00	23,332.46	18,258.00	5,074.46	55,349.00
	Total Expenses	10,695.81	12,002.00	47,166.09	45,044.00	2,122.09	151,035.00
	Net Income	\$ 21,266.54	\$ 30,538.00	\$ 36,406.39	\$ 40,116.00	(3,709.61)	19,445.00
Capital Budget							
72000	Reserve Study	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,600.00	(2,600.00)	2,600.00
72015	Front Steps Mortar	0.00	0.00	0.00	0.00	0.00	4,000.00
72032	Roof Repairs	0.00	0.00	2,625.00	0.00	2,625.00	4,800.00
72043	Parking Lot	0.00	0.00	2,110.38	0.00	2,110.38	0.00
72500	Painting	0.00	0.00	0.00	0.00	0.00	5,500.00
	Total - Capital B	0.00	0.00	4,735.38	2,600.00	2,135.38	16,900.00