

Westchester Square
Balance Sheet
September 30, 2023

ASSETS

Current Assets		
Pacific Checking 0030386310	\$	31,626.11
Pacific Reserve 0030386337		1,580.86
Morgan Stanley		<u>128,368.33</u>
Total Current Assets		161,575.30
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		<u>0.00</u>
Total Assets	\$	<u><u>161,575.30</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>2,719.04</u>
Total Capital		<u>161,575.30</u>
Total Liabilities & Capital	\$	<u><u>161,575.30</u></u>

**Westchester Square
Income Statement
For the Nine Months Ending September 30, 2023**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 5,939.00	\$ 0.00	\$ 145,439.00	\$ 139,500.00	5,939.00	186,000.00
40200 Interest from Reser	530.13	35.00	3,608.99	315.00	3,293.99	420.00
Total Revenues	6,469.13	35.00	149,047.99	139,815.00	9,232.99	186,420.00
Expenses						
General Expenses						
60000 Management Fee	950.00	950.00	8,550.00	8,550.00	0.00	11,400.00
60005 Office Expenses	0.00	75.00	1,026.95	675.00	351.95	900.00
60007 Ansley Park Securi	0.00	500.00	0.00	500.00	(500.00)	500.00
60010 Legal & Accountin	0.00	208.33	(1,600.00)	1,874.97	(3,474.97)	2,500.00
60015 Insurance	1,568.00	1,568.00	18,760.00	19,119.00	(359.00)	23,823.00
Total - General E	2,518.00	3,301.33	26,736.95	30,718.97	(3,982.02)	39,123.00
Utilities						
60100 Electricity	130.03	125.00	1,022.99	1,125.00	(102.01)	1,500.00
60105 Water/Sewer	1,745.56	1,800.00	16,532.92	16,200.00	332.92	21,600.00
60115 Garbage	625.00	625.00	5,650.00	5,625.00	25.00	7,500.00
Total - Utilities	2,500.59	2,550.00	23,205.91	22,950.00	255.91	30,600.00
Building Maintenance						
60200 Maintenance	2,695.00	1,000.00	7,963.00	9,000.00	(1,037.00)	12,000.00
60207 Painting	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
60210 Plumbing	0.00	0.00	4,900.00	4,000.00	900.00	4,000.00
60290 Termite Bond	0.00	0.00	0.00	560.00	(560.00)	560.00
Total - Building	2,695.00	1,000.00	12,863.00	28,560.00	(15,697.00)	31,560.00
Grounds						
60310 Landscape - Maint	3,735.00	3,483.00	33,989.20	31,347.00	2,642.20	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	431.10	125.00	3,097.10	1,125.00	1,972.10	1,500.00
60340 Landscape - Misc.	2,832.53	600.00	10,352.79	5,400.00	4,952.79	7,200.00
60342 Mosquito Treatme	220.00	214.00	1,320.00	1,070.00	250.00	1,284.00
60345 Tree Maintenance	375.00	400.00	1,310.00	3,600.00	(2,290.00)	4,800.00
Total - Grounds	7,593.63	4,822.00	52,473.09	51,542.00	931.09	65,582.00
Total Expenses	15,307.22	11,673.33	115,278.95	133,770.97	(18,492.02)	166,865.00
Net Income	\$ (8,838.09)	\$ (11,638.33)	\$ 33,769.04	\$ 6,044.03	27,725.01	19,555.00
Capital Budget						
72035 Shutter Repair	\$ 15,525.00	\$ 0.00	\$ 31,050.00	\$ 0.00	31,050.00	0.00
Total - Capital B	15,525.00	0.00	31,050.00	0.00	31,050.00	0.00