

Westchester Square
Balance Sheet
May 31, 2024

ASSETS

Current Assets		
Pacific Ck 1500206411	\$	113,180.73
Pacific Reserve 0030386337		1,589.33
Morgan Stanley		41,009.79
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Total Current Assets		155,779.85
Property and Equipment		
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Total Property and Equipment		0.00
Other Assets		
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Total Other Assets		0.00
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Total Assets	\$	<u>155,779.85</u>

LIABILITIES AND CAPITAL

Current Liabilities		
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Total Current Liabilities		0.00
Long-Term Liabilities		
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Total Long-Term Liabilities		0.00
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Total Liabilities		0.00
Capital		
Retained Earnings	\$	113,018.55
Net Income		42,761.30
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Total Capital		155,779.85
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Total Liabilities & Capital	\$	<u>155,779.85</u>

**Westchester Square
Income Statement
For the Five Months Ending May 31, 2024**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 282.00	\$ 0.00	\$ 102,983.00	\$ 106,000.00	(3,017.00)	212,000.00
40005 Special Assessmen	14,700.00	0.00	100,000.00	0.00	100,000.00	0.00
40200 Interest from Reser	170.20	500.00	1,391.23	2,500.00	(1,108.77)	6,000.00
Total Revenues	15,152.20	500.00	204,374.23	108,500.00	95,874.23	218,000.00
Expenses						
General Expenses						
60000 Management Fee	975.00	975.00	4,875.00	4,875.00	0.00	11,700.00
60005 Office Expenses	402.69	83.33	570.00	416.65	153.35	1,000.00
60007 Ansley Park Securi	0.00	0.00	500.00	0.00	500.00	500.00
60010 Legal & Accountin	1,150.00	0.00	3,350.00	250.00	3,100.00	250.00
60015 Insurance	0.00	3,544.66	1,988.00	17,723.30	(15,735.30)	42,536.00
60030 Federal & State Ta	72.00	0.00	72.00	0.00	72.00	0.00
Total - General E	2,599.69	4,602.99	11,355.00	23,264.95	(11,909.95)	55,986.00
Utilities						
60100 Electricity	94.78	125.00	630.97	625.00	5.97	1,500.00
60105 Water/Sewer	2,069.44	2,000.00	9,327.44	10,000.00	(672.56)	24,000.00
60115 Garbage	625.00	700.00	3,100.00	3,500.00	(400.00)	8,400.00
Total - Utilities	2,789.22	2,825.00	13,058.41	14,125.00	(1,066.59)	33,900.00
Building Maintenance						
60200 Maintenance	7,056.92	1,250.00	10,703.92	6,250.00	4,453.92	15,000.00
60207 Painting	5,000.00	0.00	11,885.00	0.00	11,885.00	15,000.00
60210 Plumbing	0.00	0.00	1,075.00	0.00	1,075.00	5,000.00
60290 Termite Bond	0.00	0.00	0.00	0.00	0.00	600.00
Total - Building	12,056.92	1,250.00	23,663.92	6,250.00	17,413.92	35,600.00
Grounds						
60310 Landscape - Maint	3,920.58	3,750.00	19,281.76	18,750.00	531.76	45,000.00
60315 Garden Committee	0.00	0.00	2,750.00	9,000.00	(6,250.00)	9,000.00
60330 Irrigation Sytem	550.00	125.00	550.00	625.00	(75.00)	1,500.00
60340 Landscape - Misc.	0.00	600.00	60.00	3,000.00	(2,940.00)	7,200.00
60342 Mosquito Treatme	452.00	225.00	452.00	225.00	227.00	1,575.00
60345 Tree Maintenance	275.00	400.00	3,585.00	2,000.00	1,585.00	4,800.00
Total - Grounds	5,197.58	5,100.00	26,678.76	33,600.00	(6,921.24)	69,075.00
Total Expenses	22,643.41	13,777.99	74,756.09	77,239.95	(2,483.86)	194,561.00
Net Income	\$ (7,491.21)	\$ (13,277.99)	\$ 129,618.14	\$ 31,260.05	98,358.09	23,439.00
Capital Budget						
72000 Reserve Study	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 0.00	1,600.00	0.00
72007 Landscape Improv	35,256.84	0.00	85,256.84	0.00	85,256.84	0.00
72043 Parking Lot	0.00	6,000.00	0.00	6,000.00	(6,000.00)	6,000.00
Total - Capital B	35,256.84	6,000.00	86,856.84	6,000.00	80,856.84	6,000.00