Westchester Square
2026 12-Month Budget

Westchester Square 2026 12-MONTH BUDGET		Jan 2026	Feb 2026	Mar 2026	April 2026	May 2026	June 2026	July 2026	Aug 2026	Sept 2026	Oct 2026	Nov 2026	Dec 2026	2026 Totals	2025 Est. Actual	2025 Budget
Revenues																
Annual Assessment		53,000			53,000			53,000			53,000			212,000	214,590	212,000
Special Assessment														0	250,000	
Interest from Reserve Acct		500	500	500	500	500	500	500	500	500	500	500	500	6,000	3,123	1,920
Misc.														0	0	
Total Revenues		**53,500**	**500**	**500**	**53,500**	**500**	**500**	**53,500**	**500**	**500**	**53,500**	**500**	**500**	**218,000**	**467,713**	**213,920**
Expenses																
Management Fee		1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	1,025	12,300	12,000	12,000
Office Expenses		83	83	83	83	83	83	83	83	83	83	83	83	1,000	595	1,000
Ansley Park Security													500	500	500	500
Legal & Accounting					300									300	200	250
Insurance		1,828	1,828		420		12,000	2,000	2,000	2,000	2,000	2,000	2,000	28,076	27,259	26,078
Federal & State Tax					400									400	369	250
Electricity		146	146	146	146	146	146	146	146	146	146	146	146	1,750	1,727	1,620
Water/Sewer		2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	26,400	24,936	27,000
Garbage		750	750	750	750	750	750	750	750	750	750	750	750	9,000	7,850	8,100
Maintenance		1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000	16,515	25,000
Painting														0	0	15,000
Plumbing										5,000				5,000	3,000	5,000
Termite Bond											700			700	677	660
Landscape - Gibbs		1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600	20,020	19,826
Landscape - Alex Smith														0	0	5,100
Garden Committee		750	750	750	750	750	750	750	750	750	750	750	750	9,000	8,290	9,000
Pinestraw / Mulch		3,000						3,000						6,000	5,534	5,447
Irrigation Sytem		125	125	125	125	125	125	125	125	125	125	125	125	1,500	2,600	1,500
Landscape - Misc.		750	750	750	750	750	750	750	750	750	750	750	750	9,000	1,018	7,200
Mosquito Treatments					245	245	245	245	245	245	245			1,715	1,356	1,645
Tree Maintenance		500	500	500	500	500	500	500	500	500	500	500	500	6,000	3,675	6,000
Total Expenses		**14,207**	**11,207**	**9,379**	**10,744**	**9,624**	**21,624**	**14,624**	**11,624**	**16,624**	**12,324**	**11,379**	**11,879**	**155,241**	**138,121**	**178,176**
Net Income before Capital Expenses		**39,293**	**-10,707**	**-8,879**	**42,756**	**-9,124**	**-21,124**	**38,876**	**-11,124**	**-16,124**	**41,176**	**-10,879**	**-11,379**	**62,759**	**329,592**	**35,744**
Capital Budget																
Roof														0	1,870	
Shutter Repair														0	5,128	
P3 Painting & Renovations														0	212,195	
Huie Services														0	22,219	
Garage Doors														0	34,900	
Gutters														0	17,918	
Total Capital Expenses		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**294,231**	0
Net Income minus Capital Expenses		**39,293**	**-10,707**	**-8,879**	**42,756**	**-9,124**	**-21,124**	**38,876**	**-11,124**	**-16,124**	**41,176**	**-10,879**	**-11,379**	**62,759**	**35,361**	**35,744**
	Dec. 2025															
Cash - End of Period	**159,836**	**199,129**	**188,422**	**179,543**	**222,298**	**213,174**	**192,050**	**230,926**	**219,802**	**203,678**	**244,854**	**233,974**	**222,595**	**222,595**	**159,836**	**160,219**

Westchester Square
2026 Budget
Owner Percentages, Dues Assessments

		Quarterly Dues	Special Assessment					Quarterly Payments for Each Unit					
Unit	Percentage	Regular	Jan	April	July	Oct	Total	Jan	April	July	Oct	Total	Unit
01	0.0345	1,829		0	0	0	-	1,829	1,829	1,829	1,829	7,314	**01**
02	0.0479	2,539		0	0	0	-	2,539	2,539	2,539	2,539	10,155	**02**
03	0.0354	1,876		0	0	0	-	1,876	1,876	1,876	1,876	7,505	**03**
04	0.0477	2,528		0	0	0	-	2,528	2,528	2,528	2,528	10,112	**04**
05	0.0358	1,897		0	0	0	-	1,897	1,897	1,897	1,897	7,590	**05**
06	0.0473	2,507		0	0	0	-	2,507	2,507	2,507	2,507	10,028	**06**
07	0.0493	2,613		0	0	0	-	2,613	2,613	2,613	2,613	10,452	**07**
08	0.0491	2,602		0	0	0	-	2,602	2,602	2,602	2,602	10,409	**08**
09	0.0465	2,465		0	0	0	-	2,465	2,465	2,465	2,465	9,858	**09**
10	0.0356	1,887		0	0	0	-	1,887	1,887	1,887	1,887	7,547	**10**
11	0.0475	2,518		0	0	0	-	2,518	2,518	2,518	2,518	10,070	**11**
12	0.0483	2,560		0	0	0	-	2,560	2,560	2,560	2,560	10,240	**12**
13	0.0488	2,586		0	0	0	-	2,586	2,586	2,586	2,586	10,346	**13**
14	0.036	1,908		0	0	0	-	1,908	1,908	1,908	1,908	7,632	**14**
15	0.0467	2,475		0	0	0	-	2,475	2,475	2,475	2,475	9,900	**15**
16	0.0366	1,940		0	0	0	-	1,940	1,940	1,940	1,940	7,759	**16**
17	0.0481	2,549		0	0	0	-	2,549	2,549	2,549	2,549	10,197	**17**
18	0.0469	2,486		0	0	0	-	2,486	2,486	2,486	2,486	9,943	**18**
19	0.0347	1,839		0	0	0	-	1,839	1,839	1,839	1,839	7,356	**19**
20	0.0471	2,496		0	0	0	-	2,496	2,496	2,496	2,496	9,985	**20**
21	0.035	1,855		0	0	0	-	1,855	1,855	1,855	1,855	7,420	**21**
22	0.0463	2,454		0	0	0	-	2,454	2,454	2,454	2,454	9,816	**22**
23	0.0489	2,592		0	0	0	-	2,592	2,592	2,592	2,592	10,367	**23**
Report Total	1.00000	**53,000**	-	-	-	-	-	**53,000**	**53,000**	**53,000**	**53,000**	**212,000**	
		212,000											
		212,000	0				0					212,000	

Westchester Square
2025 Estimated Actual

Westchester Square 2025 ESTIMATED ACTUAL		Jan 2025 Actual	Feb 2025 Actual	Mar 2025 Actual	April 2025 Actual	May 2025 Actual	June 2025 Actual	July 2025 Actual	Aug 2025 Actual	Sept 2025 Actual	Oct 2025 Est.	Nov 2025 Est.	Dec 2025 Est.	2025 Estimated Totals	2025 Budget	Variance
Revenues																
Annual Assessment		55,587	2,507	2,539	47,955	2,507	53	42,894	7,547	7,564	42,930	2,507		214,590	212,000	2,590
Special Assessment								69,250	151,100	17,575		12,075		250,000		250,000
Interest from Reserve Acct		142	137	409	398	412	400	415	416	393				3,123	1,920	1,203
Misc														0		0
Total Revenues		55,729	2,644	2,948	48,353	2,919	453	112,559	159,063	25,532	42,930	14,582	0	467,713	213,920	253,793
Expenses																
Management Fee		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000	12,000	0
Office Expenses		86		35		131	144	199						595	1,000	-405
Ansley Park Security		500												500	500	
Legal & Accounting				200										200	250	-50
Insurance		1,828			7,735	1,918	2,895		1,845		11,038			27,259	26,078	1,181
Federal & State Tax				369										369	250	
Electricity		174	142	132	137	118	125	127	128	161	161	161	161	1,727	1,620	107
Water/Sewer		2,250	2,687	2,183	1,386	1,709	1,923	1,447	2,207	2,162	2,484	2,250	2,250	24,936	27,000	-2,064
Garbage		625	625	625	625	625	675	675	675	675	675	675	675	7,850	8,100	-250
Maintenance		4,602	827	379	149	223	1,129		3,717	4,227	262	500	500	16,515	25,000	-8,485
Painting														0	15,000	-15,000
Plumbing												3,000		3,000	5,000	-2,000
Termite Bond											677			677	660	17
Landscape - Gibbs		1,628	1,628	1,628	1,628	1,628	1,628	1,628	1,725	1,725	1,725	1,725	1,725	20,020	19,826	194
Landscape - Alex Smith														0	5,100	-5,100
Garden Committee					8,290									8,290	9,000	-710
Pinestraw / Mulch			2,806					2,728						5,534	5,447	87
Irrigation Sytem						2,050					550			2,600	1,500	1,100
Landscape - Misc.		940								78				1,018	7,200	-6,182
Mosquito Treatments					226		226	226	226	452				1,356	1,645	-289
Tree Maintenance						2,895					780			3,675	6,000	-2,325
Total Expenses		13,632	9,715	6,551	21,177	12,298	9,744	8,030	11,522	10,479	19,351	9,310	6,310	138,121	178,176	-40,174
Net Income / Reserve Contribution		42,096	-7,071	-3,603	27,176	-9,379	-9,291	104,529	147,541	15,053	23,579	5,272	-6,310	329,592	35,744	293,967
Capital Budget																
Roof							1,870							1,870		1,870
Shutter Repair										4,581		547		5,128		5,128
P3 Painting & Renovations											94,352	117,843		212,195		212,195
Huie Services					4,094	1,750	750	281	1,313	5,750	8,281	0		22,219		22,219
Garage Doors										17,445	0	17,455		34,900		34,900
Gutters											17,918			17,918		17,918
Total Capital Expenses		0	0	0	4,094	1,750	2,620	281	1,313	27,776	120,552	135,845	0	294,231	0	294,231
Net Cash Flow		42,096	-7,071	-3,603	23,082	-11,129	-11,911	104,248	146,228	-12,723	-96,973	-130,573	-6,310	35,361	35,744	-383
	Actual Dec. 2024															
Cash - End of Period	124,475	166,572	159,501	155,898	178,979	167,851	155,940	260,187	406,416	393,692	296,720	166,146	159,836	159,836	160,219	-383