Westchester Square
Balance Sheet
December 31, 2022

ASSETS

Current Assets		
Pacific Checking 0030386310	$ 36,302.06	
Pacific Reserve 0030386337	126,340.20	
Total Current Assets		162,642.26
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets		$ 162,642.26

LIABILITIES AND CAPITAL

Current Liabilities		
Prepaid Monthly Dues	$ (3,786.00)	
Total Current Liabilities		(3,786.00)
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		(3,786.00)
Capital		
Retained Earnings	138,360.64	
Net Income	28,067.62	
Total Capital		166,428.26
Total Liabilities & Capital		$ 162,642.26

Westchester Square
Income Statement
For the Twelve Months Ending December 31, 2022

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	$ 0.00	$ 0.00	$ 186,000.00	$ 186,000.00	0.00	186,000.00
40200	Interest from Reser	85.78	5.00	335.93	60.00	275.93	60.00
40400	Misc. Income	2,209.00	0.00	9,068.00	0.00	9,068.00	0.00
	Total Revenues	**2,294.78**	**5.00**	**195,403.93**	**186,060.00**	**9,343.93**	**186,060.00**
Expenses							
General Expenses							
60000	Management Fee	925.00	925.00	11,100.00	11,100.00	0.00	11,100.00
60005	Office Expenses	49.97	75.00	1,025.96	900.00	125.96	900.00
60007	Ansley Park Securi	0.00	0.00	500.00	500.00	0.00	500.00
60010	Legal & Accountin	0.00	1,500.00	2,555.00	3,150.00	(595.00)	3,150.00
60015	Insurance	3,136.00	1,584.00	24,239.00	21,436.00	2,803.00	21,436.00
	Total - General E	**4,110.97**	**4,084.00**	**39,419.96**	**37,086.00**	**2,333.96**	**37,086.00**
Utilities							
60100	Electricity	127.25	125.00	1,316.76	1,500.00	(183.24)	1,500.00
60105	Water/Sewer	1,557.76	2,250.00	19,143.94	27,000.00	(7,856.06)	27,000.00
60115	Garbage	550.00	600.00	6,600.00	7,200.00	(600.00)	7,200.00
	Total - Utilities	**2,235.01**	**2,975.00**	**27,060.70**	**35,700.00**	**(8,639.30)**	**35,700.00**
Building Maintenance							
60200	Maintenance	2,273.00	1,000.00	15,559.18	12,000.00	3,559.18	12,000.00
60202	Monitoring	0.00	0.00	0.00	4,500.00	(4,500.00)	4,500.00
60207	Painting	0.00	0.00	15,179.04	12,000.00	3,179.04	12,000.00
60210	Plumbing	0.00	0.00	0.00	4,000.00	(4,000.00)	4,000.00
60290	Termite Bond	0.00	0.00	540.00	500.00	40.00	500.00
	Total - Building	**2,273.00**	**1,000.00**	**31,278.22**	**33,000.00**	**(1,721.78)**	**33,000.00**
Grounds							
60310	Landscape - Maint	3,585.70	3,282.00	40,594.40	39,428.00	1,166.40	39,428.00
60315	Garden Committee	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00
60330	Irrigation Sytem	0.00	133.37	2,409.88	1,600.00	809.88	1,600.00
60340	Landscape - Misc.	75.00	600.00	14,793.40	7,200.00	7,593.40	7,200.00
60342	Mosquito Treatme	0.00	0.00	1,498.00	1,284.00	214.00	1,284.00
60345	Tree Maintenance	0.00	0.00	2,885.00	6,000.00	(3,115.00)	6,000.00
	Total - Grounds	**3,660.70**	**4,015.37**	**67,180.68**	**60,512.00**	**6,668.68**	**60,512.00**
	Total Expenses	**12,279.68**	**12,074.37**	**164,939.56**	**166,298.00**	**(1,358.44)**	**166,298.00**
	Net Income	**$ (9,984.90)**	**$ (12,069.37**	**$ 30,464.37**	**$ 19,762.00**	**10,702.37**	**19,762.00**
Capital Budget							
72007	Landscape Improv	$ 0.00	$ 0.00	$ 3,850.00	$ 3,000.00	850.00	3,000.00
72008	Exterior Lighting	0.00	0.00	6,118.75	0.00	6,118.75	0.00
	Total - Capital B	**0.00**	**0.00**	**9,968.75**	**3,000.00**	**6,968.75**	**3,000.00**