

Westchester Square
Balance Sheet
September 30, 2025

ASSETS

Current Assets		
Pacific Ck 1500206411	\$	266,849.98
Pacific Reserve 0030386337		1,606.38
Morgan Stanley		125,236.04
Total Current Assets		393,692.40
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	<u><u>393,692.40</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		269,217.28
Total Capital		393,692.40
Total Liabilities & Capital	\$	<u><u>393,692.40</u></u>

**Westchester Square
Income Statement
For the Nine Months Ending September 30, 2025**

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	\$ 7,564.00	\$ 0.00	\$ 169,153.00	\$ 159,000.00	10,153.00	212,000.00
40005	Special Assessmen	17,575.00	0.00	237,925.00	0.00	237,925.00	0.00
40200	Interest from Reser	393.42	160.00	3,122.55	1,440.00	1,682.55	1,920.00
	Total Revenues	25,532.42	160.00	410,200.55	160,440.00	249,760.55	213,920.00
Expenses							
General Expenses							
60000	Management Fee	1,000.00	1,000.00	9,000.00	9,000.00	0.00	12,000.00
60005	Office Expenses	0.00	83.33	595.26	749.97	(154.71)	1,000.00
60007	Ansley Park Securi	0.00	500.00	500.00	500.00	0.00	500.00
60010	Legal & Accountin	0.00	0.00	200.00	250.00	(50.00)	250.00
60015	Insurance	0.00	1,820.00	16,220.60	20,618.00	(4,397.40)	26,078.00
60030	Federal & State Ta	0.00	0.00	369.00	0.00	369.00	250.00
	Total - General E	1,000.00	3,403.33	26,884.86	31,117.97	(4,233.11)	40,078.00
Utilities							
60100	Electricity	161.03	135.00	1,244.04	1,215.00	29.04	1,620.00
60105	Water/Sewer	2,162.12	2,250.00	17,952.96	20,250.00	(2,297.04)	27,000.00
60115	Garbage	675.00	675.00	5,825.00	6,075.00	(250.00)	8,100.00
	Total - Utilities	2,998.15	3,060.00	25,022.00	27,540.00	(2,518.00)	36,720.00
Building Maintenance							
60200	Maintenance	4,227.00	2,083.33	15,253.00	18,749.97	(3,496.97)	25,000.00
60207	Painting	0.00	0.00	0.00	15,000.00	(15,000.00)	15,000.00
60210	Plumbing	0.00	0.00	0.00	5,000.00	(5,000.00)	5,000.00
60290	Termite Bond	0.00	0.00	0.00	660.00	(660.00)	660.00
	Total - Building	4,227.00	2,083.33	15,253.00	39,409.97	(24,156.97)	45,660.00
Grounds							
60310	Landscape - Gibbs	1,724.50	1,700.00	14,846.96	14,726.00	120.96	19,826.00
60312	Landscaping - Ale	0.00	1,200.00	0.00	4,350.00	(4,350.00)	5,100.00
60315	Garden Committee	0.00	750.00	8,290.24	6,750.00	1,540.24	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	1,125.00	925.00	1,500.00
60340	Landscape - Misc.	77.75	600.00	1,017.75	5,400.00	(4,382.25)	7,200.00
60342	Mosquito Treatme	452.00	235.00	1,356.00	1,175.00	181.00	1,645.00
60345	Tree Maintenance	0.00	500.00	2,895.00	4,500.00	(1,605.00)	6,000.00
	Total - Grounds	2,254.25	5,110.00	35,989.49	43,473.00	(7,483.51)	55,718.00
	Total Expenses	10,479.40	13,656.66	103,149.35	141,540.94	(38,391.59)	178,176.00
	Net Income	\$ 15,053.02	\$ (13,496.66)	\$ 307,051.20	\$ 18,899.06	288,152.14	35,744.00
Capital Budget							
72032	Roof	\$ 0.00	\$ 0.00	\$ 1,870.00	\$ 0.00	1,870.00	0.00
72035	Shutter Repair	4,581.42	0.00	4,581.42	0.00	4,581.42	0.00
72061	Huie Services	5,750.00	0.00	13,937.50	0.00	13,937.50	0.00
72065	Garage Doors	17,445.00	0.00	17,445.00	0.00	17,445.00	0.00
	Total - Capital B	27,776.42	0.00	37,833.92	0.00	37,833.92	0.00