

WESTLAKE HOA												
2025 FINANCIAL STATEMENTS	TOTAL									TOTAL	2025	BUDGET
	2024	1/31/25	2/28/25	3/31/25	4/30/25	5/31/25	6/30/25	7/31/25	8/31/25	2025	BUDGET	VARIANCE
ASSETS												
Business Savings	5.47	5.47	5.47	5.47	5.47	5.47	5.47	5.47	5.47			
Operational	2,395.37	34,631.44	45,021.08	47,609.75	46,965.02	44,878.70	27,091.01	25,901.52	23,222.81			
Reserve	80,337.99	43,465.94	43,543.27	43,629.05	38,713.19	38,798.20	38,881.70	38,910.74	38,943.08			
Total Cash	82,738.83	78,102.85	88,569.82	91,244.27	85,683.68	83,682.37	65,978.18	64,817.73	62,171.36			
TOTAL ASSETS	82,738.83	78,102.85	88,569.82	91,244.27	85,683.68	83,682.37	65,978.18	64,817.73	62,171.36			
LIABILITIES/EQUITY												
Retained Earnings	83,697.85	46,165.79	46,165.79	46,165.79	46,165.79	46,165.79	46,165.79	46,165.79	46,165.79			
Net Income	(959.02)	31,937.06	42,404.03	45,078.48	39,517.89	37,516.58	19,812.39	18,651.94	16,005.57			
TOTAL LIABS/EQUITY	82,738.83	78,102.85	88,569.82	91,244.27	85,683.68	83,682.37	65,978.18	64,817.73	62,171.36			
INCOME												
Dues - Current Year	48,360.00	33,150.00	10,860.00	2,850.00	750.00			150.00	47,760.00	48,500.00	(740.00)	
- Prior Years	1,200.00		300.00						300.00	0.00	300.00	
Transfer Fees	700.00			100.00	100.00			200.00	200.00	600.00	1,000.00	(400.00)
Late Charges	1,161.55		114.00		60.00		30.00	38.00	43.50	285.50	0.00	285.50
Interest												
Operating Account	17.41	0.78	1.54	1.98	1.89	1.77	1.56	1.62	2.08	13.22		13.22
Reserves	966.80	83.65	80.49	82.62	84.14	85.01	83.50	29.04	32.34	560.79	900.00	(339.21)
Total Income	52,405.76	33,234.43	11,356.03	3,034.60	996.03	86.78	115.06	268.66	427.92	49,519.51	50,400.00	(880.49)
EXPENSE												
Admin/Operating												
Legal/Tax/Bank	1,085.00	2.40	(2.40)		502.00		350.00	(41.00)	811.00	1,500.00	(689.00)	
Insurance	4,596.00								0.00	4,500.00	(4,500.00)	
Office Supplies	232.80	32.00			254.32				286.32	500.00	(213.68)	
Postage	826.00	376.16			437.00		244.00		1,057.16	800.00	257.16	
Printing	121.49								0.00	500.00	(500.00)	
Website	1,557.60								0.00	1,600.00	(1,600.00)	
Utilities												
Electricity	227.26	23.57	25.06	25.07	25.06	24.89	25.07	25.05	25.06	198.83	300.00	(101.17)
Water	5,629.75	338.24	338.24	338.24	338.24	391.20	914.18	1,404.06	1,418.23	5,480.63	7,000.00	(1,519.37)
Total Utilities	5,857.01	361.81	363.30	363.31	363.30	416.09	939.25	1,429.11	1,443.29	5,679.46	7,300.00	(1,620.54)
Total Admin	14,275.90	772.37	360.90	363.31	1,556.62	416.09	1,533.25	1,429.11	1,402.29	7,833.94	16,700.00	(8,866.06)
Landscape Maintenance	5,800.00	525.00	525.00			1,672.00	6,314.00		1,672.00	10,708.00	15,000.00	(4,292.00)
Special Projects												
Flower Baskets/Flags	2,397.00								0.00	2,000.00	(2,000.00)	
Barkdusting	2,960.00						7,000.00		7,000.00	7,000.00	0.00	
Irrigation System Maint	6,413.00						2,972.00		2,972.00	3,000.00	(28.00)	
Open Space Tree Removal	0.00								0.00	0.00	0.00	
Monument	0.00								0.00	500.00	(500.00)	
Landscape Improvements	4,032.88								0.00	1,500.00	(1,500.00)	
Total Special Projects	15,802.88	0.00	0.00	0.00	0.00	0.00	9,972.00	0.00	0.00	9,972.00	14,000.00	(4,028.00)
Total Expense	35,878.78	1,297.37	885.90	363.31	1,556.62	2,088.09	17,819.25	1,429.11	3,074.29	28,513.94	45,700.00	(17,186.06)
NET INCOME	16,526.98	31,937.06	10,470.13	2,671.29	(560.59)	(2,001.31)	(17,704.19)	(1,160.45)	(2,646.37)	21,005.57	4,700.00	16,305.57
PROJECTS - RESERVES												
Open Space Management Plan	5,000.00				5,000.00				5,000.00	5,000.00	0.00	
Hazardous Tree Arborist Study	0.00								0.00	0.00	0.00	
Hazardous Tree Removal	2,961.00								0.00	7,500.00	(7,500.00)	
Westlake Path	9,525.00								0.00	0.00	0.00	
Reserve Analysis Update	0.00								0.00	0.00	0.00	
TOTAL	17,486.00	0.00	0.00	0.00	5,000.00	0.00	0.00	0.00	0.00	5,000.00	12,500.00	(7,500.00)