

Westbrook Village Community Association

Balance Sheet

As of December 31, 2024

Dec 31, 24**ASSETS****Current Assets****Checking/Savings**

Bank of Colorado Checking

Bank of Colorado Savings

955.51

42,871.56

Total Checking/Savings**43,827.07****Total Current Assets****43,827.07****TOTAL ASSETS****43,827.07****LIABILITIES & EQUITY****Liabilities****Long Term Liabilities**

Working Capital - Reserves

5,830.00

Total Long Term Liabilities**5,830.00****Total Liabilities****5,830.00****Equity**

Opening Balance Equity

18,874.29

Retained Earnings

13,063.58

Net Income

6,059.20

Total Equity**37,997.07****TOTAL LIABILITIES & EQUITY****43,827.07**

Westbrook Village Community Association

Profit & Loss Budget vs. Actual

January through December 2024

	Jan - Dec 24	Budget
Ordinary Income/Expense		
Income		
Association Dues	77,652.00	77,652.00
Interest Income	2,928.43	1,700.00
Transfer Fee Income	400.00	100.00
Transfer Funds	6,900.00	
Total Income	87,880.43	79,452.00
Expense		
Administrative Expenses		
Corporate Report Fee/State HOA	0.00	10.00
Flag Replacement	0.00	35.00
Insurance		
Liability Insurance	665.00	700.00
Total Insurance	665.00	700.00
Meeting Space Rental Fee	35.00	
Postage and Delivery	50.00	50.00
Professional Fees		
Accounting & Tax	300.00	300.00
Bookkeeping	2,400.00	2,400.00
Total Professional Fees	2,700.00	2,700.00
Website	80.32	180.00
Total Administrative Expenses	3,530.32	3,675.00
Bank Service Charge	0.00	
Landscape Maintenance		
Entry Flower Planters	330.38	300.00
Landscaping Replacements		
Common Area Replacements	6,900.00	
Landscaping Replacements - Other	305.00	500.00
Total Landscaping Replacements	7,205.00	500.00
Lawn Maintenance	31,596.00	31,596.00
Snow Removal	3,220.00	13,200.00
Sprinkler System Repair/Inspect	4,045.04	2,500.00
Tree Spraying/Emerald Ash Bore	3,677.00	3,600.00
Tree Trimming/Stump Removal	5,145.00	5,200.00
Total Landscape Maintenance	55,218.42	56,896.00
Utilities		
Electric	793.66	880.00
Irrigation Water	22,278.83	18,000.00
Total Utilities	23,072.49	18,880.00
Total Expense	81,821.23	79,451.00
Net Ordinary Income	6,059.20	1.00
Net Income	6,059.20	1.00