

Westchester Square
Balance Sheet
August 31, 2025

ASSETS

Current Assets		
Pacific Ck 1500206411	\$	279,966.80
Pacific Reserve 0030386337		1,605.32
Morgan Stanley		124,843.68
Total Current Assets		406,415.80
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	<u><u>406,415.80</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	\$	124,475.12
Net Income		281,940.68
Total Capital		406,415.80
Total Liabilities & Capital	\$	<u><u>406,415.80</u></u>

**Westchester Square
Income Statement
For the Eight Months Ending August 31, 2025**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 7,547.00	\$ 0.00	\$ 161,589.00	\$ 159,000.00	2,589.00	212,000.00
40005 Special Assessmen	151,100.00	0.00	220,350.00	0.00	220,350.00	0.00
40200 Interest from Reser	416.26	160.00	2,729.13	1,280.00	1,449.13	1,920.00
Total Revenues	159,063.26	160.00	384,668.13	160,280.00	224,388.13	213,920.00
Expenses						
General Expenses						
60000 Management Fee	1,000.00	1,000.00	8,000.00	8,000.00	0.00	12,000.00
60005 Office Expenses	0.00	83.33	595.26	666.64	(71.38)	1,000.00
60007 Ansley Park Securi	0.00	0.00	500.00	0.00	500.00	500.00
60010 Legal & Accountin	0.00	0.00	200.00	250.00	(50.00)	250.00
60015 Insurance	1,845.00	1,820.00	16,220.60	18,798.00	(2,577.40)	26,078.00
60030 Federal & State Ta	0.00	0.00	369.00	0.00	369.00	250.00
Total - General E	2,845.00	2,903.33	25,884.86	27,714.64	(1,829.78)	40,078.00
Utilities						
60100 Electricity	128.09	135.00	1,083.01	1,080.00	3.01	1,620.00
60105 Water/Sewer	2,206.74	2,250.00	15,790.84	18,000.00	(2,209.16)	27,000.00
60115 Garbage	675.00	675.00	5,150.00	5,400.00	(250.00)	8,100.00
Total - Utilities	3,009.83	3,060.00	22,023.85	24,480.00	(2,456.15)	36,720.00
Building Maintenance						
60200 Maintenance	3,717.00	2,083.33	11,026.00	16,666.64	(5,640.64)	25,000.00
60207 Painting	0.00	0.00	5,843.75	15,000.00	(9,156.25)	15,000.00
60210 Plumbing	0.00	5,000.00	0.00	5,000.00	(5,000.00)	5,000.00
60290 Termite Bond	0.00	660.00	0.00	660.00	(660.00)	660.00
Total - Building	3,717.00	7,743.33	16,869.75	37,326.64	(20,456.89)	45,660.00
Grounds						
60310 Landscape - Gibbs	1,724.50	1,628.04	13,122.46	13,026.00	96.46	19,826.00
60312 Landscaping - Ale	0.00	0.00	0.00	3,150.00	(3,150.00)	5,100.00
60315 Garden Committee	0.00	750.00	8,290.24	6,000.00	2,290.24	9,000.00
60320 Pinestraw / Mulch	0.00	0.00	5,533.54	5,447.00	86.54	5,447.00
60330 Irrigation Sytem	0.00	125.00	2,050.00	1,000.00	1,050.00	1,500.00
60340 Landscape - Misc.	0.00	600.00	940.00	4,800.00	(3,860.00)	7,200.00
60342 Mosquito Treatme	226.00	235.00	904.00	940.00	(36.00)	1,645.00
60345 Tree Maintenance	0.00	500.00	2,895.00	4,000.00	(1,105.00)	6,000.00
Total - Grounds	1,950.50	3,838.04	33,735.24	38,363.00	(4,627.76)	55,718.00
Total Expenses	11,522.33	17,544.70	98,513.70	127,884.28	(29,370.58)	178,176.00
Net Income	\$ 147,540.93	\$ (17,384.70)	\$ 286,154.43	\$ 32,395.72	253,758.71	35,744.00
Capital Budget						
72032 Roof	\$ 0.00	\$ 0.00	\$ 1,870.00	\$ 0.00	1,870.00	0.00
72500 Painting / Repairs	1,312.50	0.00	2,343.75	0.00	2,343.75	0.00
Total - Capital B	1,312.50	0.00	4,213.75	0.00	4,213.75	0.00