Westchester Square
Balance Sheet
September 30, 2024

ASSETS

Current Assets				
Pacific Ck 1500206411	$	76,586.18		
Pacific Reserve 0030386337		1,593.58		
Morgan Stanley		41,677.86		
Total Current Assets				119,857.62
Property and Equipment				
Total Property and Equipment				0.00
Other Assets				
Total Other Assets				0.00
Total Assets			$	119,857.62

LIABILITIES AND CAPITAL

Current Liabilities				
Total Current Liabilities				0.00
Long-Term Liabilities				
Total Long-Term Liabilities				0.00
Total Liabilities				0.00
Capital				
Retained Earnings	$	113,018.55		
Net Income		6,839.07		
Total Capital				119,857.62
Total Liabilities & Capital			$	119,857.62

Westchester Square
Income Statement
For the Nine Months Ending September 30, 2024

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	$ 10,102.00	$ 0.00	$ 166,007.00	$ 159,000.00	7,007.00	212,000.00
40005	Special Assessmen	0.00	0.00	100,000.00	0.00	100,000.00	0.00
40200	Interest from Reser	163.06	500.00	2,063.55	4,500.00	(2,436.45)	6,000.00
	Total Revenues	**10,265.06**	**500.00**	**268,070.55**	**163,500.00**	**104,570.55**	**218,000.00**
Expenses							
General Expenses							
60000	Management Fee	975.00	975.00	8,775.00	8,775.00	0.00	11,700.00
60005	Office Expenses	303.18	83.33	873.18	749.97	123.21	1,000.00
60007	Ansley Park Securi	0.00	500.00	500.00	500.00	0.00	500.00
60010	Legal & Accountin	0.00	0.00	3,378.68	250.00	3,128.68	250.00
60015	Insurance	1,828.00	3,544.66	20,818.00	31,901.94	(11,083.94)	42,536.00
60030	Federal & State Ta	0.00	0.00	341.78	0.00	341.78	0.00
	Total - General E	**3,106.18**	**5,102.99**	**34,686.64**	**42,176.91**	**(7,490.27)**	**55,986.00**
Utilities							
60100	Electricity	144.20	125.00	1,139.12	1,125.00	14.12	1,500.00
60105	Water/Sewer	2,639.78	2,000.00	19,661.04	18,000.00	1,661.04	24,000.00
60115	Garbage	625.00	700.00	5,600.00	6,300.00	(700.00)	8,400.00
	Total - Utilities	**3,408.98**	**2,825.00**	**26,400.16**	**25,425.00**	**975.16**	**33,900.00**
Building Maintenance							
60200	Maintenance	1,484.00	1,250.00	25,011.42	11,250.00	13,761.42	15,000.00
60207	Painting	0.00	0.00	11,885.00	15,000.00	(3,115.00)	15,000.00
60210	Plumbing	0.00	0.00	1,075.00	5,000.00	(3,925.00)	5,000.00
60290	Termite Bond	0.00	0.00	0.00	600.00	(600.00)	600.00
	Total - Building	**1,484.00**	**1,250.00**	**37,971.42**	**31,850.00**	**6,121.42**	**35,600.00**
Grounds							
60310	Landscape - Maint	1,628.28	3,750.00	35,170.81	33,750.00	1,420.81	45,000.00
60315	Garden Committee	0.00	0.00	4,212.60	9,000.00	(4,787.40)	9,000.00
60330	Irrigation Sytem	0.00	125.00	4,026.01	1,125.00	2,901.01	1,500.00
60340	Landscape - Misc.	0.00	600.00	2,965.80	5,400.00	(2,434.20)	7,200.00
60342	Mosquito Treatme	226.00	225.00	1,356.00	1,125.00	231.00	1,575.00
60345	Tree Maintenance	0.00	400.00	5,390.00	3,600.00	1,790.00	4,800.00
	Total - Grounds	**1,854.28**	**5,100.00**	**53,121.22**	**54,000.00**	**(878.78)**	**69,075.00**
	Total Expenses	**9,853.44**	**14,277.99**	**152,179.44**	**153,451.91**	**(1,272.47)**	**194,561.00**
	Net Income	**$ 411.62**	**$ (13,777.99**	**$ 115,891.11**	**$ 10,048.09**	**105,843.02**	**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	0.00	0.00	99,857.04	0.00	99,857.04	0.00
72043	Parking Lot	0.00	0.00	7,595.00	6,000.00	1,595.00	6,000.00
	Total - Capital B	**0.00**	**0.00**	**109,052.04**	**6,000.00**	**103,052.04**	**6,000.00**