

Westchester Square
Balance Sheet
June 30, 2026

ASSETS

Current Assets		
Banc of Cal Ckg 1500206411	\$	12,563.30
Morgan Stanley		128,433.63
Total Current Assets		140,996.93
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	<u><u>140,996.93</u></u>

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	\$	173,217.14
Net Income		(32,220.21)
Total Capital		140,996.93
Total Liabilities & Capital	\$	<u><u>140,996.93</u></u>

**Westchester Square
Income Statement
For the Six Months Ending June 30, 2026**

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	\$ 17,077.00	\$ 0.00	\$ 123,079.00	\$ 106,000.00	17,079.00	212,000.00
40200	Interest from Reser	347.36	500.00	2,086.58	3,000.00	(913.42)	6,000.00
	Total Revenues	17,424.36	500.00	125,165.58	109,000.00	16,165.58	218,000.00
Expenses							
General Expenses							
60000	Management Fee	1,025.00	1,025.00	6,150.00	6,150.00	0.00	12,300.00
60005	Office Expenses	169.75	83.33	357.57	499.98	(142.41)	1,000.00
60007	Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010	Legal & Accountin	0.00	0.00	200.00	300.00	(100.00)	300.00
60015	Insurance	0.00	12,000.00	11,133.60	16,076.00	(4,942.40)	28,076.00
60030	Federal & State Ta	0.00	0.00	535.00	400.00	135.00	400.00
	Total - General E	1,194.75	13,108.33	18,376.17	23,425.98	(5,049.81)	42,576.00
Utilities							
60100	Electricity	133.02	146.00	762.20	876.00	(113.80)	1,750.00
60105	Water/Sewer	2,399.20	2,200.00	11,779.76	13,200.00	(1,420.24)	26,400.00
60115	Garbage	750.00	750.00	4,400.00	4,500.00	(100.00)	9,000.00
	Total - Utilities	3,282.22	3,096.00	16,941.96	18,576.00	(1,634.04)	37,150.00
Building Maintenance							
60200	Maintenance	2,344.50	1,250.00	11,333.74	7,500.00	3,833.74	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	2,344.50	1,250.00	11,333.74	7,500.00	3,833.74	20,700.00
Grounds							
60310	Landscape - Gibbs	1,724.50	1,800.00	10,347.00	10,800.00	(453.00)	21,600.00
60315	Garden Committee	0.00	750.00	4,735.00	4,500.00	235.00	9,000.00
60320	Pinestraw / Mulch	0.00	0.00	2,893.51	3,000.00	(106.49)	6,000.00
60330	Irrigation Sytem	1,090.00	125.00	3,590.00	750.00	2,840.00	1,500.00
60340	Landscape - Misc.	244.41	750.00	3,754.41	4,500.00	(745.59)	9,000.00
60342	Mosquito Treatme	233.00	245.00	699.00	735.00	(36.00)	1,715.00
60345	Tree Maintenance	5,240.00	500.00	5,240.00	3,000.00	2,240.00	6,000.00
	Total - Grounds	8,531.91	4,170.00	31,258.92	27,285.00	3,973.92	54,815.00
	Total Expenses	15,353.38	21,624.33	77,910.79	76,786.98	1,123.81	155,241.00
	Net Income	\$ 2,070.98	\$ (21,124.33)	\$ 47,254.79	\$ 32,213.02	15,041.77	62,759.00
Capital Budget							
72032	Roof	\$ 6,375.00	\$ 0.00	\$ 6,375.00	\$ 0.00	6,375.00	0.00
72065	Garage Doors	0.00	0.00	73,100.00	0.00	73,100.00	0.00
	Total - Capital B	6,375.00	0.00	79,475.00	0.00	79,475.00	0.00