

Westpark CA				
2023 Approved Budget				
January 2022 through December 2023				
	Jan - Dec '22	Jan - Dec '22	Jan - Dec '23	
	YE Projected	Budget	Approved Budget	Notes
Ordinary Income/Expense				
Income				
Assessment Income				
Annual Assessments	201,600.00	201,600.00	201,600.00	No Change
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	0.00	100.00	100.00	
Total Other Assessment Income	0.00	100.00	100.00	
Total Income	201,600.00	201,700.00	201,700.00	
Expense				
Administration Expenses				
Annual Accounting Services	225.00	225.00	225.00	
Communications	47.99	600.00	600.00	
General Administration	522.60	250.00	250.00	
Insurance - GL & Hazard	5,765.00	5,800.00	5,800.00	
Legal- Collections	0.00	0.00	0.00	
Legal- Other	2,062.50	500.00	500.00	
Management Contract	25,200.00	25,200.00	25,200.00	No Change
Social Events	1,500.00	3,000.00	3,500.00	More Events Planned
Taxes	0.00	0.00	0.00	
Total Administration Expenses	35,323.09	35,575.00	36,075.00	
Amenity Maintenance				
Annual Permits	479.76	600.00	600.00	
Clubhouse Cleaning	0.00	1,200.00	1,200.00	
Clubhouse Electrical	0.00	500.00	500.00	
Clubhouse Maintenance	1,250.00	1,500.00	1,500.00	
Clubhouse Plumbing	0.00	1,000.00	1,000.00	
Entry FOB Maintenance	2,400.00	2,400.00	2,400.00	No Change
Playground Maintenance	0.00	4,000.00	4,000.00	Playground Mulch & Misc
Pool Maintenance Contract	10,800.00	10,800.00	11,700.00	8% Increase (Last 2017)
Pool Repairs & Supplies	2,000.00	4,000.00	4,000.00	
Tennis Court Maintenance	241.31	1,000.00	1,000.00	
Total Amenity Maintenance	17,171.07	27,000.00	27,900.00	
Grounds & Pond				
Grounds Contract	48,755.00	48,600.00	49,800.00	2% Increase (Last 2022)
Grounds Electrical	775.00	250.00	250.00	
Grounds Projects	4,908.32	2,500.00	2,500.00	
Landscape Misc.	539.35	3,000.00	3,000.00	
Nature Trail Expenses	84.94	500.00	500.00	
Pond Contract Maint	6,000.00	6,000.00	6,000.00	No Change
Pond Electrical	0.00	1,500.00	1,500.00	
Pond Maintenance	0.00	0.00	0.00	
Tree Maintenance	8,500.00	8,000.00	8,500.00	Tree Treatments & Pruning
Total Grounds & Pond	69,562.61	70,350.00	72,050.00	
Utilities				
Electricity / Power	10,480.00	10,500.00	10,500.00	
Gas	438.00	480.00	480.00	
Phone Service	3,200.00	1,680.00	2,076.00	Change in Vendors (2022-2023)
Water Service	1,350.00	2,520.00	1,800.00	
Total Utilities	15,468.00	15,180.00	14,856.00	
Year End Transfers				
YE Operating Surplus to Reserve	64,075.23	53,595.00	52,319.00	Operating to Reserves
Total Year End Transfers	64,075.23	53,595.00	52,319.00	
Total Expense	201,600.00	201,700.00	203,200.00	
Net Ordinary Income	0.00	0.00	--1,500.00	Balanced Budget
Other Income/Expense				
Other Income				
Capital Reserve Income				
Reserve Fund Interest	0.00	120.00	120.00	
YE Operating Surplus	64,075.23	53,595.00	52,319.00	
Total Capital Reserve Income	64,075.23	53,715.00	52,439.00	
Total Other Income	64,075.23	53,715.00	52,439.00	
Other Expense				
Capital Reserve Expenses				
Amenity Capital Projects	0.00	0.00	0.00	
Clubhouse Capital Projects	4,778.51	0.00	0.00	
Landscape Capital Projects	8,610.00	5,000.00	5,000.00	Pond / Tree Projects
Pavement Capital Projects	0.00	0.00	0.00	
Pond Capital Projects	0.00	0.00	0.00	
Pool Capital Projects	0.00	0.00	0.00	
Tennis Capital Projects	0.00	0.00	0.00	
Total Capital Reserve Expenses	13,388.51	5,000.00	5,000.00	
Total Other Expense	13,388.51	5,000.00	5,000.00	
Net Other Income	50,686.72	48,715.00	47,439.00	
Net Income	50,686.72	48,715.00	45,939.00	Change to Reserves