

Westchester Square
Balance Sheet
August 31, 2023

ASSETS

Current Assets		
Pacific Checking 0030386310	\$	31,519.33
Pacific Reserve 0030386337		26,564.48
Morgan Stanley		<u>127,854.58</u>
Total Current Assets		185,938.39
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>185,938.39</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>27,082.13</u>
Total Capital		<u>185,938.39</u>
Total Liabilities & Capital	\$	<u><u>185,938.39</u></u>

**Westchester Square
Income Statement
For the Eight Months Ending August 31, 2023**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 0.00	\$ 0.00	\$ 139,500.00	\$ 139,500.00	0.00	186,000.00
40200 Interest from Reser	546.74	35.00	3,078.86	280.00	2,798.86	420.00
Total Revenues	546.74	35.00	142,578.86	139,780.00	2,798.86	186,420.00
Expenses						
General Expenses						
60000 Management Fee	950.00	950.00	7,600.00	7,600.00	0.00	11,400.00
60005 Office Expenses	59.51	75.00	1,026.95	600.00	426.95	900.00
60007 Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010 Legal & Accountin	0.00	208.33	(1,600.00)	1,666.64	(3,266.64)	2,500.00
60015 Insurance	1,568.00	1,568.00	17,192.00	17,551.00	(359.00)	23,823.00
Total - General E	2,577.51	2,801.33	24,218.95	27,417.64	(3,198.69)	39,123.00
Utilities						
60100 Electricity	235.35	125.00	892.96	1,000.00	(107.04)	1,500.00
60105 Water/Sewer	1,481.34	1,800.00	14,787.36	14,400.00	387.36	21,600.00
60115 Garbage	650.00	625.00	5,025.00	5,000.00	25.00	7,500.00
Total - Utilities	2,366.69	2,550.00	20,705.32	20,400.00	305.32	30,600.00
Building Maintenance						
60200 Maintenance	630.00	1,000.00	5,268.00	8,000.00	(2,732.00)	12,000.00
60207 Painting	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
60210 Plumbing	0.00	4,000.00	4,900.00	4,000.00	900.00	4,000.00
60290 Termite Bond	0.00	560.00	0.00	560.00	(560.00)	560.00
Total - Building	630.00	5,560.00	10,168.00	27,560.00	(17,392.00)	31,560.00
Grounds						
60310 Landscape - Maint	3,523.00	3,483.00	30,254.20	27,864.00	2,390.20	41,798.00
60315 Garden Committee	0.00	0.00	2,404.00	9,000.00	(6,596.00)	9,000.00
60330 Irrigation Sytem	0.00	125.00	2,666.00	1,000.00	1,666.00	1,500.00
60340 Landscape - Misc.	0.00	600.00	7,520.26	4,800.00	2,720.26	7,200.00
60342 Mosquito Treatme	220.00	214.00	1,100.00	856.00	244.00	1,284.00
60345 Tree Maintenance	325.00	400.00	935.00	3,200.00	(2,265.00)	4,800.00
Total - Grounds	4,068.00	4,822.00	44,879.46	46,720.00	(1,840.54)	65,582.00
Total Expenses	9,642.20	15,733.33	99,971.73	122,097.64	(22,125.91)	166,865.00
Net Income	\$ (9,095.46)	\$ (15,698.33)	\$ 42,607.13	\$ 17,682.36	24,924.77	19,555.00
Capital Budget						
72035 Shutter Repair	\$ 15,525.00	\$ 0.00	\$ 15,525.00	\$ 0.00	15,525.00	0.00
Total - Capital B	15,525.00	0.00	15,525.00	0.00	15,525.00	0.00