

Westchester Square
Balance Sheet
April 30, 2024

ASSETS

Current Assets		
Pacific Checking 0030386310	\$	131,098.98
Pacific Reserve 0030386337		1,588.25
Morgan Stanley		40,840.67
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Total Current Assets		173,527.90
Property and Equipment		
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Total Property and Equipment		0.00
Other Assets		
		<hr/>
Total Other Assets		0.00
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Total Assets	\$	<u><u>173,527.90</u></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		60,509.35
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Total Capital		173,527.90
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Total Liabilities & Capital	\$	<u><u>173,527.90</u></u>

**Westchester Square
Income Statement
For the Four Months Ending April 30, 2024**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 49,700.00	\$ 53,000.00	\$ 102,701.00	\$ 106,000.00	(3,299.00)	212,000.00
40005 Special Assessmen	85,300.00	0.00	85,300.00	0.00	85,300.00	0.00
40200 Interest from Reser	164.04	500.00	1,221.03	2,000.00	(778.97)	6,000.00
Total Revenues	135,164.04	53,500.00	189,222.03	108,000.00	81,222.03	218,000.00
Expenses						
General Expenses						
60000 Management Fee	975.00	975.00	3,900.00	3,900.00	0.00	11,700.00
60005 Office Expenses	30.00	83.33	167.31	333.32	(166.01)	1,000.00
60007 Ansley Park Securi	0.00	0.00	500.00	0.00	500.00	500.00
60010 Legal & Accountin	2,200.00	250.00	2,200.00	250.00	1,950.00	250.00
60015 Insurance	420.00	3,544.66	1,988.00	14,178.64	(12,190.64)	42,536.00
Total - General E	3,625.00	4,852.99	8,755.31	18,661.96	(9,906.65)	55,986.00
Utilities						
60100 Electricity	114.92	125.00	536.19	500.00	36.19	1,500.00
60105 Water/Sewer	1,670.86	2,000.00	7,258.00	8,000.00	(742.00)	24,000.00
60115 Garbage	625.00	700.00	2,475.00	2,800.00	(325.00)	8,400.00
Total - Utilities	2,410.78	2,825.00	10,269.19	11,300.00	(1,030.81)	33,900.00
Building Maintenance						
60200 Maintenance	975.00	1,250.00	3,647.00	5,000.00	(1,353.00)	15,000.00
60207 Painting	5,500.00	0.00	6,885.00	0.00	6,885.00	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	6,475.00	1,250.00	11,607.00	5,000.00	6,607.00	35,600.00
Grounds						
60310 Landscape - Maint	3,898.50	3,750.00	15,361.18	15,000.00	361.18	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	0.00	125.00	0.00	500.00	(500.00)	1,500.00
60340 Landscape - Misc.	0.00	600.00	60.00	2,400.00	(2,340.00)	7,200.00
60342 Mosquito Treatme	0.00	0.00	0.00	0.00	0.00	1,575.00
60345 Tree Maintenance	1,935.00	400.00	3,310.00	1,600.00	1,710.00	4,800.00
Total - Grounds	5,833.50	4,875.00	21,481.18	28,500.00	(7,018.82)	69,075.00
Total Expenses	18,344.28	13,802.99	52,112.68	63,461.96	(11,349.28)	194,561.00
Net Income	\$ 116,819.76	\$ 39,697.01	\$ 137,109.35	\$ 44,538.04	92,571.31	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	25,000.00	0.00	75,000.00	0.00	75,000.00	0.00
72043 Parking Lot	0.00	0.00	0.00	0.00	0.00	6,000.00
Total - Capital B	25,000.00	0.00	76,600.00	0.00	76,600.00	6,000.00