

Westbrook Village Community Association

Balance Sheet

As of December 31, 2025

	<u>Dec 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of Colorado Checking	262.93
Bank of Colorado Savings	46,421.93
Total Checking/Savings	<u>46,684.86</u>
Accounts Receivable	
Accounts Receivable	-3,087.00
Total Accounts Receivable	<u>-3,087.00</u>
Other Current Assets	
Undeposited Funds	3,087.00
Total Other Current Assets	<u>3,087.00</u>
Total Current Assets	<u>46,684.86</u>
TOTAL ASSETS	<u>46,684.86</u>
LIABILITIES & EQUITY	
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	
Opening Balance Equity	18,874.29
Retained Earnings	19,122.78
Net Income	2,857.79
Total Equity	<u>40,854.86</u>
TOTAL LIABILITIES & EQUITY	<u>46,684.86</u>

Westbrook Village Community Association

Profit & Loss Budget vs. Actual

January through December 2025

01/27/26

Accrual Basis

	Jan - Dec 25	Budget
Ordinary Income/Expense		
Income		
Association Dues	84,792.00	84,792.00
Interest Income	1,050.37	1,200.00
Late Payment Fees	20.00	0.00
Status Letter Fee Income	300.00	
Transfer Fee Income	300.00	100.00
Total Income	86,462.37	86,092.00
Expense		
Administrative Expenses		
Corporate Report Fee/State HOA	25.00	10.00
Flag Replacement	0.00	35.00
Insurance		
Liability Insurance	667.00	750.00
Total Insurance	667.00	750.00
Meeting Space Rental Fee	20.00	50.00
Office Supplies/Envelopes	0.00	10.00
Postage and Delivery	50.00	50.00
Printing/Reproduction	0.00	10.00
Professional Fees		
Accounting & Tax	0.00	300.00
Bookkeeping	2,500.00	2,400.00
Legal Fees	4,305.00	1,000.00
Total Professional Fees	6,805.00	3,700.00
Website	0.00	100.00
Total Administrative Expenses	7,567.00	4,715.00
Bank Service Charge	0.00	0.00
Landscape Maintenance		
Entry Flower Planters	509.31	400.00
Landscaping Replacements		
AMA Replacements	0.00	800.00
Common Area Replacements	0.00	200.00
Landscaping Replacements - Other	0.00	0.00
Total Landscaping Replacements	0.00	1,000.00
Lawn Maintenance	33,168.00	33,168.00
Snow Removal	11,459.00	13,200.00
Sprinkler System Repair/Inspect	3,853.43	3,000.00
Tree Spraying/Emerald Ash Bore	1,179.00	1,100.00
Tree Trimming/Stump Removal	7,555.00	7,555.00
Total Landscape Maintenance	57,723.74	59,423.00
Utilities		
Electric	794.19	800.00
Irrigation Water	17,519.65	20,000.00
Total Utilities	18,313.84	20,800.00
Total Expense	83,604.58	84,938.00
Net Ordinary Income	2,857.79	1,154.00

Westbrook Village Community Association

	2026 Budget	2025 Actual	2025 Budget	2024 Actual	2024 Budget	2023 Actual	2023 Budget
Income							
Interest Income & Transfer Fee (house sale)	\$ -	\$ 1,671	\$ 1,300	\$ 2,617	\$ 1,750	\$ 217	
Special Assessment snow shortage 2022						\$ 10,948	
Administrative Expenses							
Corporate Report Fee/State HOA	\$ 35	\$ 25	\$ 10	\$ 10	\$ 10	\$ 10	\$ 10
Insurance	\$ 775	\$ 667	\$ 750	\$ 665	\$ 700	\$ 648	\$ 650
Bookkeeping	\$ 2,400	\$ 2,500	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,400
Tax Preparation	\$ -	\$ -	\$ 300	\$ 300	\$ 300	\$ 300	\$ 300
Legal Fees	\$ -	\$ 4,305	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Bank Service Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Expense	\$ 70	\$ 50	\$ 10	\$ -	\$ -	\$ -	\$ 10
Postage and Delivery	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$ 50	\$ 20
Printing/Reproduction	\$ -	\$ -	\$ 10	\$ -	\$ -	\$ -	\$ -
Flag Replacement	\$ 25	\$ -	\$ 35	\$ -	\$ 35	\$ 19	\$ 35
HOA Summer Party	\$ -	\$ 20	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Meeting-Facility/Zoom	\$ -	\$ -	\$ 50	\$ 35	\$ -	\$ -	\$ -
Web Site	\$ 90	\$ -	\$ 100	\$ 80	\$ 180	\$ 959	\$ -
	\$ 3,395	\$ 7,567	\$ 4,715	\$ 3,540	\$ 3,675	\$ 4,386	\$ 3,425
Landscape Maintenance							
Entry Flower Planters	\$ 500	\$ 509	\$ 400	\$ 330	\$ 300	\$ 254	\$ 300
Lawn Maintenance Contract	\$ 34,824	\$ 33,168	\$ 33,168	\$ 31,596	\$ 31,596	\$ 30,096	\$ 30,432
Landscaping Replacements	\$ 3,000	\$ -	\$ 800	\$ -	\$ -	\$ 254	\$ 250
Common Area Repairs	\$ -	\$ -	\$ 200	\$ 1,805	\$ 500	\$ -	\$ -
HOA Fence Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tree Trimming/Stump Removal	\$ 7,618	\$ 7,555	\$ 7,555	\$ 5,145	\$ 5,200	\$ 7,175	\$ 7,175
Emerald Ash Bore Treatment(every other yr)	\$ 2,313	\$ -	\$ -	\$ 2,570	\$ 2,600	\$ -	\$ -
Tree Spraying	\$ 2,030	\$ 1,179	\$ 1,100	\$ 1,108	\$ 1,000	\$ 1,114	\$ 2,300
Sprinkler System Repair/Inspection	\$ 3,500	\$ 3,854	\$ 3,000	\$ 4,045	\$ 2,500	\$ 1,809	\$ 3,895
City Electric	\$ 800	\$ 794	\$ 800	\$ 793	\$ 800	\$ 774	\$ 875
Irrigation Water	\$ 20,000	\$ 17,520	\$ 20,000	\$ 22,277	\$ 18,000	\$ 17,165	\$ 18,000
	\$ 74,585	\$ 64,579					
Snow Removal							
	\$ 6,812	\$ 11,459	\$ 13,200	\$ 3,220	\$ 13,200	\$ 5,485	\$ 11,000
Total Expenses	\$ 84,792	\$ 83,605	\$ 84,938	\$ 76,429	\$ 79,371	\$ 68,512	\$ 77,652
Net HOA Expenses	\$	\$ 81,934	\$ 83,638	\$ 73,812			
80% Block 1 and 2 - 29 Houses	\$ 67,860		2025 Annual/house	Monthly/house	Monthly/house	2024/2023	Monthly/house
20% Block 3 - 17 Houses	\$ 16,932		\$ 67,860	\$ 2,340	\$ 195	\$ 61,944	\$ 178
Total Association Dues	\$ 84,792		\$ 16,932	\$ 996	\$ 83	\$ 15,708	\$ 77
Short/ (Over)	\$	\$ (2,858)	\$ (1,154)			\$ 77,652	