

Westpark CA				
Income & Expense Report				
January 2024 through December 2025				
		2024 Projected	2024 Budget	2025 Draft Budget
Ordinary Income/Expense				
Income				
Assessment Income				
Annual Assessments		201,600.00	201,600.00	201,600.00
Total Assessment Income		201,600.00	201,600.00	201,600.00
Other Assessment Income				
Collection Fees		0.00	0.00	0.00
Late Fees		0.00	0.00	0.00
Other Owner Fees		3,049.50	100.00	100.00
Total Other Assessment Income		3,049.50	100.00	100.00
Total Income		204,649.50	201,700.00	201,700.00
Expense				
Administration Expenses				
Annual Accounting Services		235.00	250.00	240.00
Communications		70.00	600.00	72.00
General Administration		615.10	250.00	250.00
Insurance - GL & Hazard		6,787.00	6,000.00	6,800.00
Legal- Collections		497.50	0.00	0.00
Legal- Other		0.00	500.00	500.00
Management Contract		25,200.00	25,200.00	26,460.00
Social Events		5,000.00	5,000.00	8,000.00
Welcome Baskets		1,500.00	1,500.00	600.00
Taxes		100.00	0.00	150.00
Total Administration Expenses		40,004.60	39,300.00	43,072.00
Amenity Maintenance				
Annual Permits		450.00	600.00	600.00
Clubhouse Cleaning		500.00	800.00	1,500.00
Clubhouse Electrical		0.00	500.00	500.00
Clubhouse Maintenance		1,511.13	1,500.00	800.00
Clubhouse Plumbing		600.00	1,000.00	1,000.00
Entry FOB Maintenance		2,640.00	2,600.00	2,640.00
Playground Maintenance		0.00	4,000.00	3,000.00
Pool Maintenance Contract		11,477.00	11,700.00	11,940.00
Pool Repairs & Supplies		2,500.00	4,000.00	4,000.00
Tennis Court Maintenance		500.00	1,000.00	1,000.00
Total Amenity Maintenance		20,178.13	27,700.00	26,980.00
Grounds & Pond				
Grounds Contract		52,335.00	51,600.00	54,120.00
Grounds Electrical		750.00	250.00	250.00
Grounds Projects		0.00	2,500.00	2,500.00
Landscape Misc.		2,500.00	3,000.00	3,000.00
Nature Trail Expenses		0.00	500.00	500.00
Pond Contract Maint		6,324.00	6,360.00	6,600.00
Pond Electrical		250.00	1,500.00	1,500.00
Pond Maintenance		1,292.36	0.00	3,500.00
Tree Maintenance		17,840.00	8,500.00	8,500.00
Total Grounds & Pond		81,291.36	74,210.00	80,470.00
Utilities				
Electricity / Power		12,000.00	11,400.00	12,060.00
Gas		400.00	480.00	480.00
Phone Service		2,076.00	2,076.00	2,100.00
Water Service		2,300.00	1,800.00	2,400.00
Total Utilities		16,776.00	15,756.00	17,040.00
Year End Transfers				
YE Operating Surplus to Reserve		47,899.41	46,234.00	41,958.00
Total Year End Transfers		47,899.41	46,234.00	41,958.00

	Total Expense	206,149.50	203,200.00	209,520.00
	Net Ordinary Income	--1,500.00	--1,500.00	--7,820.00
	Other Income/Expense			
	Other Income			
	Capital Reserve Income			
	Reserve Fund Interest	7,875.00	1,200.00	3,000.00
	YE Operating Surplus	47,899.41	46,234.00	41,958.00
	Total Capital Reserve Income	55,774.41	47,434.00	44,958.00
	Total Other Income	55,774.41	47,434.00	44,958.00
	Other Expense			
	Capital Reserve Expenses			
	Amenity Capital Projects	17,651.38	0.00	0.00
	Clubhouse Capital Projects	0.00	0.00	0.00
	Landscape Capital Projects	0.00	0.00	0.00
	Pavement Capital Projects	0.00	0.00	0.00
	Pond Capital Projects	0.00	0.00	0.00
	Pool Capital Projects	25,577.51	0.00	0.00
	Tennis Capital Projects	166,550.00	0.00	0.00
	Total Capital Reserve Expenses	209,778.89	0.00	0.00
	Total Other Expense	209,778.89	0.00	0.00
	Net Other Income	--154,004.48	47,434.00	44,958.00
	Net Income	--155,504.48	45,934.00	37,138.00