

Westchester Square
Balance Sheet
June 30, 2025

ASSETS

Current Assets		
Pacific Ck 1500206411	\$	30,321.97
Pacific Reserve 0030386337		1,603.14
Morgan Stanley		124,014.72
Total Current Assets		155,939.83
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	<u>155,939.83</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		31,464.71
Total Capital		155,939.83
Total Liabilities & Capital	\$	<u>155,939.83</u>

**Westchester Square
Income Statement
For the Six Months Ending June 30, 2025**

		Current Actual	Current Budget	Year to Date Actual	Year to Date Budget	Variance	Annual Budget
Revenues							
40000	Monthly Dues	\$ 53.00	\$ 0.00	\$ 111,148.00	\$ 106,000.00	5,148.00	212,000.00
40200	Interest from Reser	400.18	160.00	1,897.99	960.00	937.99	1,920.00
	Total Revenues	453.18	160.00	113,045.99	106,960.00	6,085.99	213,920.00
Expenses							
General Expenses							
60000	Management Fee	1,000.00	1,000.00	6,000.00	6,000.00	0.00	12,000.00
60005	Office Expenses	144.00	83.33	395.83	499.98	(104.15)	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	2,894.60	7,276.00	14,375.60	15,158.00	(782.40)	26,078.00
60030	Federal & State Ta	0.00	0.00	369.00	0.00	369.00	250.00
	Total - General E	4,038.60	8,359.33	21,840.43	21,907.98	(67.55)	40,078.00
Utilities							
60100	Electricity	124.80	135.00	828.25	810.00	18.25	1,620.00
60105	Water/Sewer	1,922.54	2,250.00	12,137.06	13,500.00	(1,362.94)	27,000.00
60115	Garbage	675.00	675.00	3,800.00	4,050.00	(250.00)	8,100.00
	Total - Utilities	2,722.34	3,060.00	16,765.31	18,360.00	(1,594.69)	36,720.00
Building Maintenance							
60200	Maintenance	1,129.00	2,083.33	7,309.00	12,499.98	(5,190.98)	25,000.00
60207	Painting	0.00	0.00	5,843.75	0.00	5,843.75	15,000.00
60210	Plumbing	0.00	0.00	0.00	0.00	0.00	5,000.00
60290	Termite Bond	0.00	0.00	0.00	0.00	0.00	660.00
	Total - Building	1,129.00	2,083.33	13,152.75	12,499.98	652.77	45,660.00
Grounds							
60310	Landscape - Gibbs	1,628.28	1,628.28	9,769.68	9,769.68	0.00	19,826.00
60312	Landscaping - Ale	0.00	1,200.00	0.00	3,150.00	(3,150.00)	5,100.00
60315	Garden Committee	0.00	750.00	8,290.24	4,500.00	3,790.24	9,000.00
60320	Pinestraw / Mulch	0.00	0.00	2,805.87	2,806.00	(0.13)	5,447.00
60330	Irrigation Sytem	0.00	125.00	2,050.00	750.00	1,300.00	1,500.00
60340	Landscape - Misc.	0.00	600.00	940.00	3,600.00	(2,660.00)	7,200.00
60342	Mosquito Treatme	226.00	235.00	452.00	470.00	(18.00)	1,645.00
60345	Tree Maintenance	0.00	500.00	2,895.00	3,000.00	(105.00)	6,000.00
	Total - Grounds	1,854.28	5,038.28	27,202.79	28,045.68	(842.89)	55,718.00
	Total Expenses	9,744.22	18,540.94	78,961.28	80,813.64	(1,852.36)	178,176.00
	Net Income	\$ (9,291.04)	\$ (18,380.94)	\$ 34,084.71	\$ 26,146.36	7,938.35	35,744.00
Capital Budget							
72032	Roof	\$ 1,870.00	\$ 0.00	\$ 1,870.00	\$ 0.00	1,870.00	0.00
72500	Painting / Repairs	750.00	0.00	750.00	0.00	750.00	0.00
	Total - Capital B	2,620.00	0.00	2,620.00	0.00	2,620.00	0.00