Westchester Square
Balance Sheet
July 31, 2022

ASSETS

Current Assets			
Pacific Checking 0030386310	$ 52,730.54		
Pacific Reserve 0030386337	126,072.64		
Total Current Assets			178,803.18
Property and Equipment			
Total Property and Equipment			0.00
Other Assets			
Total Other Assets			0.00
Total Assets		$	178,803.18

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	$ 138,360.64		
Net Income	40,442.54		
Total Capital			178,803.18
Total Liabilities & Capital		$	178,803.18

Westchester Square
Income Statement
For the Seven Months Ending July 31, 2022

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	$ 40,515.00	$ 46,500.00	$ 137,301.00	$ 139,500.00	(2,199.00)	186,000.00
40200	Interest from Reser	23.65	5.00	68.37	35.00	33.37	60.00
40400	Misc. Income	0.00	0.00	6,859.00	0.00	6,859.00	0.00
	Total Revenues	**40,538.65**	**46,505.00**	**144,228.37**	**139,535.00**	**4,693.37**	**186,060.00**
Expenses							
General Expenses							
60000	Management Fee	925.00	925.00	6,475.00	6,475.00	0.00	11,100.00
60005	Office Expenses	0.00	75.00	691.26	525.00	166.26	900.00
60007	Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010	Legal & Accountin	0.00	150.00	755.00	1,050.00	(295.00)	3,150.00
60015	Insurance	0.00	1,586.00	14,831.00	13,508.00	1,323.00	21,436.00
	Total - General E	**925.00**	**2,736.00**	**22,752.26**	**21,558.00**	**1,194.26**	**37,086.00**
Utilities							
60100	Electricity	91.79	125.00	747.06	875.00	(127.94)	1,500.00
60105	Water/Sewer	1,601.04	2,250.00	11,182.40	15,750.00	(4,567.60)	27,000.00
60115	Garbage	0.00	600.00	3,300.00	4,200.00	(900.00)	7,200.00
	Total - Utilities	**1,692.83**	**2,975.00**	**15,229.46**	**20,825.00**	**(5,595.54)**	**35,700.00**
Building Maintenance							
60200	Maintenance	1,673.18	1,000.00	7,700.18	7,000.00	700.18	12,000.00
60202	Monitoring	0.00	0.00	0.00	4,500.00	(4,500.00)	4,500.00
60207	Painting	0.00	12,000.00	0.00	12,000.00	(12,000.00)	12,000.00
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	**1,673.18**	**13,000.00**	**7,700.18**	**23,500.00**	**(15,799.82)**	**33,000.00**
Grounds							
60310	Landscape - Maint	3,285.70	3,286.00	23,775.90	23,002.00	773.90	39,428.00
60315	Garden Committee	0.00	0.00	5,000.00	3,333.32	1,666.68	5,000.00
60330	Irrigation Sytem	1,124.88	133.33	2,224.88	933.31	1,291.57	1,600.00
60340	Landscape - Misc.	0.00	600.00	14,718.40	4,200.00	10,518.40	7,200.00
60342	Mosquito Treatme	428.00	214.00	856.00	642.00	214.00	1,284.00
60345	Tree Maintenance	0.00	2,000.00	1,170.00	4,000.00	(2,830.00)	6,000.00
	Total - Grounds	**4,838.58**	**6,233.33**	**47,745.18**	**36,110.63**	**11,634.55**	**60,512.00**
	Total Expenses	**9,129.59**	**24,944.33**	**93,427.08**	**101,993.63**	**(8,566.55)**	**166,298.00**
	Net Income	**$ 31,409.06**	**$ 21,560.67**	**$ 50,801.29**	**$ 37,541.37**	**13,259.92**	**19,762.00**
Capital Budget							
72007	Landscape Improv	$ 0.00	$ 0.00	$ 3,850.00	$ 3,000.00	850.00	3,000.00
72008	Exterior Lighting	0.00	0.00	6,118.75	0.00	6,118.75	0.00
72032	Roof	0.00	0.00	390.00	0.00	390.00	0.00
	Total - Capital B	**0.00**	**0.00**	**10,358.75**	**3,000.00**	**7,358.75**	**3,000.00**