

Westchester Square
Balance Sheet
February 28, 2026

ASSETS

Current Assets		
Pacific Ck 1500206411	\$	41,651.99
Pacific Reserve 0030386337		1,611.53
Morgan Stanley		127,026.85
		<hr/>
Total Current Assets		170,290.37
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>170,290.37</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	\$	173,217.14
Net Income		(2,926.77)
		<hr/>
Total Capital		170,290.37
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Total Liabilities & Capital	\$	<u>170,290.37</u>

**Westchester Square
Income Statement
For the Two Months Ending February 28, 2026**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 2,507.00	\$ 0.00	\$ 53,001.00	\$ 53,000.00	1.00	212,000.00
40200 Interest from Reser	321.61	500.00	676.75	1,000.00	(323.25)	6,000.00
Total Revenues	2,828.61	500.00	53,677.75	54,000.00	(322.25)	218,000.00
Expenses						
General Expenses						
60000 Management Fee	1,025.00	1,025.00	2,050.00	2,050.00	0.00	12,300.00
60005 Office Expenses	0.00	83.33	147.82	166.66	(18.84)	1,000.00
60007 Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010 Legal & Accountin	200.00	0.00	200.00	0.00	200.00	300.00
60015 Insurance	0.00	1,828.00	0.00	3,656.00	(3,656.00)	28,076.00
60030 Federal & State Ta	0.00	0.00	0.00	0.00	0.00	400.00
Total - General E	1,225.00	2,936.33	2,397.82	5,872.66	(3,474.84)	42,576.00
Utilities						
60100 Electricity	144.25	146.00	325.75	292.00	33.75	1,750.00
60105 Water/Sewer	2,088.42	2,200.00	4,262.20	4,400.00	(137.80)	26,400.00
60115 Garbage	725.00	750.00	1,400.00	1,500.00	(100.00)	9,000.00
Total - Utilities	2,957.67	3,096.00	5,987.95	6,192.00	(204.05)	37,150.00
Building Maintenance						
60200 Maintenance	576.00	1,250.00	4,476.24	2,500.00	1,976.24	15,000.00
60210 Plumbing	0.00	0.00	0.00	0.00	0.00	5,000.00
60290 Termite Bond	0.00	0.00	0.00	0.00	0.00	700.00
Total - Building	576.00	1,250.00	4,476.24	2,500.00	1,976.24	20,700.00
Grounds						
60310 Landscape - Gibbs	1,724.50	1,800.00	3,449.00	3,600.00	(151.00)	21,600.00
60315 Garden Committee	0.00	750.00	0.00	1,500.00	(1,500.00)	9,000.00
60320 Pinestraw / Mulch	2,893.51	0.00	2,893.51	3,000.00	(106.49)	6,000.00
60330 Irrigation Sytem	0.00	125.00	0.00	250.00	(250.00)	1,500.00
60340 Landscape - Misc.	0.00	750.00	0.00	1,500.00	(1,500.00)	9,000.00
60342 Mosquito Treatme	0.00	0.00	0.00	0.00	0.00	1,715.00
60345 Tree Maintenance	0.00	500.00	0.00	1,000.00	(1,000.00)	6,000.00
Total - Grounds	4,618.01	3,925.00	6,342.51	10,850.00	(4,507.49)	54,815.00
Total Expenses	9,376.68	11,207.33	19,204.52	25,414.66	(6,210.14)	155,241.00
Net Income	\$ (6,548.07)	\$ (10,707.33)	\$ 34,473.23	\$ 28,585.34	5,887.89	62,759.00
Capital Budget						
72065 Garage Doors	\$ 37,400.00	\$ 0.00	\$ 37,400.00	\$ 0.00	37,400.00	0.00
Total - Capital B	37,400.00	0.00	37,400.00	0.00	37,400.00	0.00