

**Westbrook Village Community Association**  
**Balance Sheet**  
As of December 31, 2019

1/14/20

	<u>Dec 31, '19</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Bank of Colorado- MM	11,386.73
FirstBank of South Longmont	<u>5,548.97</u>
Total Checking/Savings	<u>16,935.70</u>
Total Current Assets	<u>16,935.70</u>
<b>TOTAL ASSETS</b>	<u><u>16,935.70</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Long Term Liabilities	
Working Capital - Reserves	5,830.00
Total Long Term Liabilities	<u>5,830.00</u>
Total Liabilities	5,830.00
Equity	
Retained Earnings	11,135.89
Net Income	<u>-30.19</u>
Total Equity	<u>11,105.70</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>16,935.70</u></u>

**Westbrook Village Community Association**  
**P&L Budget Comparison**  
 January through December 2019

12/03/20

	Jan - Dec '19	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Association Dues	62,760.00	62,637.00	123.00
Transfer Fee Income	700.00	400.00	300.00
Interest Income	110.79	30.00	80.79
<b>Total Income</b>	<u>63,570.79</u>	<u>63,067.00</u>	<u>503.79</u>
<b>Expense</b>			
<b>Insurance</b>			
Liability insurance	644.00	660.00	-16.00
<b>Total Insurance</b>	<u>644.00</u>	<u>660.00</u>	<u>-16.00</u>
<b>Administrative Expenses</b>			
Corporate Report Fee/State HOA	10.00	10.00	0.00
Annual Meeting Facility	25.00	75.00	-50.00
Web site	979.51	1,100.00	-120.49
<b>Total Administrative Expenses</b>	<u>1,014.51</u>	<u>1,185.00</u>	<u>-170.49</u>
<b>Professional Fees</b>			
Accounting & Tax	1,500.00	1,500.00	0.00
Legal Fees	525.00		
<b>Total Professional Fees</b>	<u>2,025.00</u>	<u>1,500.00</u>	<u>525.00</u>
<b>Landscape Maintenance</b>			
Lawn Maintenance	26,256.00	26,267.00	-11.00
Entry Flower Planters	242.00	350.00	-108.00
Landscaping Replacements	1,560.00	1,500.00	60.00
Tree Trimming/Stump Removal	1,905.00	3,000.00	-1,095.00
Tree Spraying	2,496.60	1,900.00	596.60
<b>Total Landscape Maintenance</b>	<u>32,459.60</u>	<u>33,017.00</u>	<u>-557.40</u>
HOA Summer Party	8.64	50.00	-41.36
Flag Replacement	0.00	35.00	-35.00
<b>Repairs/Maintenance</b>			
Sprinkler System Repair/inspect	3,267.00	1,000.00	2,267.00
<b>Total Repairs/Maintenance</b>	<u>3,267.00</u>	<u>1,000.00</u>	<u>2,267.00</u>
<b>Snow Removal</b>			
Utilities			
Electric	610.24	620.00	-9.76
Irrigation Water	17,723.24	16,500.00	1,223.24
<b>Total Utilities</b>	<u>18,333.48</u>	<u>17,120.00</u>	<u>1,213.48</u>
<b>Total Expense</b>	<u>63,600.98</u>	<u>63,067.00</u>	<u>533.98</u>
<b>Net Ordinary Income</b>	<u>-30.19</u>	<u>0.00</u>	<u>-30.19</u>
<b>Net Income</b>	<u><u>-30.19</u></u>	<u><u>0.00</u></u>	<u><u>-30.19</u></u>