

Westchester Square  
Balance Sheet  
October 31, 2023

ASSETS

Current Assets		
Pacific Checking 0030386310	\$	14,288.48
Pacific Reserve 0030386337		1,581.93
Morgan Stanley		128,368.33
		<hr/>
Total Current Assets		144,238.74
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>144,238.74</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	\$	158,856.26
Net Income		(14,617.52)
		<hr/>
Total Capital		144,238.74
		<hr/>
Total Liabilities & Capital	\$	<u>144,238.74</u>

**Westchester Square  
Income Statement  
For the Ten Months Ending October 31, 2023**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
<b>Revenues</b>						
40000 Monthly Dues	\$ 32,270.00	\$ 46,500.00	\$ 177,709.00	\$ 186,000.00	(8,291.00)	186,000.00
40200 Interest from Reser	528.76	35.00	4,137.75	350.00	3,787.75	420.00
<b>Total Revenues</b>	<b>32,798.76</b>	<b>46,535.00</b>	<b>181,846.75</b>	<b>186,350.00</b>	<b>(4,503.25)</b>	<b>186,420.00</b>
<b>Expenses</b>						
<b>General Expenses</b>						
60000 Management Fee	950.00	950.00	9,500.00	9,500.00	0.00	11,400.00
60005 Office Expenses	0.00	75.00	1,026.95	750.00	276.95	900.00
60007 Ansley Park Securi	0.00	0.00	0.00	500.00	(500.00)	500.00
60010 Legal & Accountin	0.00	208.33	(1,600.00)	2,083.30	(3,683.30)	2,500.00
60015 Insurance	0.00	1,568.00	18,760.00	20,687.00	(1,927.00)	23,823.00
<b>Total - General E</b>	<b>950.00</b>	<b>2,801.33</b>	<b>27,686.95</b>	<b>33,520.30</b>	<b>(5,833.35)</b>	<b>39,123.00</b>
<b>Utilities</b>						
60100 Electricity	123.69	125.00	1,146.68	1,250.00	(103.32)	1,500.00
60105 Water/Sewer	2,042.08	1,800.00	18,575.00	18,000.00	575.00	21,600.00
60115 Garbage	650.00	625.00	6,300.00	6,250.00	50.00	7,500.00
<b>Total - Utilities</b>	<b>2,815.77</b>	<b>2,550.00</b>	<b>26,021.68</b>	<b>25,500.00</b>	<b>521.68</b>	<b>30,600.00</b>
<b>Building Maintenance</b>						
60200 Maintenance	5,915.00	1,000.00	13,878.00	10,000.00	3,878.00	12,000.00
60207 Painting	14,971.86	0.00	14,971.86	15,000.00	(28.14)	15,000.00
60210 Plumbing	0.00	0.00	4,900.00	4,000.00	900.00	4,000.00
60290 Termite Bond	567.00	0.00	567.00	560.00	7.00	560.00
<b>Total - Building</b>	<b>21,453.86</b>	<b>1,000.00</b>	<b>34,316.86</b>	<b>29,560.00</b>	<b>4,756.86</b>	<b>31,560.00</b>
<b>Grounds</b>						
60310 Landscape - Maint	3,643.00	3,483.00	37,632.20	34,830.00	2,802.20	41,798.00
60315 Garden Committee	5,000.00	0.00	8,936.53	9,000.00	(63.47)	9,000.00
60330 Irrigation Sytem	0.00	125.00	3,097.10	1,250.00	1,847.10	1,500.00
60340 Landscape - Misc.	0.00	600.00	8,820.26	6,000.00	2,820.26	7,200.00
60342 Mosquito Treatme	220.00	214.00	1,540.00	1,284.00	256.00	1,284.00
60345 Tree Maintenance	0.00	400.00	1,310.00	4,000.00	(2,690.00)	4,800.00
<b>Total - Grounds</b>	<b>8,863.00</b>	<b>4,822.00</b>	<b>61,336.09</b>	<b>56,364.00</b>	<b>4,972.09</b>	<b>65,582.00</b>
<b>Total Expenses</b>	<b>34,082.63</b>	<b>11,173.33</b>	<b>149,361.58</b>	<b>144,944.30</b>	<b>4,417.28</b>	<b>166,865.00</b>
<b>Net Income</b>	<b>\$ (1,283.87)</b>	<b>\$ 35,361.67</b>	<b>\$ 32,485.17</b>	<b>\$ 41,405.70</b>	<b>(8,920.53)</b>	<b>19,555.00</b>
<b>Capital Budget</b>						
72035 Shutter Repair	\$ 15,525.00	\$ 0.00	\$ 46,575.00	\$ 0.00	46,575.00	0.00
<b>Total - Capital B</b>	<b>15,525.00</b>	<b>0.00</b>	<b>46,575.00</b>	<b>0.00</b>	<b>46,575.00</b>	<b>0.00</b>