



2665 South Moorland Road, Suite 209 • New Berlin, WI • 53151 • 414-433-9107 •

Brookfield Lake Condominium Association

c/o Mike & Mike's Management
2665 S. Moorland Road, Suite #209
New Berlin, WI 53151

Date: December 1, 2025

Dear Brookfield Lake Homeowner,

Enclosed is a copy of the Association's adopted **2026 budget** for your records.

Maintaining the condition of the buildings and property helps protect your investment as a homeowner. After careful review of the Association's annual expenses and income, your Board of Directors has approved the attached budget for the 2026 fiscal year. Please accept this letter as formal notice of your **2026 monthly Association fee**. Beginning **January 1, 2026**, your monthly dues will remain **\$375.00 per month**. In addition, a **Special Assessment of \$2,500.00 per unit** will start and will be set up as a **monthly amount due of \$209.00 or can make a one time full amount payment due January 1st, 2026**.

This Special Assessment is necessary to **cover the costs and to fund critical projects that need to be done in the Reserve Operating Fund**. These budgeted items include:

- Replacing and repairing exterior spigots and shut off valves, water softeners, nine remaining utility doors.
- Cover the remaining costs from the 2025 roofing project for 2 buildings. Note: No planned roofing for 2026.
- Garage door frame repairs. Buildings will have the garage door frame wooden trim pieces inspected and as many repairs will be done as possible within the estimated budget.
- Landscaping work to address the low point behind 18475, and tree removal where needed by a professional arborist.
- Painting of two buildings which includes inspection and repairs to the siding / trim.
- Reserve Funding Study will be conducted by a 3rd party to help plan for future need of our community.

Payment Options for 2026 Fees

• **Automatic Recurring Payments:** You may set up recurring payments online at comwebportal.com. *(Please note: There is a \$2.00 convenience fee for bank account payments and a 3.76% fee for credit/debit cards.)* If you already have Autopay set up, the amount of **\$375.00** will automatically be withdrawn starting January **2026**.

• **Bill Pay Through Your Bank:** Most banks offer free bill pay services. The bank will issue and mail a paper check on your behalf. Please make checks payable to: **Brookfield Lake Condominium Association** and have them mailed to the address below. If your bank requires an account number, please use your property address.

• **Mail or Drop Off a Check:** Checks can be mailed or dropped off to:

Brookfield Lake Condominiums
c/o Mike & Mike's Management
2665 S. Moorland Road, Suite #209
New Berlin, WI 53151

If you have any questions regarding the budget or payment options, please contact us at customerservice@m3milwaukee.com. Thank you for your continued cooperation and for helping keep Brookfield Lake a well-maintained and welcoming community.

Sincerely,
Mike & Mike's Management
Agent for **Brookfield Lake Condominium Association**

Brookfield Lake 2026 Approved Budget

	\$375.00	\$375.00
	2025 Budget	2026 Budget
INCOME		
4500 Condo Fees	441,000.00	441,000.00
Special Assessment		245,000.00
4545 Interest Income	1,000.00	1,000.00
4550 Late Fee Income	400.00	400.00
4600 Capital Contribution	3,000.00	3,000.00
4700 Less: Amount to Reserve	-135,850.00	-135,850.00
TOTAL INCOME	309,550.00	554,550.00
EXPENSES		
MAINTENANCE EXPENSE		
6200 General Maintenance & Repairs	16,000.00	16,800.00
6210 Roof/Chimney/Gutters Repairs	3,500.00	3,500.00
6220 Painting	45,000.00	16,316.75
6255 Fire Equip/Life Safety	12,850.00	12,850.00
6260 Landscape Maintenance	35,000.00	38,396.00
6263 Tree Care	7,500.00	7,875.00
6265 Landscape Improvement	12,500.00	12,500.00
6270 Pest Control	350.00	367.50
6280 Pond Maintenance	2,100.00	1,610.00
6285 Mailbox Repairs	500.00	1,000.00
TOTAL MAINTENANCE	135300.00	111215.25
CONTRACT EXPENSE		
7115 Insurance	45,000.00	52,271.25
7120 Management	25,200.00	28,224.00
7130 Electricity	5,500.00	5,775.00
6420 Snow Removal	33,100.00	36,842.00
7160 Water & Sewer	55,000.00	57,750.00
7165 Water Softening Equip / Supply	7500	7,875.00
TOTAL CONTRACT	171,300.00	188,737.25
ADMINISTRATIVE Expense		
7410 Legal / Collection	2,500.00	9,125.00
7430 Postage/Copies	125.00	131.25
7500 Accounting	300.00	315.00
7620 Taxes / Licenses / Permits	25.00	26.25
ADMINISTRATIVE EXPENSE TOTAL	2,950.00	9,597.50
Replaced/Repair outside Spigots/ Shut Off/2 Water Softners		18,850.00
Replace 9 remaining utility doors		5,500.00
Replace \$ from Roofing Project 2025		59,000.00
Garage Door Frame Repairs		102,310.00
Land Scape Tree Removal/ Low point behind Building 18475		16,440.00
Reserve Survey		2,100.00
Painting Two Buildings and Repair Wood Pecker Holes		40,800.00
Total of Assessment		245,000.00
TOTAL EXPENSE	309,550.00	554,550.00
9000 Capitol Repairs Roof Replacement	93,750.00	
RESERVE EXPENSE TOTAL	93,750.00	
9010 Reserve Allocation	42,100.00	

2500.00 Per Unit