Brookfield Terrace Condominium Owners' Association, Inc.

Balance Sheet Comparison: September 30, 2025 vs October 31, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$122,633.09	$111,701.83	($10,931.26)
Landmark Savings	$5.00	$5.00	-
Receivables	$3,541.00	$3,437.00	($104.00)
Total Current Assets	**$126,179.09**	**$115,143.83**	**($11,035.26)**
Reserves			
CIT Reserve Account	$100,767.52	$109,548.73	$8,781.21
Landing Rock CD 06.30.26 - 4.05%	$88,472.17	$88,773.42	$301.25
Landing Rock IDA	$278.66	$279.07	$0.41
Landing Rock CD 11.03.25- 4.05%	$50,332.87	$50,504.86	$171.99
Landing Rock CD 02.06.26 - 4.00%	$50,301.37	$50,471.23	$169.86
Landing Rock CD 05.06.26 - 4.00%	$90,542.46	$90,848.21	$305.75
Total Reserves	**$380,695.05**	**$390,425.52**	**$9,730.47**
Total Assets	**$506,874.14**	**$505,569.35**	**($1,304.79)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,655.96	-	($1,655.96)
Prepaid	$11,427.18	$20,589.18	$9,162.00
Accrued Water/Sewer	-	$520.00	$520.00
Total Liability	**$13,083.14**	**$21,109.18**	**$8,026.04**
Equity			
Net Profit/Loss	$134,518.24	$125,187.41	($9,330.83)
Retained Earnings	$27,417.11	$27,417.11	-
Equity	$331,855.65	$331,855.65	-
Total Equity	**$493,791.00**	**$484,460.17**	**($9,330.83)**
Total Liabilities / Equity	**$506,874.14**	**$505,569.35**	**($1,304.79)**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	34,238.00	34,238.00	-	342,380.00	342,380.00	-	410,856.00
Total Assessment Income	**34,238.00**	**34,238.00**	**-**	**342,380.00**	**342,380.00**	**-**	**410,856.00**
Other Income							
5101 - Interest Income	5.75	-	5.75	46.68	-	46.68	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	50.00	-	50.00	900.00	-	900.00	-
5218 - Misc	(500.00)	-	(500.00)	100.00	-	100.00	-
5233 - Transfer of Ownership Fee	-	-	-	2,584.00	-	2,584.00	-
Total Other Income	**(444.25)**	**-**	**(444.25)**	**3,670.68**	**-**	**3,670.68**	**-**
Total Income	**33,793.75**	**34,238.00**	**(444.25)**	**346,050.68**	**342,380.00**	**3,670.68**	**410,856.00**
Operating Expense							
Administrative Expense							
6118 - Box Charge	-	50.00	50.00	4,999.51	500.00	(4,499.51)	600.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6304 - Property/Income Tax	-	175.00	175.00	4,375.00	1,750.00	(2,625.00)	2,100.00
6311 - Management Fee	2,992.87	2,992.87	-	29,928.70	29,928.70	-	35,914.40
6340 - Postage Expense	122.94	83.33	(39.61)	585.13	833.30	248.17	1,000.00
6341 - Legal Expense	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
6941 - Insurance	-	-	-	40,574.87	442.00	(40,132.87)	66,359.66
Total Administrative Expense	**3,115.81**	**3,467.87**	**352.06**	**80,503.21**	**35,120.70**	**(45,382.51)**	**107,974.06**
Utility Expense							
6414 - Water/Sewer	520.00	520.00	-	4,604.15	5,200.00	595.85	6,240.00
6452 - Electric-Common	460.38	1,342.72	882.34	11,321.08	13,427.20	2,106.12	16,112.60
Total Utility Expense	**980.38**	**1,862.72**	**882.34**	**15,925.23**	**18,627.20**	**2,701.97**	**22,352.60**
Repair and Maintenance Expense							
6576 - Pest Control	2,824.18	-	(2,824.18)	5,142.76	-	(5,142.76)	-
6584 - Building Maintenance & Repair	225.00	2,833.33	2,608.33	9,423.02	28,333.30	18,910.28	34,000.00
6595 - Common Area Repairs	922.39	125.00	(797.39)	1,575.33	1,250.00	(325.33)	1,500.00
Total Repair and Maintenance Expense	**3,971.57**	**2,958.33**	**(1,013.24)**	**16,141.11**	**29,583.30**	**13,442.19**	**35,500.00**
Grounds							
6604 - Lawn Maintenance	6,435.01	6,435.00	(.01)	45,045.01	38,610.00	(6,435.01)	45,045.00
6607 - Landscape Maint/Repairs	19,842.50	1,666.67	(18,175.83)	20,000.00	16,666.70	(3,333.30)	20,000.00
6612 - Landscape Planting	9,746.50	1,250.00	(8,496.50)	9,746.50	12,500.00	2,753.50	15,000.00
6613 - Sprinkler System	-	1,708.33	1,708.33	16,914.63	17,083.30	168.67	20,500.00
6656 - Snow Removal	-	-	-	23,595.00	23,595.00	-	39,325.00
Total Grounds	**36,024.01**	**11,060.00**	**(24,964.01)**	**115,301.14**	**108,455.00**	**(6,846.14)**	**139,870.00**
Transfer to Replacement Reserve							

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6956 - Transfer to Reserve	8,763.28	8,763.28	-	87,632.80	87,632.80	-	105,159.34
Total Transfer to Replacement Reserve	**8,763.28**	**8,763.28**	**-**	**87,632.80**	**87,632.80**	**-**	**105,159.34**
Total Expense	**52,855.05**	**28,112.20**	**(24,742.85)**	**315,503.49**	**279,419.00**	**(36,084.49)**	**410,856.00**
Operating Net Total	**(19,061.30)**	**6,125.80**	**(25,187.10)**	**30,547.19**	**62,961.00**	**(32,413.81)**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	8,763.28	-	8,763.28	87,632.80	-	87,632.80	-
Total Reserve Income	**8,763.28**	**-**	**8,763.28**	**87,632.80**	**-**	**87,632.80**	**-**
Other Income							
5101 - Interest Income	967.19	-	967.19	7,007.42	-	7,007.42	-
Total Other Income	**967.19**	**-**	**967.19**	**7,007.42**	**-**	**7,007.42**	**-**
Total Income	**9,730.47**	**-**	**9,730.47**	**94,640.22**	**-**	**94,640.22**	**-**
Reserve Net Total	**9,730.47**	**-**	**9,730.47**	**94,640.22**	**-**	**94,640.22**	**-**
Net Total	**(9,330.83)**	**6,125.80**	**(15,456.63)**	**125,187.41**	**62,961.00**	**62,226.41**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Balance Sheet Comparison: October 31, 2025 vs November 30, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$111,701.83	$122,085.18	$10,383.35
Landmark Savings	$5.00	$5.00	-
Receivables	$3,437.00	$3,733.00	$296.00
Total Current Assets	**$115,143.83**	**$125,823.18**	**$10,679.35**
Reserves			
CIT Reserve Account	$109,548.73	$118,330.69	$8,781.96
Landing Rock CD 06.30.26 - 4.05%	$88,773.42	$89,064.95	$291.53
Landing Rock IDA	$279.07	$50,859.06	$50,579.99
Landing Rock CD 11.03.25- 4.05%	$50,504.86	-	($50,504.86)
Landing Rock CD 02.06.26 - 4.00%	$50,471.23	$50,635.31	$164.08
Landing Rock CD 05.06.26 - 4.00%	$90,848.21	$91,144.10	$295.89
Total Reserves	**$390,425.52**	**$400,034.11**	**$9,608.59**
Total Assets	**$505,569.35**	**$525,857.29**	**$20,287.94**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	-	$8,261.71	$8,261.71
Prepaid	$20,589.18	$19,175.18	($1,414.00)
Accrued Water/Sewer	$520.00	$1,040.00	$520.00
Total Liability	**$21,109.18**	**$28,476.89**	**$7,367.71**
Equity			
Net Profit/Loss	$125,187.41	$138,107.64	$12,920.23
Retained Earnings	$27,417.11	$27,417.11	-
Equity	$331,855.65	$331,855.65	-
Total Equity	**$484,460.17**	**$497,380.40**	**$12,920.23**
Total Liabilities / Equity	**$505,569.35**	**$525,857.29**	**$20,287.94**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	34,238.00	34,238.00	-	376,618.00	376,618.00	-	410,856.00
Total Assessment Income	**34,238.00**	**34,238.00**	**-**	**376,618.00**	**376,618.00**	**-**	**410,856.00**
Other Income							
5101 - Interest Income	5.21	-	5.21	51.89	-	51.89	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	150.00	-	150.00	1,050.00	-	1,050.00	-
5218 - Misc	-	-	-	100.00	-	100.00	-
5233 - Transfer of Ownership Fee	-	-	-	2,584.00	-	2,584.00	-
Total Other Income	**155.21**	**-**	**155.21**	**3,825.89**	**-**	**3,825.89**	**-**
Total Income	**34,393.21**	**34,238.00**	**155.21**	**380,443.89**	**376,618.00**	**3,825.89**	**410,856.00**
Operating Expense							
Administrative Expense							
6118 - Box Charge	-	50.00	50.00	4,999.51	550.00	(4,449.51)	600.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6304 - Property/Income Tax	-	175.00	175.00	4,375.00	1,925.00	(2,450.00)	2,100.00
6311 - Management Fee	2,992.87	2,992.87	-	32,921.57	32,921.57	-	35,914.40
6340 - Postage Expense	44.59	83.33	38.74	629.72	916.63	286.91	1,000.00
6341 - Legal Expense	309.50	166.67	(142.83)	309.50	1,833.37	1,523.87	2,000.00
6941 - Insurance	1,599.84	-	(1,599.84)	42,174.71	442.00	(41,732.71)	66,359.66
Total Administrative Expense	**4,946.80**	**3,467.87**	**(1,478.93)**	**85,450.01**	**38,588.57**	**(46,861.44)**	**107,974.06**
Utility Expense							
6414 - Water/Sewer	520.00	520.00	-	5,124.15	5,720.00	595.85	6,240.00
6452 - Electric-Common	455.84	1,342.72	886.88	11,776.92	14,769.92	2,993.00	16,112.60
Total Utility Expense	**975.84**	**1,862.72**	**886.88**	**16,901.07**	**20,489.92**	**3,588.85**	**22,352.60**
Repair and Maintenance Expense							
6576 - Pest Control	124.18	-	(124.18)	5,266.94	-	(5,266.94)	-
6584 - Building Maintenance & Repair	7,671.39	2,833.33	(4,838.06)	17,094.41	31,166.63	14,072.22	34,000.00
6595 - Common Area Repairs	-	125.00	125.00	1,575.33	1,375.00	(200.33)	1,500.00
Total Repair and Maintenance Expense	**7,795.57**	**2,958.33**	**(4,837.24)**	**23,936.68**	**32,541.63**	**8,604.95**	**35,500.00**
Grounds							
6604 - Lawn Maintenance	-	6,435.00	6,435.00	45,045.01	45,045.00	(.01)	45,045.00
6607 - Landscape Maint/Repairs	-	1,666.67	1,666.67	20,000.00	18,333.37	(1,666.63)	20,000.00
6612 - Landscape Planting	-	1,250.00	1,250.00	9,746.50	13,750.00	4,003.50	15,000.00
6613 - Sprinkler System	340.08	1,708.33	1,368.25	17,254.71	18,791.63	1,536.92	20,500.00
6656 - Snow Removal	8,260.00	7,865.00	(395.00)	31,855.00	31,460.00	(395.00)	39,325.00
Total Grounds	**8,600.08**	**18,925.00**	**10,324.92**	**123,901.22**	**127,380.00**	**3,478.78**	**139,870.00**
Transfer to Replacement Reserve							

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6956 - Transfer to Reserve	8,763.28	8,763.28	-	96,396.08	96,396.08	-	105,159.34
Total Transfer to Replacement Reserve	**8,763.28**	**8,763.28**	**-**	**96,396.08**	**96,396.08**	**-**	**105,159.34**
Total Expense	**31,081.57**	**35,977.20**	**4,895.63**	**346,585.06**	**315,396.20**	**(31,188.86)**	**410,856.00**
Operating Net Total	**3,311.64**	**(1,739.20)**	**5,050.84**	**33,858.83**	**61,221.80**	**(27,362.97)**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	8,763.28	-	8,763.28	96,396.08	-	96,396.08	-
Total Reserve Income	**8,763.28**	**-**	**8,763.28**	**96,396.08**	**-**	**96,396.08**	**-**
Other Income							
5101 - Interest Income	845.31	-	845.31	7,852.73	-	7,852.73	-
Total Other Income	**845.31**	**-**	**845.31**	**7,852.73**	**-**	**7,852.73**	**-**
Total Income	**9,608.59**	**-**	**9,608.59**	**104,248.81**	**-**	**104,248.81**	**-**
Reserve Net Total	**9,608.59**	**-**	**9,608.59**	**104,248.81**	**-**	**104,248.81**	**-**
Net Total	**12,920.23**	**(1,739.20)**	**14,659.43**	**138,107.64**	**61,221.80**	**76,885.84**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Balance Sheet Comparison: November 30, 2025 vs December 31, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$122,085.18	$51,276.09	($70,809.09)
Landmark Savings	$5.00	$5.00	-
Receivables	$3,733.00	$4,079.00	$346.00
Prepaid Insurance	-	$70,859.21	$70,859.21
Total Current Assets	**$125,823.18**	**$126,219.30**	**$396.12**
Reserves			
CIT Reserve Account	$118,330.69	$127,114.89	$8,784.20
Landing Rock CD 06.30.26 - 4.05%	$89,064.95	$89,366.19	$301.24
Landing Rock IDA	$50,859.06	$50,916.54	$57.48
Landing Rock CD 02.06.26 - 4.00%	$50,635.31	$50,805.48	$170.17
Landing Rock CD 05.06.26 - 4.00%	$91,144.10	$91,449.86	$305.76
Total Reserves	**$400,034.11**	**$409,652.96**	**$9,618.85**
Total Assets	**$525,857.29**	**$535,872.26**	**$10,014.97**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$8,261.71	$11,427.66	$3,165.95
Prepaid	$19,175.18	$20,292.18	$1,117.00
Accrued Water/Sewer	$1,040.00	-	($1,040.00)
Total Liability	**$28,476.89**	**$31,719.84**	**$3,242.95**
Equity			
Net Profit/Loss	$138,107.64	$144,879.66	$6,772.02
Retained Earnings	$27,417.11	$27,417.11	-
Equity	$331,855.65	$331,855.65	-
Total Equity	**$497,380.40**	**$504,152.42**	**$6,772.02**
Total Liabilities / Equity	**$525,857.29**	**$535,872.26**	**$10,014.97**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	34,238.00	34,238.00	-	410,856.00	410,856.00	-	410,856.00
Total Assessment Income	**34,238.00**	**34,238.00**	**-**	**410,856.00**	**410,856.00**	**-**	**410,856.00**
Other Income							
5101 - Interest Income	3.15	-	3.15	55.04	-	55.04	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	50.00	-	50.00	1,100.00	-	1,100.00	-
5218 - Misc	-	-	-	100.00	-	100.00	-
5233 - Transfer of Ownership Fee	-	-	-	2,584.00	-	2,584.00	-
Total Other Income	**53.15**	**-**	**53.15**	**3,879.04**	**-**	**3,879.04**	**-**
Total Income	**34,291.15**	**34,238.00**	**53.15**	**414,735.04**	**410,856.00**	**3,879.04**	**410,856.00**
Operating Expense							
Administrative Expense							
6118 - Box Charge	-	50.00	50.00	4,999.51	600.00	(4,399.51)	600.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6304 - Property/Income Tax	-	175.00	175.00	4,375.00	2,100.00	(2,275.00)	2,100.00
6311 - Management Fee	2,992.87	2,992.83	(.04)	35,914.44	35,914.40	(.04)	35,914.40
6340 - Postage Expense	28.36	83.37	55.01	658.08	1,000.00	341.92	1,000.00
6341 - Legal Expense	264.14	166.63	(97.51)	573.64	2,000.00	1,426.36	2,000.00
6941 - Insurance	6,441.67	65,917.66	59,475.99	48,616.38	66,359.66	17,743.28	66,359.66
Total Administrative Expense	**9,727.04**	**69,385.49**	**59,658.45**	**95,177.05**	**107,974.06**	**12,797.01**	**107,974.06**
Utility Expense							
6414 - Water/Sewer	313.10	520.00	206.90	5,437.25	6,240.00	802.75	6,240.00
6452 - Electric-Common	1,626.53	1,342.68	(283.85)	13,403.45	16,112.60	2,709.15	16,112.60
Total Utility Expense	**1,939.63**	**1,862.68**	**(76.95)**	**18,840.70**	**22,352.60**	**3,511.90**	**22,352.60**
Repair and Maintenance Expense							
6576 - Pest Control	124.18	-	(124.18)	5,391.12	-	(5,391.12)	-
6584 - Building Maintenance & Repair	7,318.85	2,833.37	(4,485.48)	24,413.26	34,000.00	9,586.74	34,000.00
6595 - Common Area Repairs	-	125.00	125.00	1,575.33	1,500.00	(75.33)	1,500.00
Total Repair and Maintenance Expense	**7,443.03**	**2,958.37**	**(4,484.66)**	**31,379.71**	**35,500.00**	**4,120.29**	**35,500.00**
Grounds							
6604 - Lawn Maintenance	-	-	-	45,045.01	45,045.00	(.01)	45,045.00
6607 - Landscape Maint/Repairs	-	1,666.63	1,666.63	20,000.00	20,000.00	-	20,000.00
6612 - Landscape Planting	-	1,250.00	1,250.00	9,746.50	15,000.00	5,253.50	15,000.00
6613 - Sprinkler System	1,005.00	1,708.37	703.37	18,259.71	20,500.00	2,240.29	20,500.00
6656 - Snow Removal	8,260.00	7,865.00	(395.00)	40,115.00	39,325.00	(790.00)	39,325.00
Total Grounds	**9,265.00**	**12,490.00**	**3,225.00**	**133,166.22**	**139,870.00**	**6,703.78**	**139,870.00**
Transfer to Replacement Reserve							

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6956 - Transfer to Reserve	8,763.28	8,763.26	(.02)	105,159.36	105,159.34	(.02)	105,159.34
Total Transfer to Replacement Reserve	**8,763.28**	**8,763.26**	**(.02)**	**105,159.36**	**105,159.34**	**(.02)**	**105,159.34**
Total Expense	**37,137.98**	**95,459.80**	**58,321.82**	**383,723.04**	**410,856.00**	**27,132.96**	**410,856.00**
Operating Net Total	**(2,846.83)**	**(61,221.80)**	**58,374.97**	**31,012.00**	**-**	**31,012.00**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	8,763.28	-	8,763.28	105,159.36	-	105,159.36	-
Total Reserve Income	**8,763.28**	**-**	**8,763.28**	**105,159.36**	**-**	**105,159.36**	**-**
Other Income							
5101 - Interest Income	855.57	-	855.57	8,708.30	-	8,708.30	-
Total Other Income	**855.57**	**-**	**855.57**	**8,708.30**	**-**	**8,708.30**	**-**
Total Income	**9,618.85**	**-**	**9,618.85**	**113,867.66**	**-**	**113,867.66**	**-**
Reserve Net Total	**9,618.85**	**-**	**9,618.85**	**113,867.66**	**-**	**113,867.66**	**-**
Net Total	**6,772.02**	**(61,221.80)**	**67,993.82**	**144,879.66**	**-**	**144,879.66**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Balance Sheet Comparison: May 31, 2025 vs June 30, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$128,382.41	$91,645.76	($36,736.65)
Landmark Savings	$5.00	$5.00	-
Landing Rock IDA	-	$86.38	$86.38
Receivables	$2,107.00	$2,203.00	$96.00
Total Current Assets	**$130,494.41**	**$93,940.14**	**($36,554.27)**
Reserves			
CIT Reserve Account	$153,236.32	$74,436.17	($78,800.15)
Landing Rock CD 06.30.26 - 4.05%	-	$87,578.16	$87,578.16
Waterstone Bank - Money Market Account	$189,453.11	$189,837.73	$384.62
Total Reserves	**$342,689.43**	**$351,852.06**	**$9,162.63**
Total Assets	**$473,183.84**	**$445,792.20**	**($27,391.64)**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$45,188.67	$1,808.04	($43,380.63)
Prepaid	$13,923.18	$13,997.18	$74.00
Accrued Water/Sewer	$2,600.00	-	($2,600.00)
Total Liability	**$61,711.85**	**$15,805.22**	**($45,906.63)**
Equity			
Net Profit/Loss	$52,199.23	$70,714.22	$18,514.99
Retained Earnings	$27,417.11	$27,417.11	-
Equity	$331,855.65	$331,855.65	-
Total Equity	**$411,471.99**	**$429,986.98**	**$18,514.99**
Total Liabilities / Equity	**$473,183.84**	**$445,792.20**	**($27,391.64)**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	34,238.00	34,238.00	-	205,428.00	205,428.00	-	410,856.00
Total Assessment Income	**34,238.00**	**34,238.00**	**-**	**205,428.00**	**205,428.00**	**-**	**410,856.00**
Other Income							
5101 - Interest Income	4.35	-	4.35	27.40	-	27.40	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	100.00	-	100.00	600.00	-	600.00	-
5218 - Misc	(100.00)	-	(100.00)	100.00	-	100.00	-
5233 - Transfer of Ownership Fee	-	-	-	1,292.00	-	1,292.00	-
Total Other Income	**4.35**	**-**	**4.35**	**2,059.40**	**-**	**2,059.40**	**-**
Total Income	**34,242.35**	**34,238.00**	**4.35**	**207,487.40**	**205,428.00**	**2,059.40**	**410,856.00**
Operating Expense							
Administrative Expense							
6118 - Box Charge	-	50.00	50.00	4,999.51	300.00	(4,699.51)	600.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6304 - Property/Income Tax	-	175.00	175.00	4,000.00	1,050.00	(2,950.00)	2,100.00
6311 - Management Fee	2,992.87	2,992.87	-	17,957.22	17,957.22	-	35,914.40
6340 - Postage Expense	37.71	83.33	45.62	258.38	499.98	241.60	1,000.00
6341 - Legal Expense	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
6941 - Insurance	-	-	-	40,574.87	442.00	(40,132.87)	66,359.66
Total Administrative Expense	**3,030.58**	**3,467.87**	**437.29**	**67,829.98**	**21,249.22**	**(46,580.76)**	**107,974.06**
Utility Expense							
6414 - Water/Sewer	(1,244.65)	520.00	1,764.65	2,706.25	3,120.00	413.75	6,240.00
6452 - Electric-Common	525.69	1,342.72	817.03	9,333.05	8,056.32	(1,276.73)	16,112.60
Total Utility Expense	**(718.96)**	**1,862.72**	**2,581.68**	**12,039.30**	**11,176.32**	**(862.98)**	**22,352.60**
Repair and Maintenance Expense							
6576 - Pest Control	120.56	-	(120.56)	1,956.90	-	(1,956.90)	-
6584 - Building Maintenance & Repair	332.13	2,833.33	2,501.20	7,663.89	16,999.98	9,336.09	34,000.00
6595 - Common Area Repairs	-	125.00	125.00	652.94	750.00	97.06	1,500.00
Total Repair and Maintenance Expense	**452.69**	**2,958.33**	**2,505.64**	**10,273.73**	**17,749.98**	**7,476.25**	**35,500.00**
Grounds							
6604 - Lawn Maintenance	6,435.00	6,435.00	-	19,305.00	12,870.00	(6,435.00)	45,045.00
6607 - Landscape Maint/Repairs	-	1,666.67	1,666.67	-	10,000.02	10,000.02	20,000.00
6612 - Landscape Planting	-	1,250.00	1,250.00	-	7,500.00	7,500.00	15,000.00
6613 - Sprinkler System	7,013.78	1,708.33	(5,305.45)	7,303.63	10,249.98	2,946.35	20,500.00
6656 - Snow Removal	-	-	-	23,595.00	23,595.00	-	39,325.00
Total Grounds	**13,448.78**	**11,060.00**	**(2,388.78)**	**50,203.63**	**64,215.00**	**14,011.37**	**139,870.00**
Transfer to Replacement Reserve							

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6956 - Transfer to Reserve	8,763.28	8,763.28	-	52,579.68	52,579.68	-	105,159.34
Total Transfer to Replacement Reserve	**8,763.28**	**8,763.28**	**-**	**52,579.68**	**52,579.68**	**-**	**105,159.34**
Total Expense	**24,976.37**	**28,112.20**	**3,135.83**	**192,926.32**	**166,970.20**	**(25,956.12)**	**410,856.00**
Operating Net Total	**9,265.98**	**6,125.80**	**3,140.18**	**14,561.08**	**38,457.80**	**(23,896.72)**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

Reserve Income

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
5046 - Reserve Fund Charge	8,763.28	-	8,763.28	52,579.68	-	52,579.68	-
Total Reserve Income	**8,763.28**	**-**	**8,763.28**	**52,579.68**	**-**	**52,579.68**	**-**
Other Income							
5101 - Interest Income	485.73	-	485.73	3,573.46	-	3,573.46	-
Total Other Income	**485.73**	**-**	**485.73**	**3,573.46**	**-**	**3,573.46**	**-**
Total Income	**9,249.01**	**-**	**9,249.01**	**56,153.14**	**-**	**56,153.14**	**-**
Reserve Net Total	**9,249.01**	**-**	**9,249.01**	**56,153.14**	**-**	**56,153.14**	**-**
Net Total	**18,514.99**	**6,125.80**	**12,389.19**	**70,714.22**	**38,457.80**	**32,256.42**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Balance Sheet Comparison: June 30, 2025 vs July 31, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$91,645.76	$95,033.29	$3,387.53
Landmark Savings	$5.00	$5.00	-
Receivables	$2,203.00	$3,022.00	$819.00
Total Current Assets	**$93,853.76**	**$98,060.29**	**$4,206.53**
Reserves			
CIT Reserve Account	$74,436.17	$83,212.53	$8,776.36
Landing Rock CD 06.30.26 - 4.05%	$87,578.16	$87,879.40	$301.24
Landing Rock IDA	$86.38	$140,247.13	$140,160.75
Waterstone Bank - Money Market Account	$189,837.73	-	($189,837.73)
Landing Rock CD 11.03.25 - 4.05%	-	$50,000.00	$50,000.00
Total Reserves	**$351,938.44**	**$361,339.06**	**$9,400.62**
Total Assets	**$445,792.20**	**$459,399.35**	**$13,607.15**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$1,808.04	$236.63	($1,571.41)
Prepaid	$13,997.18	$12,743.18	($1,254.00)
Accrued Water/Sewer	-	$520.00	$520.00
Total Liability	**$15,805.22**	**$13,499.81**	**($2,305.41)**
Equity			
Net Profit/Loss	$70,714.22	$86,626.78	$15,912.56
Retained Earnings	$27,417.11	$27,417.11	-
Equity	$331,855.65	$331,855.65	-
Total Equity	**$429,986.98**	**$445,899.54**	**$15,912.56**
Total Liabilities / Equity	**$445,792.20**	**$459,399.35**	**$13,607.15**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	34,238.00	34,238.00	-	239,666.00	239,666.00	-	410,856.00
Total Assessment Income	**34,238.00**	**34,238.00**	**-**	**239,666.00**	**239,666.00**	**-**	**410,856.00**
Other Income							
5101 - Interest Income	4.07	-	4.07	31.47	-	31.47	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	50.00	-	50.00	650.00	-	650.00	-
5218 - Misc	200.00	-	200.00	300.00	-	300.00	-
5233 - Transfer of Ownership Fee	1,292.00	-	1,292.00	2,584.00	-	2,584.00	-
Total Other Income	**1,546.07**	**-**	**1,546.07**	**3,605.47**	**-**	**3,605.47**	**-**
Total Income	**35,784.07**	**34,238.00**	**1,546.07**	**243,271.47**	**239,666.00**	**3,605.47**	**410,856.00**
Operating Expense							
Administrative Expense							
6118 - Box Charge	-	50.00	50.00	4,999.51	350.00	(4,649.51)	600.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6304 - Property/Income Tax	-	175.00	175.00	4,000.00	1,225.00	(2,775.00)	2,100.00
6311 - Management Fee	2,992.87	2,992.87	-	20,950.09	20,950.09	-	35,914.40
6340 - Postage Expense	67.19	83.33	16.14	325.57	583.31	257.74	1,000.00
6341 - Legal Expense	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
6941 - Insurance	-	-	-	40,574.87	442.00	(40,132.87)	66,359.66
Total Administrative Expense	**3,060.06**	**3,467.87**	**407.81**	**70,890.04**	**24,717.09**	**(46,172.95)**	**107,974.06**
Utility Expense							
6414 - Water/Sewer	520.00	520.00	-	3,226.25	3,640.00	413.75	6,240.00
6452 - Electric-Common	525.60	1,342.72	817.12	9,858.65	9,399.04	(459.61)	16,112.60
Total Utility Expense	**1,045.60**	**1,862.72**	**817.12**	**13,084.90**	**13,039.04**	**(45.86)**	**22,352.60**
Repair and Maintenance Expense							
6576 - Pest Control	120.56	-	(120.56)	2,077.46	-	(2,077.46)	-
6584 - Building Maintenance & Repair	236.63	2,833.33	2,596.70	7,900.52	19,833.31	11,932.79	34,000.00
6595 - Common Area Repairs	-	125.00	125.00	652.94	875.00	222.06	1,500.00
Total Repair and Maintenance Expense	**357.19**	**2,958.33**	**2,601.14**	**10,630.92**	**20,708.31**	**10,077.39**	**35,500.00**
Grounds							
6604 - Lawn Maintenance	6,435.00	6,435.00	-	25,740.00	19,305.00	(6,435.00)	45,045.00
6607 - Landscape Maint/Repairs	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
6612 - Landscape Planting	-	1,250.00	1,250.00	-	8,750.00	8,750.00	15,000.00
6613 - Sprinkler System	9,611.00	1,708.33	(7,902.67)	16,914.63	11,958.31	(4,956.32)	20,500.00
6656 - Snow Removal	-	-	-	23,595.00	23,595.00	-	39,325.00
Total Grounds	**16,046.00**	**11,060.00**	**(4,986.00)**	**66,249.63**	**75,275.00**	**9,025.37**	**139,870.00**
Transfer to Replacement Reserve							

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6956 - Transfer to Reserve	8,763.28	8,763.28	-	61,342.96	61,342.96	-	105,159.34
Total Transfer to Replacement Reserve	**8,763.28**	**8,763.28**	**-**	**61,342.96**	**61,342.96**	**-**	**105,159.34**
Total Expense	**29,272.13**	**28,112.20**	**(1,159.93)**	**222,198.45**	**195,082.40**	**(27,116.05)**	**410,856.00**
Operating Net Total	**6,511.94**	**6,125.80**	**386.14**	**21,073.02**	**44,583.60**	**(23,510.58)**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	8,763.28	-	8,763.28	61,342.96	-	61,342.96	-
Total Reserve Income	**8,763.28**	**-**	**8,763.28**	**61,342.96**	**-**	**61,342.96**	**-**
Other Income							
5101 - Interest Income	637.34	-	637.34	4,210.80	-	4,210.80	-
Total Other Income	**637.34**	**-**	**637.34**	**4,210.80**	**-**	**4,210.80**	**-**
Total Income	**9,400.62**	**-**	**9,400.62**	**65,553.76**	**-**	**65,553.76**	**-**
Reserve Net Total	**9,400.62**	**-**	**9,400.62**	**65,553.76**	**-**	**65,553.76**	**-**
Net Total	**15,912.56**	**6,125.80**	**9,786.76**	**86,626.78**	**44,583.60**	**42,043.18**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Balance Sheet Comparison: July 31, 2025 vs August 31, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$95,033.29	$109,360.04	$14,326.75
Landmark Savings	$5.00	$5.00	-
Receivables	$3,022.00	$3,245.00	$223.00
Total Current Assets	**$98,060.29**	**$112,610.04**	**$14,549.75**
Reserves			
CIT Reserve Account	$83,212.53	$91,988.52	$8,775.99
Landing Rock CD 06.30.26 - 4.05%	$87,879.40	$88,180.65	$301.25
Landing Rock IDA	$140,247.13	$278.23	($139,968.90)
Landing Rock CD 11.03.25- 4.05%	$50,000.00	$50,000.00	-
Landing Rock CD 02.06.26 - 4.00%	-	$50,000.00	$50,000.00
Landing Rock CD 05.06.26 - 4.00%	-	$90,000.00	$90,000.00
Total Reserves	**$361,339.06**	**$370,447.40**	**$9,108.34**
Total Assets	**$459,399.35**	**$483,057.44**	**$23,658.09**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$236.63	$375.00	$138.37
Prepaid	$12,743.18	$11,835.18	($908.00)
Accrued Water/Sewer	$520.00	$1,040.00	$520.00
Total Liability	**$13,499.81**	**$13,250.18**	**($249.63)**
Equity			
Net Profit/Loss	$86,626.78	$110,534.50	$23,907.72
Retained Earnings	$27,417.11	$27,417.11	-
Equity	$331,855.65	$331,855.65	-
Total Equity	**$445,899.54**	**$469,807.26**	**$23,907.72**
Total Liabilities / Equity	**$459,399.35**	**$483,057.44**	**$23,658.09**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	34,238.00	34,238.00	-	273,904.00	273,904.00	-	410,856.00
Total Assessment Income	**34,238.00**	**34,238.00**	**-**	**273,904.00**	**273,904.00**	**-**	**410,856.00**
Other Income							
5101 - Interest Income	4.61	-	4.61	36.08	-	36.08	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	50.00	-	50.00	700.00	-	700.00	-
5218 - Misc	300.00	-	300.00	600.00	-	600.00	-
5233 - Transfer of Ownership Fee	-	-	-	2,584.00	-	2,584.00	-
Total Other Income	**354.61**	**-**	**354.61**	**3,960.08**	**-**	**3,960.08**	**-**
Total Income	**34,592.61**	**34,238.00**	**354.61**	**277,864.08**	**273,904.00**	**3,960.08**	**410,856.00**
Operating Expense							
Administrative Expense							
6118 - Box Charge	-	50.00	50.00	4,999.51	400.00	(4,599.51)	600.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6304 - Property/Income Tax	375.00	175.00	(200.00)	4,375.00	1,400.00	(2,975.00)	2,100.00
6311 - Management Fee	2,992.87	2,992.87	-	23,942.96	23,942.96	-	35,914.40
6340 - Postage Expense	87.68	83.33	(4.35)	413.25	666.64	253.39	1,000.00
6341 - Legal Expense	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
6941 - Insurance	-	-	-	40,574.87	442.00	(40,132.87)	66,359.66
Total Administrative Expense	**3,455.55**	**3,467.87**	**12.32**	**74,345.59**	**28,184.96**	**(46,160.63)**	**107,974.06**
Utility Expense							
6414 - Water/Sewer	520.00	520.00	-	3,746.25	4,160.00	413.75	6,240.00
6452 - Electric-Common	498.84	1,342.72	843.88	10,357.49	10,741.76	384.27	16,112.60
Total Utility Expense	**1,018.84**	**1,862.72**	**843.88**	**14,103.74**	**14,901.76**	**798.02**	**22,352.60**
Repair and Maintenance Expense							
6576 - Pest Control	120.56	-	(120.56)	2,198.02	-	(2,198.02)	-
6584 - Building Maintenance & Repair	-	2,833.33	2,833.33	7,900.52	22,666.64	14,766.12	34,000.00
6595 - Common Area Repairs	-	125.00	125.00	652.94	1,000.00	347.06	1,500.00
Total Repair and Maintenance Expense	**120.56**	**2,958.33**	**2,837.77**	**10,751.48**	**23,666.64**	**12,915.16**	**35,500.00**
Grounds							
6604 - Lawn Maintenance	6,435.00	6,435.00	-	32,175.00	25,740.00	(6,435.00)	45,045.00
6607 - Landscape Maint/Repairs	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
6612 - Landscape Planting	-	1,250.00	1,250.00	-	10,000.00	10,000.00	15,000.00
6613 - Sprinkler System	-	1,708.33	1,708.33	16,914.63	13,666.64	(3,247.99)	20,500.00
6656 - Snow Removal	-	-	-	23,595.00	23,595.00	-	39,325.00
Total Grounds	**6,435.00**	**11,060.00**	**4,625.00**	**72,684.63**	**86,335.00**	**13,650.37**	**139,870.00**
Transfer to Replacement Reserve							

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6956 - Transfer to Reserve	8,763.28	8,763.28	-	70,106.24	70,106.24	-	105,159.34
Total Transfer to Replacement Reserve	**8,763.28**	**8,763.28**	**-**	**70,106.24**	**70,106.24**	**-**	**105,159.34**
Total Expense	**19,793.23**	**28,112.20**	**8,318.97**	**241,991.68**	**223,194.60**	**(18,797.08)**	**410,856.00**
Operating Net Total	**14,799.38**	**6,125.80**	**8,673.58**	**35,872.40**	**50,709.40**	**(14,837.00)**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	8,763.28	-	8,763.28	70,106.24	-	70,106.24	-
Total Reserve Income	**8,763.28**	**-**	**8,763.28**	**70,106.24**	**-**	**70,106.24**	**-**
Other Income							
5101 - Interest Income	345.06	-	345.06	4,555.86	-	4,555.86	-
Total Other Income	**345.06**	**-**	**345.06**	**4,555.86**	**-**	**4,555.86**	**-**
Total Income	**9,108.34**	**-**	**9,108.34**	**74,662.10**	**-**	**74,662.10**	**-**
Reserve Net Total	**9,108.34**	**-**	**9,108.34**	**74,662.10**	**-**	**74,662.10**	**-**
Net Total	**23,907.72**	**6,125.80**	**17,781.92**	**110,534.50**	**50,709.40**	**59,825.10**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Balance Sheet Comparison: August 31, 2025 vs September 30, 2025

	Last Month	Current Month	Difference
Current Assets			
CIT Operating	$109,360.04	$122,633.09	$13,273.05
Landmark Savings	$5.00	$5.00	-
Receivables	$3,245.00	$3,541.00	$296.00
Total Current Assets	**$112,610.04**	**$126,179.09**	**$13,569.05**
Reserves			
CIT Reserve Account	$91,988.52	$100,767.52	$8,779.00
Landing Rock CD 06.30.26 - 4.05%	$88,180.65	$88,472.17	$291.52
Landing Rock IDA	$278.23	$278.66	$0.43
Landing Rock CD 11.03.25- 4.05%	$50,000.00	$50,332.87	$332.87
Landing Rock CD 02.06.26 - 4.00%	$50,000.00	$50,301.37	$301.37
Landing Rock CD 05.06.26 - 4.00%	$90,000.00	$90,542.46	$542.46
Total Reserves	**$370,447.40**	**$380,695.05**	**$10,247.65**
Total Assets	**$483,057.44**	**$506,874.14**	**$23,816.70**

	Last Month	Current Month	Difference
Liability			
Accounts Payable	$375.00	$1,655.96	$1,280.96
Prepaid	$11,835.18	$11,427.18	($408.00)
Accrued Water/Sewer	$1,040.00	-	($1,040.00)
Total Liability	**$13,250.18**	**$13,083.14**	**($167.04)**
Equity			
Net Profit/Loss	$110,534.50	$134,518.24	$23,983.74
Retained Earnings	$27,417.11	$27,417.11	-
Equity	$331,855.65	$331,855.65	-
Total Equity	**$469,807.26**	**$493,791.00**	**$23,983.74**
Total Liabilities / Equity	**$483,057.44**	**$506,874.14**	**$23,816.70**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Assessment Income							
5001 - Association Dues	34,238.00	34,238.00	-	308,142.00	308,142.00	-	410,856.00
Total Assessment Income	**34,238.00**	**34,238.00**	**-**	**308,142.00**	**308,142.00**	**-**	**410,856.00**
Other Income							
5101 - Interest Income	4.85	-	4.85	40.93	-	40.93	-
5118 - NSF Check Fee	-	-	-	40.00	-	40.00	-
5124 - Late Fees	150.00	-	150.00	850.00	-	850.00	-
5218 - Misc	-	-	-	600.00	-	600.00	-
5233 - Transfer of Ownership Fee	-	-	-	2,584.00	-	2,584.00	-
Total Other Income	**154.85**	**-**	**154.85**	**4,114.93**	**-**	**4,114.93**	**-**
Total Income	**34,392.85**	**34,238.00**	**154.85**	**312,256.93**	**308,142.00**	**4,114.93**	**410,856.00**
Operating Expense							
Administrative Expense							
6118 - Box Charge	-	50.00	50.00	4,999.51	450.00	(4,549.51)	600.00
6212 - Bank Charges	-	-	-	40.00	-	(40.00)	-
6304 - Property/Income Tax	-	175.00	175.00	4,375.00	1,575.00	(2,800.00)	2,100.00
6311 - Management Fee	2,992.87	2,992.87	-	26,935.83	26,935.83	-	35,914.40
6340 - Postage Expense	48.94	83.33	34.39	462.19	749.97	287.78	1,000.00
6341 - Legal Expense	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
6941 - Insurance	-	-	-	40,574.87	442.00	(40,132.87)	66,359.66
Total Administrative Expense	**3,041.81**	**3,467.87**	**426.06**	**77,387.40**	**31,652.83**	**(45,734.57)**	**107,974.06**
Utility Expense							
6414 - Water/Sewer	337.90	520.00	182.10	4,084.15	4,680.00	595.85	6,240.00
6452 - Electric-Common	503.21	1,342.72	839.51	10,860.70	12,084.48	1,223.78	16,112.60
Total Utility Expense	**841.11**	**1,862.72**	**1,021.61**	**14,944.85**	**16,764.48**	**1,819.63**	**22,352.60**
Repair and Maintenance Expense							
6576 - Pest Control	120.56	-	(120.56)	2,318.58	-	(2,318.58)	-
6584 - Building Maintenance & Repair	1,297.50	2,833.33	1,535.83	9,198.02	25,499.97	16,301.95	34,000.00
6595 - Common Area Repairs	-	125.00	125.00	652.94	1,125.00	472.06	1,500.00
Total Repair and Maintenance Expense	**1,418.06**	**2,958.33**	**1,540.27**	**12,169.54**	**26,624.97**	**14,455.43**	**35,500.00**
Grounds							
6604 - Lawn Maintenance	6,435.00	6,435.00	-	38,610.00	32,175.00	(6,435.00)	45,045.00
6607 - Landscape Maint/Repairs	157.50	1,666.67	1,509.17	157.50	15,000.03	14,842.53	20,000.00
6612 - Landscape Planting	-	1,250.00	1,250.00	-	11,250.00	11,250.00	15,000.00
6613 - Sprinkler System	-	1,708.33	1,708.33	16,914.63	15,374.97	(1,539.66)	20,500.00
6656 - Snow Removal	-	-	-	23,595.00	23,595.00	-	39,325.00
Total Grounds	**6,592.50**	**11,060.00**	**4,467.50**	**79,277.13**	**97,395.00**	**18,117.87**	**139,870.00**
Transfer to Replacement Reserve							

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6956 - Transfer to Reserve	8,763.28	8,763.28	-	78,869.52	78,869.52	-	105,159.34
Total Transfer to Replacement Reserve	**8,763.28**	**8,763.28**	**-**	**78,869.52**	**78,869.52**	**-**	**105,159.34**
Total Expense	**20,656.76**	**28,112.20**	**7,455.44**	**262,648.44**	**251,306.80**	**(11,341.64)**	**410,856.00**
Operating Net Total	**13,736.09**	**6,125.80**	**7,610.29**	**49,608.49**	**56,835.20**	**(7,226.71)**	**-**

Brookfield Terrace Condominium Owners' Association, Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Income							
5046 - Reserve Fund Charge	8,763.28	-	8,763.28	78,869.52	-	78,869.52	-
Total Reserve Income	**8,763.28**	**-**	**8,763.28**	**78,869.52**	**-**	**78,869.52**	**-**
Other Income							
5101 - Interest Income	1,484.37	-	1,484.37	6,040.23	-	6,040.23	-
Total Other Income	**1,484.37**	**-**	**1,484.37**	**6,040.23**	**-**	**6,040.23**	**-**
Total Income	**10,247.65**	**-**	**10,247.65**	**84,909.75**	**-**	**84,909.75**	**-**
Reserve Net Total	**10,247.65**	**-**	**10,247.65**	**84,909.75**	**-**	**84,909.75**	**-**
Net Total	**23,983.74**	**6,125.80**	**17,857.94**	**134,518.24**	**56,835.20**	**77,683.04**	**-**