

Westchester Square
Balance Sheet
October 31, 2025

ASSETS

Current Assets		
Pacific Ck 1500206411	\$	181,966.84
Pacific Reserve 0030386337		1,607.47
Morgan Stanley		125,628.23
		<hr/>
Total Current Assets		309,202.54
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>309,202.54</u>

LIABILITIES AND CAPITAL

Current Liabilities		<hr/>
Total Current Liabilities		0.00
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
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Total Liabilities		0.00
Capital		
Retained Earnings	\$	124,475.12
Net Income		184,727.42
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Total Capital		309,202.54
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Total Liabilities & Capital	\$	<u>309,202.54</u>

**Westchester Square
Income Statement
For the Ten Months Ending October 31, 2025**

	Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues						
40000 Monthly Dues	\$ 42,930.00	\$ 53,000.00	\$ 212,083.00	\$ 212,000.00	83.00	212,000.00
40005 Special Assessmen	12,075.00	0.00	250,000.00	0.00	250,000.00	0.00
40200 Interest from Reser	393.28	160.00	3,515.83	1,600.00	1,915.83	1,920.00
Total Revenues	55,398.28	53,160.00	465,598.83	213,600.00	251,998.83	213,920.00
Expenses						
General Expenses						
60000 Management Fee	1,000.00	1,000.00	10,000.00	10,000.00	0.00	12,000.00
60005 Office Expenses	0.00	83.33	595.26	833.30	(238.04)	1,000.00
60007 Ansley Park Securi	0.00	0.00	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	11,038.00	1,820.00	27,258.60	22,438.00	4,820.60	26,078.00
60030 Federal & State Ta	0.00	0.00	369.00	0.00	369.00	250.00
Total - General E	12,038.00	2,903.33	38,922.86	34,021.30	4,901.56	40,078.00
Utilities						
60100 Electricity	146.34	135.00	1,390.38	1,350.00	40.38	1,620.00
60105 Water/Sewer	2,483.94	2,250.00	20,436.90	22,500.00	(2,063.10)	27,000.00
60115 Garbage	675.00	675.00	6,500.00	6,750.00	(250.00)	8,100.00
Total - Utilities	3,305.28	3,060.00	28,327.28	30,600.00	(2,272.72)	36,720.00
Building Maintenance						
60200 Maintenance	262.00	2,083.33	15,515.00	20,833.30	(5,318.30)	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	676.75	0.00	676.75	660.00	16.75	660.00
Total - Building	938.75	2,083.33	16,191.75	41,493.30	(25,301.55)	45,660.00
Grounds						
60310 Landscape - Gibbs	1,724.50	1,700.00	16,571.46	16,426.00	145.46	19,826.00
60312 Landscaping - Ale	0.00	0.00	0.00	4,350.00	(4,350.00)	5,100.00
60315 Garden Committee	0.00	750.00	8,290.24	7,500.00	790.24	9,000.00
60320 Pinestraw / Mulch	0.00	0.00	5,533.54	5,447.00	86.54	5,447.00
60330 Irrigation Sytem	550.00	125.00	2,600.00	1,250.00	1,350.00	1,500.00
60340 Landscape - Misc.	0.00	600.00	1,017.75	6,000.00	(4,982.25)	7,200.00
60342 Mosquito Treatme	0.00	235.00	1,356.00	1,410.00	(54.00)	1,645.00
60345 Tree Maintenance	780.00	500.00	3,675.00	5,000.00	(1,325.00)	6,000.00
Total - Grounds	3,054.50	3,910.00	39,043.99	47,383.00	(8,339.01)	55,718.00
Total Expenses	19,336.53	11,956.66	122,485.88	153,497.60	(31,011.72)	178,176.00
Net Income	\$ 36,061.75	\$ 41,203.34	\$ 343,112.95	\$ 60,102.40	283,010.55	35,744.00
Capital Budget						
72032 Roof	\$ 0.00	\$ 0.00	\$ 1,870.00	\$ 0.00	1,870.00	0.00
72035 Shutter Repair	0.00	0.00	4,581.42	0.00	4,581.42	0.00
72058 P3 Painting & Ren	94,352.36	0.00	94,352.36	0.00	94,352.36	0.00
72061 Huie Services	8,281.25	0.00	22,218.75	0.00	22,218.75	0.00
72065 Garage Doors	0.00	0.00	17,445.00	0.00	17,445.00	0.00
72068 Gutters	17,918.00	0.00	17,918.00	0.00	17,918.00	0.00
Total - Capital B	120,551.61	0.00	158,385.53	0.00	158,385.53	0.00