

Westchester Square
Balance Sheet
July 31, 2024

ASSETS

| | | |
|------------------------------|----|-------------------|
| Current Assets | | |
| Pacific Ck 1500206411 | \$ | 90,640.77 |
| Pacific Reserve 0030386337 | | 1,591.46 |
| Morgan Stanley | | 41,344.63 |
| | | <hr/> |
| Total Current Assets | | 133,576.86 |
| Property and Equipment | | <hr/> |
| Total Property and Equipment | | 0.00 |
| Other Assets | | <hr/> |
| Total Other Assets | | 0.00 |
| | | <hr/> |
| Total Assets | \$ | <u>133,576.86</u> |

LIABILITIES AND CAPITAL

| | | |
|-----------------------------|----|-------------------|
| Current Liabilities | | <hr/> |
| Total Current Liabilities | | 0.00 |
| Long-Term Liabilities | | <hr/> |
| Total Long-Term Liabilities | | 0.00 |
| | | <hr/> |
| Total Liabilities | | 0.00 |
| Capital | | |
| Retained Earnings | \$ | 113,018.55 |
| Net Income | | 20,558.31 |
| | | <hr/> |
| Total Capital | | 133,576.86 |
| | | <hr/> |
| Total Liabilities & Capital | \$ | <u>133,576.86</u> |

**Westchester Square
Income Statement
For the Seven Months Ending July 31, 2024**

| | Current Actual | Current Budget | Year to Date Actual | Year to Date Budget | Variance | Annual Budget |
|-----------------------------|---------------------|---------------------|------------------------|------------------------|-------------------|-------------------|
| Revenues | | | | | | |
| 40000 Monthly Dues | \$ 50,415.00 | \$ 53,000.00 | \$ 153,398.00 | \$ 159,000.00 | (5,602.00) | 212,000.00 |
| 40005 Special Assessmen | 0.00 | 0.00 | 100,000.00 | 0.00 | 100,000.00 | 0.00 |
| 40200 Interest from Reser | 171.58 | 500.00 | 1,728.20 | 3,500.00 | (1,771.80) | 6,000.00 |
| Total Revenues | 50,586.58 | 53,500.00 | 255,126.20 | 162,500.00 | 92,626.20 | 218,000.00 |
| Expenses | | | | | | |
| General Expenses | | | | | | |
| 60000 Management Fee | 975.00 | 975.00 | 6,825.00 | 6,825.00 | 0.00 | 11,700.00 |
| 60005 Office Expenses | 0.00 | 83.33 | 570.00 | 583.31 | (13.31) | 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 | 3,378.68 | 250.00 | 3,128.68 | 250.00 |
| 60015 Insurance | 1,828.00 | 3,544.66 | 17,162.00 | 24,812.62 | (7,650.62) | 42,536.00 |
| 60030 Federal & State Ta | 0.00 | 0.00 | 334.00 | 0.00 | 334.00 | 0.00 |
| Total - General E | 2,803.00 | 4,602.99 | 28,769.68 | 32,470.93 | (3,701.25) | 55,986.00 |
| Utilities | | | | | | |
| 60100 Electricity | 235.75 | 125.00 | 866.72 | 875.00 | (8.28) | 1,500.00 |
| 60105 Water/Sewer | 2,390.38 | 2,000.00 | 13,916.74 | 14,000.00 | (83.26) | 24,000.00 |
| 60115 Garbage | 625.00 | 700.00 | 4,350.00 | 4,900.00 | (550.00) | 8,400.00 |
| Total - Utilities | 3,251.13 | 2,825.00 | 19,133.46 | 19,775.00 | (641.54) | 33,900.00 |
| Building Maintenance | | | | | | |
| 60200 Maintenance | 5,982.00 | 1,250.00 | 21,030.42 | 8,750.00 | 12,280.42 | 15,000.00 |
| 60207 Painting | 0.00 | 15,000.00 | 11,885.00 | 15,000.00 | (3,115.00) | 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 | 5,982.00 | 16,250.00 | 33,990.42 | 23,750.00 | 10,240.42 | 35,600.00 |
| Grounds | | | | | | |
| 60310 Landscape - Maint | 8,215.52 | 3,750.00 | 31,607.28 | 26,250.00 | 5,357.28 | 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 | 3,476.01 | 125.00 | 4,026.01 | 875.00 | 3,151.01 | 1,500.00 |
| 60340 Landscape - Misc. | 265.00 | 600.00 | 325.00 | 4,200.00 | (3,875.00) | 7,200.00 |
| 60342 Mosquito Treatme | 226.00 | 225.00 | 904.00 | 675.00 | 229.00 | 1,575.00 |
| 60345 Tree Maintenance | 425.00 | 400.00 | 4,010.00 | 2,800.00 | 1,210.00 | 4,800.00 |
| Total - Grounds | 12,607.53 | 5,100.00 | 43,622.29 | 43,800.00 | (177.71) | 69,075.00 |
| Total Expenses | 24,643.66 | 28,777.99 | 125,515.85 | 119,795.93 | 5,719.92 | 194,561.00 |
| Net Income | \$ 25,942.92 | \$ 24,722.01 | \$ 129,610.35 | \$ 42,704.07 | 86,906.28 | 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 | 9,008.40 | 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 | 9,008.40 | 0.00 | 109,052.04 | 6,000.00 | 103,052.04 | 6,000.00 |