

Form **990-PF**
 Department of the Treasury
 Internal Revenue Service

Return of Private Foundation
or Section 4947(a)(1) Trust Treated as Private Foundation

▶ **Do not enter social security numbers on this form as it may be made public.**
 ▶ **Go to www.irs.gov/Form990PF for instructions and the latest information.**

OMB No 1545-0052
2018
Open to Public Inspection

For calendar year 2018, or tax year beginning 01-01-2018, and ending 12-31-2018

Name of foundation WESTBROOK DEVELOPMENT CORPORATION		A Employer identification number 01-0434709	
Number and street (or P O box number if mail is not delivered to street address) Room/suite 30 LIZA HARMON DR		B Telephone number (see instructions) (207) 854-9779	
City or town, state or province, country, and ZIP or foreign postal code WESTBROOK, ME 040924766		C If exemption application is pending, check here <input type="checkbox"/>	
G Check all that apply: <input type="checkbox"/> Initial return <input type="checkbox"/> Initial return of a former public charity <input type="checkbox"/> Final return <input type="checkbox"/> Amended return <input type="checkbox"/> Address change <input type="checkbox"/> Name change		D 1. Foreign organizations, check here <input type="checkbox"/> 2 Foreign organizations meeting the 85% test, check here and attach computation <input type="checkbox"/>	
H Check type of organization: <input checked="" type="checkbox"/> Section 501(c)(3) exempt private foundation <input type="checkbox"/> Section 4947(a)(1) nonexempt charitable trust <input type="checkbox"/> Other taxable private foundation		E If private foundation status was terminated under section 507(b)(1)(A), check here <input type="checkbox"/>	
I Fair market value of all assets at end of year (from Part II, col (c), line 16) ▶ \$ <u>2,393,475</u>		J Accounting method: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other (specify) _____ <i>(Part I, column (d) must be on cash basis)</i>	
		F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here <input type="checkbox"/>	

Part I Analysis of Revenue and Expenses <i>(The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions))</i>		(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
Revenue	1 Contributions, gifts, grants, etc., received (attach schedule)				
	2 Check <input checked="" type="checkbox"/> if the foundation is not required to attach Sch B				
	3 Interest on savings and temporary cash investments	25	25		
	4 Dividends and interest from securities				
	5a Gross rents				
	b Net rental income or (loss)				
	6a Net gain or (loss) from sale of assets not on line 10				
	b Gross sales price for all assets on line 6a				
	7 Capital gain net income (from Part IV, line 2)		0		
	8 Net short-term capital gain				
	9 Income modifications				
	10a Gross sales less returns and allowances				
b Less Cost of goods sold					
c Gross profit or (loss) (attach schedule)					
11 Other income (attach schedule)	1,394,191	0	1,394,191		
12 Total. Add lines 1 through 11	1,394,216	25	1,394,191		
Operating and Administrative Expenses	13 Compensation of officers, directors, trustees, etc	0	0	0	0
	14 Other employee salaries and wages	105,706	0	105,706	0
	15 Pension plans, employee benefits				
	16a Legal fees (attach schedule)				
	b Accounting fees (attach schedule)	4,300	0	4,300	0
	c Other professional fees (attach schedule)	147,978	0	147,978	0
	17 Interest				
	18 Taxes (attach schedule) (see instructions)				
	19 Depreciation (attach schedule) and depletion				
	20 Occupancy				
	21 Travel, conferences, and meetings				
	22 Printing and publications				
	23 Other expenses (attach schedule)	7,966	55	6,853	1,058
	24 Total operating and administrative expenses. Add lines 13 through 23	265,950	55	264,837	1,058
	25 Contributions, gifts, grants paid	0			0
26 Total expenses and disbursements. Add lines 24 and 25	265,950	55	264,837	1,058	
27 Subtract line 26 from line 12					
a Excess of revenue over expenses and disbursements	1,128,266				
b Net investment income (if negative, enter -0-)		0			
c Adjusted net income (if negative, enter -0-)			1,129,354		

Part II Balance Sheets Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)

		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash—non-interest-bearing	63,076	196,621	196,621
	2 Savings and temporary cash investments			
	3 Accounts receivable ▶ <u>16,000</u>			
	Less allowance for doubtful accounts ▶ _____	8,661	16,000	16,000
	4 Pledges receivable ▶ _____			
	Less allowance for doubtful accounts ▶ _____			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7 Other notes and loans receivable (attach schedule) ▶ _____			
	Less allowance for doubtful accounts ▶ _____			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges			
	10a Investments—U S and state government obligations (attach schedule)			
	b Investments—corporate stock (attach schedule)			
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment basis ▶ _____			
Less accumulated depreciation (attach schedule) ▶ _____				
12 Investments—mortgage loans				
13 Investments—other (attach schedule)				
14 Land, buildings, and equipment basis ▶ _____				
Less accumulated depreciation (attach schedule) ▶ _____				
15 Other assets (describe ▶ _____)	☞ 1,080,000	☞ 2,180,854	☞ 2,180,854	
16 Total assets (to be completed by all filers—see the instructions Also, see page 1, item I)	1,151,737	2,393,475	2,393,475	
Liabilities	17 Accounts payable and accrued expenses			
	18 Grants payable			
	19 Deferred revenue			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)			
	22 Other liabilities (describe ▶ _____)	☞ 50,271	☞ 163,743	
	23 Total liabilities (add lines 17 through 22)	50,271	163,743	
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here <input checked="" type="checkbox"/> and complete lines 24 through 26 and lines 30 and 31.			
	24 Unrestricted	1,101,466	2,229,732	
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here <input type="checkbox"/> and complete lines 27 through 31.			
	27 Capital stock, trust principal, or current funds			
	28 Paid-in or capital surplus, or land, bldg , and equipment fund			
	29 Retained earnings, accumulated income, endowment, or other funds			
30 Total net assets or fund balances (see instructions)	1,101,466	2,229,732		
31 Total liabilities and net assets/fund balances (see instructions) .	1,151,737	2,393,475		

Part III Analysis of Changes in Net Assets or Fund Balances

1 Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	1,101,466
2 Enter amount from Part I, line 27a	2	1,128,266
3 Other increases not included in line 2 (itemize) ▶ _____	3	0
4 Add lines 1, 2, and 3	4	2,229,732
5 Decreases not included in line 2 (itemize) ▶ _____	5	0
6 Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30 .	6	2,229,732

Part VII-A Statements Regarding Activities (continued)

Table with 3 columns: Question, Yes, No. Rows 11-14 regarding controlled entities, donor advised funds, public inspection requirements, and books in care.

Located at 30 LIZA HARMON DRIVE WESTBROOK ME ZIP+4 04092

15 Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041 —check here and enter the amount of tax-exempt interest received or accrued during the year.

Table with 3 columns: Question, Yes, No. Row 16 regarding interest in foreign countries.

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

Main table with 3 columns: Question, Yes, No. Rows 1a-4b regarding Form 4720 exceptions and requirements.

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2018, enter the date of the ruling. ▶

b Check box to indicate whether the organization is a private operating foundation described in section 4942(j)(3) or 4942(j)(5)

2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed

	Tax year	Prior 3 years			(e) Total
	(a) 2018	(b) 2017	(c) 2016	(d) 2015	
b 85% of line 2a					
c Qualifying distributions from Part XII, line 4 for each year listed					
d Amounts included in line 2c not used directly for active conduct of exempt activities					
e Qualifying distributions made directly for active conduct of exempt activities. Subtract line 2d from line 2c					
3 Complete 3a, b, or c for the alternative test relied upon					
a "Assets" alternative test—enter					
(1) Value of all assets					
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)					
b "Endowment" alternative test— enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed.					
c "Support" alternative test—enter					
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)					
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii).					
(3) Largest amount of support from an exempt organization					
(4) Gross investment income					

Part XV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year—see instructions.)

1 Information Regarding Foundation Managers:

a List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000) (See section 507(d)(2))

b List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. to individuals or organizations under other conditions, complete items 2a, b, c, and d. See instructions.

a The name, address, and telephone number or email address of the person to whom applications should be addressed

b The form in which applications should be submitted and information and materials they should include

c Any submission deadlines

d Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors

Part XV **Supplementary Information** (continued)**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
Name and address (home or business)				
a <i>Paid during the year</i>				
Total	▶ 3a			
b <i>Approved for future payment</i>				
Total	▶ 3b			

Form 990PF Part VIII Line 1 - List all officers, directors, trustees, foundation managers and their compensation

(a) Name and address	Title, and average hours per week (b) devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	Expense account, (e) other allowances
CHRIS LAROCHE 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	DIRECTOR 1 00	0	0	0
RENE' DANIEL 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	CHAIRPERSON 1 00	0	0	0
THOMAS BARTELL 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	VICE PRESIDENT/VICE CHAIR 1 00	0	0	0
ANN PEOPLES 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	DIRECTOR 1 00	0	0	0
LEWIS EMERY 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	DIRECTOR 1 00	0	0	0
BONITA USHER 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	DIRECTOR 1 00	0	0	0
DAN HUNTER 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	TREASURER 1 00	0	0	0
PETER PLUMMER 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	DIRECTOR 1 00	0	0	0
RICHARD BEGIN 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	PRESIDENT/SECRETARY 1 00	0	0	0
NORMAN JUSTICE 30 LIZA HARMON DRIVE WESTBROOK, ME 04098	DIRECTOR 1 00	0	0	0

TY 2018 Accounting Fees Schedule**Name:** WESTBROOK DEVELOPMENT CORPORATION**EIN:** 01-0434709

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
ACCOUNTING	4,300	0	4,300	0

TY 2018 Other Assets Schedule**Name:** WESTBROOK DEVELOPMENT CORPORATION**EIN:** 01-0434709**Other Assets Schedule**

Description	Beginning of Year - Book Value	End of Year - Book Value	End of Year - Fair Market Value
DEVELOPMENT IN PROCESS	43,054	153,469	153,469
NOTE RECEIVABLE	950,000	1,700,000	1,700,000
DEVELOPMENT FEE RECEIVABLE	86,946	188,009	188,009
DUE FROM RELATED PARTY		139,376	139,376

TY 2018 Other Expenses Schedule**Name:** WESTBROOK DEVELOPMENT CORPORATION**EIN:** 01-0434709**Other Expenses Schedule**

Description	Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
LOW-INCOME HOUSING PARTNERSHIP FLOW-THROUGH LOSSES	1,058	0	0	1,058
INSURANCE	5,247	0	5,247	0
ADMINISTRATIVE	1,052	55	997	0
MARKETING	609	0	609	0

TY 2018 Other Income Schedule**Name:** WESTBROOK DEVELOPMENT CORPORATION**EIN:** 01-0434709**Other Income Schedule**

Description	Revenue And Expenses Per Books	Net Investment Income	Adjusted Net Income
PARTNERSHIP ADMINISTRATION FEES	246,307		246,307
AHP SUBSIDY GRANT	750,000		750,000
DEVELOPMENT FEES	397,884		397,884

TY 2018 Other Liabilities Schedule**Name:** WESTBROOK DEVELOPMENT CORPORATION**EIN:** 01-0434709

Description	Beginning of Year - Book Value	End of Year - Book Value
INVESTMENT IN PARTNERSHIPS	32,256	33,289
ACCRUED EXPENSES	1,308	299
DUE FROM RELATED PARTIES	16,707	130,155

TY 2018 Other Professional Fees Schedule**Name:** WESTBROOK DEVELOPMENT CORPORATION**EIN:** 01-0434709

Category	Amount	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
CONSULTING	147,978	0	147,978	0