

Westchester Square
Balance Sheet
January 31, 2023

ASSETS

Current Assets		
Pacific Checking 0030386310	\$	64,334.58
Pacific Reserve 0030386337		126,426.05
Total Current Assets		190,760.63
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	<u>190,760.63</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	\$	158,856.26
Net Income		31,904.37
Total Capital		190,760.63
Total Liabilities & Capital	\$	<u>190,760.63</u>

**Westchester Square
Income Statement
For the One Month Ending January 31, 2023**

		Current	Current	Year to Date	Year to Date	Variance	Annual
		Actual	Budget	Actual	Budget		Budget
Revenues							
40000	Monthly Dues	\$ 44,208.00	\$ 46,500.00	\$ 44,208.00	\$ 46,500.00	(2,292.00)	186,000.00
40200	Interest from Reser	85.85	35.00	85.85	35.00	50.85	420.00
Total Revenues		44,293.85	46,535.00	44,293.85	46,535.00	(2,241.15)	186,420.00
Expenses							
General Expenses							
60000	Management Fee	950.00	950.00	950.00	950.00	0.00	11,400.00
60005	Office Expenses	556.78	75.00	556.78	75.00	481.78	900.00
60007	Ansley Park Securi	0.00	0.00	0.00	0.00	0.00	500.00
60010	Legal & Accountin	0.00	208.33	0.00	208.33	(208.33)	2,500.00
60015	Insurance	1,568.00	1,568.00	1,568.00	1,568.00	0.00	23,823.00
Total - General E		3,074.78	2,801.33	3,074.78	2,801.33	273.45	39,123.00
Utilities							
60100	Electricity	137.46	125.00	137.46	125.00	12.46	1,500.00
60105	Water/Sewer	2,084.54	1,800.00	2,084.54	1,800.00	284.54	21,600.00
60115	Garbage	625.00	625.00	625.00	625.00	0.00	7,500.00
Total - Utilities		2,847.00	2,550.00	2,847.00	2,550.00	297.00	30,600.00
Building Maintenance							
60200	Maintenance	353.00	1,000.00	353.00	1,000.00	(647.00)	12,000.00
60207	Painting	0.00	0.00	0.00	0.00	0.00	15,000.00
60210	Plumbing	0.00	0.00	0.00	0.00	0.00	4,000.00
60290	Termite Bond	0.00	0.00	0.00	0.00	0.00	560.00
Total - Building		353.00	1,000.00	353.00	1,000.00	(647.00)	31,560.00
Grounds							
60310	Landscape - Maint	3,710.70	3,483.00	3,710.70	3,483.00	227.70	41,798.00
60315	Garden Committee	2,404.00	0.00	2,404.00	0.00	2,404.00	9,000.00
60330	Irrigation Sytem	0.00	125.00	0.00	125.00	(125.00)	1,500.00
60340	Landscape - Misc.	0.00	600.00	0.00	600.00	(600.00)	7,200.00
60342	Mosquito Treatme	0.00	0.00	0.00	0.00	0.00	1,284.00
60345	Tree Maintenance	0.00	400.00	0.00	400.00	(400.00)	4,800.00
Total - Grounds		6,114.70	4,608.00	6,114.70	4,608.00	1,506.70	65,582.00
Total Expenses		12,389.48	10,959.33	12,389.48	10,959.33	1,430.15	166,865.00
Net Income		\$ 31,904.37	\$ 35,575.67	\$ 31,904.37	\$ 35,575.67	(3,671.30)	19,555.00
Capital Budget							
Total - Capital B		0.00	0.00	0.00	0.00	0.00	0.00