

Westchester Square
Balance Sheet
December 31, 2023

ASSETS

Current Assets		
Pacific Checking 0030386310	\$	25,596.66
Pacific Reserve 0030386337		1,584.05
Morgan Stanley		89,623.84
		<hr/>
Total Current Assets		116,804.55
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u><u>116,804.55</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Prepaid Monthly Dues	\$	3,786.00
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Total Current Liabilities		3,786.00
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>
Total Liabilities		3,786.00
Capital		
Retained Earnings		158,856.26
Net Income		(45,837.71)
		<hr/>
Total Capital		113,018.55
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Total Liabilities & Capital	\$	<u><u>116,804.55</u></u>

**Westchester Square
Income Statement
For the Twelve Months Ending December 31, 2023**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 2,209.00	\$ 0.00	\$ 186,000.00	\$ 186,000.00	0.00	186,000.00
40200 Interest from Reser	371.70	35.00	4,867.69	420.00	4,447.69	420.00
Total Revenues	2,580.70	35.00	190,867.69	186,420.00	4,447.69	186,420.00
Expenses						
General Expenses						
60000 Management Fee	950.00	950.00	11,400.00	11,400.00	0.00	11,400.00
60005 Office Expenses	150.00	75.00	1,244.54	900.00	344.54	900.00
60007 Ansley Park Securi	0.00	0.00	0.00	500.00	(500.00)	500.00
60010 Legal & Accountin	0.00	208.37	(1,600.00)	2,500.00	(4,100.00)	2,500.00
60015 Insurance	1,568.00	1,568.00	23,464.00	23,823.00	(359.00)	23,823.00
Total - General E	2,668.00	2,801.37	34,508.54	39,123.00	(4,614.46)	39,123.00
Utilities						
60100 Electricity	274.52	125.00	1,421.20	1,500.00	(78.80)	1,500.00
60105 Water/Sewer	2,206.08	1,800.00	23,078.06	21,600.00	1,478.06	21,600.00
60115 Garbage	0.00	625.00	7,550.00	7,500.00	50.00	7,500.00
Total - Utilities	2,480.60	2,550.00	32,049.26	30,600.00	1,449.26	30,600.00
Building Maintenance						
60200 Maintenance	923.00	1,000.00	17,274.00	12,000.00	5,274.00	12,000.00
60207 Painting	0.00	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	0.00	0.00	567.00	560.00	7.00	560.00
Total - Building	923.00	1,000.00	37,712.86	31,560.00	6,152.86	31,560.00
Grounds						
60310 Landscape - Maint	3,715.65	3,485.00	45,030.85	41,798.00	3,232.85	41,798.00
60315 Garden Committee	0.00	0.00	8,936.53	9,000.00	(63.47)	9,000.00
60330 Irrigation Sytem	0.00	125.00	3,097.10	1,500.00	1,597.10	1,500.00
60340 Landscape - Misc.	0.00	600.00	8,820.26	7,200.00	1,620.26	7,200.00
60342 Mosquito Treatme	0.00	0.00	1,540.00	1,284.00	256.00	1,284.00
60345 Tree Maintenance	945.00	400.00	2,910.00	4,800.00	(1,890.00)	4,800.00
Total - Grounds	4,660.65	4,610.00	70,334.74	65,582.00	4,752.74	65,582.00
Total Expenses	10,732.25	10,961.37	174,605.40	166,865.00	7,740.40	166,865.00
Net Income	\$ (8,151.55)	\$ (10,926.37)	\$ 16,262.29	\$ 19,555.00	(3,292.71)	19,555.00
Capital Budget						
72035 Shutter Repair	\$ 0.00	\$ 0.00	\$ 62,100.00	\$ 0.00	62,100.00	0.00
Total - Capital B	0.00	0.00	62,100.00	0.00	62,100.00	0.00