

Westchester Square  
Balance Sheet  
November 30, 2023

ASSETS

|                              |    |                          |
|------------------------------|----|--------------------------|
| Current Assets               |    |                          |
| Pacific Checking 0030386310  | \$ | 30,333.91                |
| Pacific Reserve 0030386337   |    | 1,582.97                 |
| Morgan Stanley               |    | <u>89,253.22</u>         |
| Total Current Assets         |    | 121,170.10               |
| Property and Equipment       |    |                          |
| Total Property and Equipment |    | 0.00                     |
| Other Assets                 |    |                          |
| Total Other Assets           |    | <u>0.00</u>              |
| Total Assets                 | \$ | <u><u>121,170.10</u></u> |

LIABILITIES AND CAPITAL

|                             |    |                          |
|-----------------------------|----|--------------------------|
| Current Liabilities         |    |                          |
| Total Current Liabilities   |    | 0.00                     |
| Long-Term Liabilities       |    |                          |
| Total Long-Term Liabilities |    | <u>0.00</u>              |
| Total Liabilities           |    | 0.00                     |
| Capital                     |    |                          |
| Retained Earnings           | \$ | 158,856.26               |
| Net Income                  |    | <u>(37,686.16)</u>       |
| Total Capital               |    | <u>121,170.10</u>        |
| Total Liabilities & Capital | \$ | <u><u>121,170.10</u></u> |

**Westchester Square  
Income Statement  
For the Eleven Months Ending November 30, 2023**

|                             | Current<br>Actual    | Current<br>Budget     | Year to Date<br>Actual | Year to Date<br>Budget | Variance          | Annual<br>Budget  |
|-----------------------------|----------------------|-----------------------|------------------------|------------------------|-------------------|-------------------|
| <b>Revenues</b>             |                      |                       |                        |                        |                   |                   |
| 40000 Monthly Dues          | \$ 6,082.00          | \$ 0.00               | \$ 183,791.00          | \$ 186,000.00          | (2,209.00)        | 186,000.00        |
| 40200 Interest from Reser   | 358.24               | 35.00                 | 4,495.99               | 385.00                 | 4,110.99          | 420.00            |
| <b>Total Revenues</b>       | <b>6,440.24</b>      | <b>35.00</b>          | <b>188,286.99</b>      | <b>186,385.00</b>      | <b>1,901.99</b>   | <b>186,420.00</b> |
| <b>Expenses</b>             |                      |                       |                        |                        |                   |                   |
| <b>General Expenses</b>     |                      |                       |                        |                        |                   |                   |
| 60000 Management Fee        | 950.00               | 950.00                | 10,450.00              | 10,450.00              | 0.00              | 11,400.00         |
| 60005 Office Expenses       | 67.59                | 75.00                 | 1,094.54               | 825.00                 | 269.54            | 900.00            |
| 60007 Ansley Park Securi    | 0.00                 | 0.00                  | 0.00                   | 500.00                 | (500.00)          | 500.00            |
| 60010 Legal & Accountin     | 0.00                 | 208.33                | (1,600.00)             | 2,291.63               | (3,891.63)        | 2,500.00          |
| 60015 Insurance             | 3,136.00             | 1,568.00              | 21,896.00              | 22,255.00              | (359.00)          | 23,823.00         |
| <b>Total - General E</b>    | <b>4,153.59</b>      | <b>2,801.33</b>       | <b>31,840.54</b>       | <b>36,321.63</b>       | <b>(4,481.09)</b> | <b>39,123.00</b>  |
| <b>Utilities</b>            |                      |                       |                        |                        |                   |                   |
| 60100 Electricity           | 0.00                 | 125.00                | 1,146.68               | 1,375.00               | (228.32)          | 1,500.00          |
| 60105 Water/Sewer           | 2,296.98             | 1,800.00              | 20,871.98              | 19,800.00              | 1,071.98          | 21,600.00         |
| 60115 Garbage               | 1,250.00             | 625.00                | 7,550.00               | 6,875.00               | 675.00            | 7,500.00          |
| <b>Total - Utilities</b>    | <b>3,546.98</b>      | <b>2,550.00</b>       | <b>29,568.66</b>       | <b>28,050.00</b>       | <b>1,518.66</b>   | <b>30,600.00</b>  |
| <b>Building Maintenance</b> |                      |                       |                        |                        |                   |                   |
| 60200 Maintenance           | 2,473.00             | 1,000.00              | 16,351.00              | 11,000.00              | 5,351.00          | 12,000.00         |
| 60207 Painting              | 0.00                 | 0.00                  | 14,971.86              | 15,000.00              | (28.14)           | 15,000.00         |
| 60210 Plumbing              | 0.00                 | 0.00                  | 4,900.00               | 4,000.00               | 900.00            | 4,000.00          |
| 60290 Termite Bond          | 0.00                 | 0.00                  | 567.00                 | 560.00                 | 7.00              | 560.00            |
| <b>Total - Building</b>     | <b>2,473.00</b>      | <b>1,000.00</b>       | <b>36,789.86</b>       | <b>30,560.00</b>       | <b>6,229.86</b>   | <b>31,560.00</b>  |
| <b>Grounds</b>              |                      |                       |                        |                        |                   |                   |
| 60310 Landscape - Maint     | 3,683.00             | 3,483.00              | 41,315.20              | 38,313.00              | 3,002.20          | 41,798.00         |
| 60315 Garden Committee      | 0.00                 | 0.00                  | 8,936.53               | 9,000.00               | (63.47)           | 9,000.00          |
| 60330 Irrigation Sytem      | 0.00                 | 125.00                | 3,097.10               | 1,375.00               | 1,722.10          | 1,500.00          |
| 60340 Landscape - Misc.     | 0.00                 | 600.00                | 8,820.26               | 6,600.00               | 2,220.26          | 7,200.00          |
| 60342 Mosquito Treatme      | 0.00                 | 0.00                  | 1,540.00               | 1,284.00               | 256.00            | 1,284.00          |
| 60345 Tree Maintenance      | 655.00               | 400.00                | 1,965.00               | 4,400.00               | (2,435.00)        | 4,800.00          |
| <b>Total - Grounds</b>      | <b>4,338.00</b>      | <b>4,608.00</b>       | <b>65,674.09</b>       | <b>60,972.00</b>       | <b>4,702.09</b>   | <b>65,582.00</b>  |
| <b>Total Expenses</b>       | <b>14,511.57</b>     | <b>10,959.33</b>      | <b>163,873.15</b>      | <b>155,903.63</b>      | <b>7,969.52</b>   | <b>166,865.00</b> |
| <b>Net Income</b>           | <b>\$ (8,071.33)</b> | <b>\$ (10,924.33)</b> | <b>\$ 24,413.84</b>    | <b>\$ 30,481.37</b>    | <b>(6,067.53)</b> | <b>19,555.00</b>  |
| <b>Capital Budget</b>       |                      |                       |                        |                        |                   |                   |
| 72035 Shutter Repair        | \$ 15,525.00         | \$ 0.00               | \$ 62,100.00           | \$ 0.00                | 62,100.00         | 0.00              |
| <b>Total - Capital B</b>    | <b>15,525.00</b>     | <b>0.00</b>           | <b>62,100.00</b>       | <b>0.00</b>            | <b>62,100.00</b>  | <b>0.00</b>       |