

Westchester Square  
Balance Sheet  
March 31, 2024

ASSETS

Current Assets		
Pacific Checking 0030386310	\$	39,443.26
Pacific Reserve 0030386337		1,587.21
Morgan Stanley		<u>40,677.67</u>
Total Current Assets		81,708.14
Property and Equipment		<u>0.00</u>
Total Property and Equipment		0.00
Other Assets		<u>0.00</u>
Total Other Assets		0.00
Total Assets	\$	<u><u>81,708.14</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		<u>0.00</u>
Total Current Liabilities		0.00
Long-Term Liabilities		<u>0.00</u>
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	113,018.55
Net Income		<u>(31,310.41)</u>
Total Capital		<u>81,708.14</u>
Total Liabilities & Capital	\$	<u><u>81,708.14</u></u>

**Westchester Square  
Income Statement  
For the Three Months Ending March 31, 2024**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Revenues</b>						
40000 Monthly Dues	\$ 0.00	\$ 0.00	\$ 53,001.00	\$ 53,000.00	1.00	212,000.00
40200 Interest from Reser	335.19	500.00	1,056.99	1,500.00	(443.01)	6,000.00
<b>Total Revenues</b>	<b>335.19</b>	<b>500.00</b>	<b>54,057.99</b>	<b>54,500.00</b>	<b>(442.01)</b>	<b>218,000.00</b>
<b>Expenses</b>						
<b>General Expenses</b>						
60000 Management Fee	975.00	975.00	2,925.00	2,925.00	0.00	11,700.00
60005 Office Expenses	0.00	83.33	137.31	249.99	(112.68)	1,000.00
60007 Ansley Park Securi	0.00	0.00	500.00	0.00	500.00	500.00
60010 Legal & Accountin	0.00	0.00	0.00	0.00	0.00	250.00
60015 Insurance	0.00	3,544.66	1,568.00	10,633.98	(9,065.98)	42,536.00
<b>Total - General E</b>	<b>975.00</b>	<b>4,602.99</b>	<b>5,130.31</b>	<b>13,808.97</b>	<b>(8,678.66)</b>	<b>55,986.00</b>
<b>Utilities</b>						
60100 Electricity	129.27	125.00	421.27	375.00	46.27	1,500.00
60105 Water/Sewer	1,638.06	2,000.00	5,587.14	6,000.00	(412.86)	24,000.00
60115 Garbage	625.00	700.00	1,850.00	2,100.00	(250.00)	8,400.00
<b>Total - Utilities</b>	<b>2,392.33</b>	<b>2,825.00</b>	<b>7,858.41</b>	<b>8,475.00</b>	<b>(616.59)</b>	<b>33,900.00</b>
<b>Building Maintenance</b>						
60200 Maintenance	461.00	1,250.00	2,672.00	3,750.00	(1,078.00)	15,000.00
60207 Painting	425.00	0.00	1,385.00	0.00	1,385.00	15,000.00
60210 Plumbing	1,075.00	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
<b>Total - Building</b>	<b>1,961.00</b>	<b>1,250.00</b>	<b>5,132.00</b>	<b>3,750.00</b>	<b>1,382.00</b>	<b>35,600.00</b>
<b>Grounds</b>						
60310 Landscape - Maint	3,899.68	3,750.00	11,462.68	11,250.00	212.68	45,000.00
60315 Garden Committee	0.00	9,000.00	2,750.00	9,000.00	(6,250.00)	9,000.00
60330 Irrigation Sytem	0.00	125.00	0.00	375.00	(375.00)	1,500.00
60340 Landscape - Misc.	0.00	600.00	60.00	1,800.00	(1,740.00)	7,200.00
60342 Mosquito Treatme	0.00	0.00	0.00	0.00	0.00	1,575.00
60345 Tree Maintenance	1,375.00	400.00	1,375.00	1,200.00	175.00	4,800.00
<b>Total - Grounds</b>	<b>5,274.68</b>	<b>13,875.00</b>	<b>15,647.68</b>	<b>23,625.00</b>	<b>(7,977.32)</b>	<b>69,075.00</b>
<b>Total Expenses</b>	<b>10,603.01</b>	<b>22,552.99</b>	<b>33,768.40</b>	<b>49,658.97</b>	<b>(15,890.57)</b>	<b>194,561.00</b>
<b>Net Income</b>	<b>\$ (10,267.82)</b>	<b>\$ (22,052.99)</b>	<b>\$ 20,289.59</b>	<b>\$ 4,841.03</b>	<b>15,448.56</b>	<b>23,439.00</b>
<b>Capital Budget</b>						
72000 Reserve Study	\$ 0.00	\$ 0.00	\$ 1,600.00	\$ 0.00	1,600.00	0.00
72007 Landscape Improv	50,000.00	0.00	50,000.00	0.00	50,000.00	0.00
72043 Parking Lot	0.00	0.00	0.00	0.00	0.00	6,000.00
<b>Total - Capital B</b>	<b>50,000.00</b>	<b>0.00</b>	<b>51,600.00</b>	<b>0.00</b>	<b>51,600.00</b>	<b>6,000.00</b>