Brookside Condominium Association Board of Directors Meeting Agenda Monday, July 21, 2025, 6:30pm

Via Conference Call 1.916.235.1420 PIN# 557413

1.	Call to Order
2.	Roll Call
3.	Approval of the June 9, 2025 Board of Director Minutes
4.	Property Management Report
5.	Open Issues
6.	New Business

7. Meeting Adjourned

- 1. Call to Order: 6:35pm
- 2. Roll Call
 - a. Forest
 - b. Will
 - c. Jeff
 - d. Carrie
 - e. Amber (joined 6:52pm)
- 3. Approval of last minutes
 - a. Will Approve
 - b. Jeff Approve
- 4. Open Issues
 - a. Amber, Unit 24 Tree branches messed up window screen, tree branches still haven't been clipped. **Tree branches clipped in April.**
 - b. Gutters were cleaned but they missed the West facing gutters of the Parking Garage, Forest to have them come back out to finish job. **Forest to check.**
 - c. Jeff, Unit 18 There is still a leak in the roof when it rains. Currently uses bucket under ceiling light fixture. Need to address this soon. **Roof fixed in May.**
 - d. Carrie, Unit 2 -
 - i. Having water build-up issues on the pool-facing side of condo.
 Possibly a landscaping issue. Forest to have landscaper come look
 This was not addressed.
 - ii. Having same issue as Gerry (unit 1), about water pressure coming from the outside. Forest to talk to the city about this. Not an HOA issue, but needs to be addressed.
 - City checked meter, no issue with it. Water bill currently under budget.
 - e. Frozen sidewalk even after we shovel. Possible solution: adding tubes for the water to drain so it doesn't drain onto sidewalk. Forest to reach out to landscaper to look in to. Forest needs to contact landscapers.
 - f. Amber, Unit 24 Condo lights don't go off during the day. Reason: light sensors have been adjusted. Solution: Forest to get maintenance person to come look at light sensors. Solution: run more conduit in order to fix sensor bid has not been gotten yet. Forest to get bids. Might be due to a tree blocking the sensor in front of 8920.

- g. Antonio, Unit 12-
 - i. parking garage light above car is dim, replace bulb.
 Ron fixed lights, but there is one remaining.
 - ii. Gold SUV in parking lot without plates, has been parked there for a long time. **Car has been removed.**
- h. Black cabinet left by garbage can. We identified who put it there, and they will be fined if not removed by 3/26/2025. **Cabinet has been removed.**

5. New Business

- a. Carrie: someone is driving up and dumping in our dumpster, what to do?
 - i. Carrie has the plates.
- b. Will to add AC unit for bedroom: will involve exterior work. Voted Yes.
- c. Amber: trim tree in front of 8920
- d. Roof needs to be fixed, still a leak above Del's unit.
- e. Carrie (unit 2): front (courtyard) patio floor is bowing
- f. Jerry patio (unit 1) to be done immediately. Forest to accept bid of \$2,900.
- g. Revisit Will's patio issue. Front patio is cracking from roots.
- h. Take care of 8920 sidewalk, fix concrete. Forest to get bid. High Priority.
- 6. Meeting Adjourned: 7:08 PM

Brookside Condo Association Profit & Loss

January through June 2025

	Jan - Jun 25
Ordinary Income/Expense	
Income	
Monthly Dues	46,755.00
Total Income	46,755.00
Expense	
ACH Quarterly Bank Fee	94.00
Annual Filings	69.00
Association Management Fee	4,375.00
Electricity	1,144.37
Gutter/Downspouts	1,280.00
Landscape Contract	1,371.22
Legal	333.00
Lighting	414.14
Office Supplies	77.59
Plumbing Repairs	7,178.15
Postage and Delivery	39.42
Repairs and Maintenance	975.00
Snow Removal	1,240.61
Sprinkler Repairs	267.19
Tax Prep. Fee	350.00
Taxes	177.62
Trash Removal	3,569.34
Tree/Shrub Maintenance	1,010.00
Water & Sanitation	6,018.73
Total Expense	29,984.38
Net Ordinary Income	16,770.62
Other Income/Expense	
Other Income	
Interest Income	3,03
Total Other Income	3.03
Net Other Income	3.03
let Income	16,773.65

11:30 AM 06/29/25 Cash Basis

Brookside Condo Association Balance Sheet

As of June 30, 2025

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	00.040.44
Operating	23,316.41
Reserves	75,913.02
Total Checking/Savings	99,229.43
Accounts Receivable	4.040.00
Accounts Receivable	-1,040.00
Total Accounts Receivable	-1,040.00
Other Current Assets	505.00
Undeposited Funds	595.00
Total Other Current Assets	595.00
Total Current Assets	98,784.43
TOTAL ASSETS	98,784.43
LIABILITIES & EQUITY	
Equity Opening Balance Equity	55,002.55
Retained Earnings	27,008,23
Net Income	16,773.65
Total Equity	98,784.43
TOTAL LIABILITIES & EQUITY	98,784.43

Brookside Condo Association Profit & Loss Budget vs. Actual January through June 2025

06/29/25 Cash Basis

11:31 AM

	Jan - Jun 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income Monthly Dues	46,755.00	47,400.00	-645.00	%9.86
Total Income	46,755.00	47,400.00	-645.00	%9'86
Expense ACH Quarterly Bank Fee	94.00	86.00	8.00	109.3%
Annual Filings Annual Fire Ext. Inspection	00:69	68.00	1.00	701.5% 0.0%
Association Management Fee	4,375.00	3,750.00	625.00	116.7%
Electricity	1,144.37	1,050.00	94.37	109.0%
Gutter/Downspouts	1,280.00	1,500.00	-220.00	85.3%
Insurance Expense	0.00	40,290.00	-40,290.00 -3,628,78	0.0% 27 4%
Legal	333.00	000000000000000000000000000000000000000		
Lighting	414.14			
Office Supplies	77.59	45.00	32.59	172.4%
Plumbing Repairs	7,178.15	500.00	5,5/8.15 -110.58	1,435.5%
Repairs and Maintenance	975.00			
Reserve Contribution	0.00	4,782.00	-4,782.00	%0.0
Snow Removal	1,240.61	1 100 00	-832.81	24.3%
Spiritter repairs Tax Prep. Fee	350.00	350.00	0.00	100.0%
Taxes	177.62	180.00	-2.38	%2'86
Trash Removal	3,569.34	6,000.00	-2,430.66	29.5%
Tree/Stirub Maintenance Water & Sanitation	6,018.73	7,500.00	-1,481.27	80.2%
Total Expense	29,984.38	72,558.00	-42,573.62	41.3%
Net Ordinary Income	16,770.62	-25,158.00	41,928.62	-66.7%
Other Income/Expense Other Income Interest Income	3.03			
Total Other Income	3.03			
Net Other Income	3.03			**************************************
Net Income	16,773.65	-25,158.00	41,931.65	%2'99-

Brookside Condominium Association Board of Directors Meeting Agenda

Monday, June 9, 2025, 6:30pm

Via Conference Call 1.916.235.1420 PIN# 557413

1.	Call to Order
2.	Roll Call
3.	Approval of the January 27, 2025 Board of Director Minutes
4.	Property Management Report
5.	Open Issues
6.	New Business

7. Meeting Adjourned

HOA Meeting 1/27/2025

- 1. Call to Order: 6:30p
- 2. Attendees:

Will

Forrest

Amber

Jeff

Ron

- 3. No meeting to approval
- 4. Property Management Issues:
 - a. Waterpipe busted in pool house (1/26/25) afterhours, don't know how much it costs yet. Issue has been taken care of.
- 5. Open Issues
 - a. Because of water burst in pool house, might be damage in Chris' unit. We don't know anything about the extent of damage yet.
 - b. Jeff (Unit 18) roof is leaking between unit 17/18, not in the unit.
 - c. Brought up HOA pays for dog waste bags, after discussion we are leaving.
 - d. Snow removal people never came out this year.
 - e. Hallway lights are staying on all day on outside buildings.
- 6. New Businesses
 - a. Will wants \$ for labor. Voted No because of insurance risks.
 - b. Amber building 8900 has a higher water bill. Measure Sewer rate of building. Have plumber check for leak.
 - i. Forest to have Water Company come check first.
 - ii. At this point don't have to go in individual units. Have outside examined.
 - c. Got rid of recycling: residents were throwing trash into recycling, cut trash bill in half.
 - d. Ron Clubhouse question: Are there any future plans for the clubhouse? At this time, no.
 - e. In March, need to discuss new Board. Not sure who will step up to be new President.
- 7. Meeting Adjourned: 7:22pm

Brookside Condo Association Profit & Loss

January through May 2025

	Jan - May 25
Ordinary Income/Expense	
Income	
Monthly Dues	37,985.00
Total Income	37,985.00
Expense	
ACH Quarterly Bank Fee	46.00
Annual Filings	69.00
Association Management Fee	3,125.00
Electricity	841.28
Gutter/Downspouts	1,280.00
Landscape Contract	685.61
Legal	333.00
Lighting	414.14
Office Supplies	77.59
Plumbing Repairs	1,828.15
Postage and Delivery	39.42
Repairs and Maintenance	975.00
Snow Removal	1,240.61
Sprinkler Repairs	267.19
Tax Prep. Fee	350.00
Taxes	177.62
Trash Removal	2,950.34
Tree/Shrub Maintenance	1,010.00
Water & Sanitation	3,278.70
Total Expense	18,988.65
Net Ordinary Income	18,996.35
Other Income/Expense	
Other Income	
Interest Income	2.39
Total Other Income	2.39
Net Other Income	2.39
et Income	18,998.74

Brookside Condo Association Balance Sheet

As of May 31, 2025

	May 31, 25
ASSETS Current Assets	
Checking/Savings Operating Reserves	26,347.14 75,112.38
Total Checking/Savings	101,459.52
Accounts Receivable Accounts Receivable	713.23
Total Accounts Receivable	713.23
Other Current Assets Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	102,432.75
TOTAL ASSETS	102,432.75
LIABILITIES & EQUITY Equity	
Opening Balance Equity	55,002.55
Retained Earnings Net Income	27,008.23 20,421.97
Total Equity	102,432.75
TOTAL LIABILITIES & EQUITY	102,432.75

Brookside Condo Association Profit & Loss Budget vs. Actual January through May 2025

Income/Expense 37,985.00 39,380.00 -1,375.00		Jan - May 25	Budget	\$ Over Budget	% of Budget
recome 37,985.00 46.0	Ordinary Income/Expense Income Monthly Dues	37,985.00	39,360.00	-1,375.00	96.5%
y Bank Fee 600 0.00 646.00 is composed by Bank Fee 69.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0	Total Income	37,985.00	39,360.00	-1,375.00	96.5%
Quarterly Bank Fee 46.00 46.00 Quarterly Bank Fee 46.00 46.00 Aal Flings 0.00 207.00 -207.00 Last Inspection 0.00 207.00 -207.00 cidation Management Fee 3,125.00 3,125.00 -207.00 arricity 841.28 875.00 -1,280.00 scriptions 1,280.00 40,280.00 -4,280.00 Iscape Contract 6.85.61 5,000.00 -4,314.39 Iscape Contract 1,828.15 5,000.00 -3,985.00 A Removal 1,128.00 1,280.00 -3,985.00 Ising and Delivery 35.00 3,985.00 -3,985.00 Ising and Maintenance 1,700.00 2,000.00 -2,049.66 Ising and Delivery 1,700.00 2,049.66 -2,049.66 Ising an Associate	Expense				
Lal Filings 69.00 0.00 69.00 Lal Filings 69.00 0.00 69.00 Lal Filings 69.00 0.00 207.00 Lal Filing Management Fee 3,125.00 3,125.00 -207.00 Litricity 841.28 875.00 -1,280.00 Iscape Contract 685.61 5,000.00 -4,314.39 Island Rapairs 1,280.00 -4,314.39 -4,314.39 Island Repairs 1,280.61 1,500.00 -1,050.00 -1,050.00 A Removal 1,240.61 1,100.00 -2,945.00 -2,049.66 -2,049.66 Shrub Maintenance 1,010.00 3,257.00 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66 -2,049.66	ACH Quarterly Bank Fee	46.00	00:0	46.00	100.0%
tricity 207.00 -207.00 criation Management Fee 3,125.00 -207.00 -207.00 criation Management Fee 3,125.00 3,125.00 -0.00 tricity 841.28 875.00 -33.72 rance Expense 685.61 5,000.00 -4,290.00 scape Contract 685.61 5,000.00 -4,314.39 in 414.14 45.00 -4,314.39 in 414.14 45.00 -4,314.39 in 333.00 414.14 45.00 -4,314.39 in 333.00 414.14 45.00 -4,314.39 in 44.14 45.00 -4,314.39 in 8.88.15 5.00.00 -3,985.00 in 39.42 150.00 -3,985.00 inker Repairs 2,40.66 3,985.00 -2,385.00 inker Repairs 1,700.00 2,049.66 -2,385.00 inker Repairs 1,500.00 -2,049.66 -2,385.00 steps 41,000.00 -2,049.66<	Annual Filings	00.69	0.00	00.69	100.0%
ricity script Management Fee 3,125.00 3,125.00 0.00 ricity sricity sricity sricity sricity stricity st	Annual Fire Ext. Inspection	00:00	207.00	-207.00	0.0%
rricity er/Downspouts 1,280.00 1,280.00 1,280.00 1,280.00 1,280.00 1,280.00 1,280.00 1,280.00 1,280.00 1,280.00 1,333.00 1,333.00 1,328.15 1,828.15 1,828.15 1,828.15 1,828.15 1,240.61 1,100.00 2,38 1,86moval 1,240.61 1,100.00 2,38 1,86moval 1,240.61 1,100.00 2,38 2,360.00 2,371.30 2,39 2,39 2,39 2,39 2,39 2,39 2,39 2,39	Association Management Fee	3,125.00	3,125.00	0.00	100.0%
rance Expense 1,280.00 0.00 40,280.00 1,280.00 rance Expense 0.00 40,280.00 -40,280.00 fiscape Contract 68,561 5,000.00 -40,280.00 fitting 77.59 45.00 -4,314.39 ting 414.14 45.00 -4,314.39 ting 77.59 45.00 -1,328.15 bing Repairs 1,828.15 500.00 1,328.15 age and Delivery 39,42 150.00 -1,328.15 age and Delivery 39,42 150.00 -1,10.58 airs and Maintenance 1,240.61 1,100.00 -3,985.00 sirs and Maintenance 267.19 1,100.00 -2,049.66 sis 1,77.62 1,800.00 -2,049.66 six Banitation 1,898.65 67,057.00 -2,971.30 xix pense 18,998.35 -27,697.00 46,693.35 one/Expense 2,39 46,693.35 rincome 2,39 46,695.74	Electricity	841.28	875.00	-33.72	96.1%
1,000 40,290,00 40,290,00 40,290,00 40,290,00 40,290,00 4,314,39 45,000,00 4,314,39 45,000,00 4,314,39 41,44 41,600 1,328,15 41,000 1,328,15 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 42,000 1,328,16 1,010,00 1,0	Gutter/Downsports	1 280 00	000	1 280 00	100 0%
Scape Contract 685.61 5,000.00 4,314.39 I	Insurance Expense	000	40 290 00	-40 290 00	%00
ting thing t	l andscape Contract	685.61	5,000,00	-431439	13.7%
ting e Supplies 77.59 bbing Repairs 1,828.15 age and Delivery 39.42 1,828.15 500.00 1,328.15 age and Delivery 975.00 erve Contribution 71.240.61 n/kler Repairs 267.19 1,100.00 2,3985.00 0.00 1,240.61 1,100.00 2,3985.00 0.00 1,240.61 1,100.00 2,3865.00 1,100.00 2,3865.00 1,100.00 2,3865.00 1,100.00 2,3865.00 1,100.00 2,3865.00 1,100.00 2,3865.00 2,367.13 1,100.00 2,376.70 1,100.00 2,376.70 1,100.00 2,376.70 1,100.00 2,376.70 2,39 2,39 2,396.30 2,376.30 2,376.30 2,39 2,396.30 2,376.30 2,39 2,396.30 2,376.30 2,39 2,39 2,39 2,39 2,39 2,39 2,39 2,39	Legal	333.00)		
e Supplies 77.59 45.00 32.59 bing Repairs 1,828.15 500.00 1,328.15 age and Delivery 39.42 150.00 1,328.15 airs and Maintenance 975.00 3,985.00 -3,985.00 arve Contribution 0.00 3,985.00 -832.81 nkler Repairs 267.19 1,100.00 -832.81 Prep. Fee 177.62 180.00 -2,049.66 Shemoval 1,010.00 -2,049.66 -2,049.66 1 A Removal 1,010.00 -2,049.66 -2,049.66 Shar & Sanitation 18,998.65 6,250.00 -48,068.35 ixpense 18,996.35 -27,697.00 46,693.35 onne/Expense 2.39 -27,697.00 46,693.35 other Income 2.39 -27,697.00 46,695.74	Lighting	414.14			
age and Delivery and Maintenance 0.00 3,985.00 -3,985.00 -3,985.00 -3,985.00 -3,985.00 -3,285.00 -2,381 -1,762 -1,100.00 -2,381 -2,382 -1,762 -1,00.00 -2,049.66 -2,049.68	Office Supplies	77.59	45.00	32.59	172.4%
age and Delivery 39.42 150.00 -110.58 sirs and Maintenance 975.00 3,985.00 -3,985.00 erve Contribution 0.00 3,985.00 -3,985.00 nkler Repairs 260.00 3,985.00 -3,985.00 nkler Repairs 260.00 350.00 -2,38 nkler Repairs 260.00 350.00 -2,049.66 ss 1,71.62 180.00 -2,049.66 /Shrub Maintenance 1,010.00 6,250.00 -2,049.66 /Shrub Maintenance 3,278.70 6,250.00 -2,971.30 xxpense 18,988.65 67,057.00 48,068.35 card Income 2.39 46,693.35 ncome 2.39 46,693.35 other Income 2.39 rincome 2.39 throme 2.39 xther Income 2.39 xthorne 46,695.74	Plumbing Repairs	1.828.15	200.00	1.328.15	365.6%
airs and Maintenance 975.00 srve Contribution N Removal Inter Repairs Prep. Fee 17.240.61 Inter Repairs 17.240.61 Inter Repairs 17.240.61 Inter Repairs 18.350.00 18.350.00 18.000 18.350.00 18.000 19.0000 19.0000 19.0000 19.0000 19.0000 19.00000 19.00000 19.000000 19.000000 19.0000000 19.000000000 19.0000000000	Postage and Delivery	39.42	150.00	-110.58	26.3%
erve Contribution 0.000 3,985.00 -3,985.00 Ar Removal 1,240.61 1,100.00 -832.81 Areneval 267.19 1,100.00 0.00 Prep. Fee 177.62 180.00 -2,049.66 Prep. Fee 1,010.00 6,250.00 -2,049.66 A Removal 1,010.00 6,250.00 -2,049.66 Shrub Maintenance 3,278.70 6,250.00 -2,049.66 Streense 18,988.65 67,057.00 46,693.35 Come/Expense 2.39 2.27,697.00 46,693.35 Chincome 2.39 2.39 2.27,697.00 46,695.74	Repairs and Maintenance	975.00			
w Removal 1,240.61 nkler Repairs 267.19 1,100.00 -832.81 Prep. Fee 350.00 350.00 -2.38 ss 1,77.62 180.00 -2,049.66 ss Abrub Maintenance 1,010.00 6,250.00 -2,049.66 st & Sanitation 3,278.70 6,250.00 -2,971.30 eary Income 18,996.35 -27,697.00 46,693.35 ome/Expense 2.39 2.39 46,693.35 ther Income 2.39 2.39 46,695.74	Reserve Contribution	00.00	3,985.00	-3,985.00	%0.0
nkler Repairs 267.19 1,100.00 -832.81 Prep. Fee 350.00 350.00 0.00 is 177.62 180.00 -2.38 i Removal 1,010.00 6,250.00 -2,049.66 Shrub Maintenance 3,278.70 6,250.00 -2,971.30 ix & Sanitation 18,988.65 67,057.00 -48,068.35 lary Income 18,996.35 -27,697.00 46,693.35 ome/Expense 2.39 2.39 46,695.74 Income 2.39 -27,697.00 46,695.74	Snow Removal	1,240.61			
Prep. Fee 350.00 350.00 0.00 is 177.62 180.00 -2.38 /Shrub Maintenance 1,010.00 6,250.00 -2,049.66 sr & Sanitation 3,278.70 6,250.00 -2,971.30 ixpense 18,988.65 67,057.00 46,693.35 ary Income 2.39 46,693.35 one/Expense 2.39 46,695.74 throrme 2.39 -27,697.00 46,695.74	Sprinkler Repairs	267.19	1,100.00	-832.81	24.3%
Nation 177.62 180.00 -2.38 177.62 180.00 -2.049.66 1,010.00 1,010.00 -2,049.66 1,010.00 3,278.70 6,250.00 -2,971.30 18,988.65 67,057.00 -48,068.35 18,996.35 -27,697.00 46,693.35 18,996.35 19,000 18,998.74 -27,697.00 46,695.74 18,998.74 -27,697.00 46,695.74 18,998.74 -27,697.00 46,695.74 18,998.74 -27,697.00 46,695.74 18,998.74 -27,697.00 -28,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 18,998.74 -27,697.00 -28,99	Tax Prep. Fee	350.00	350.00	00.0	100.0%
h Removal 2,950.34 5,000.00 -2,049.66 /Shrub Maintenance 1,010.00 5,000.00 -2,049.66 sr & Sanitation 3,278.70 6,250.00 -2,971.30 eary Income 18,998.65 67,057.00 -48,068.35 ome/Expense 2.39 46,693.35 - one income 2.39 3.39 3.39 3.39 Income 2.39 46,695.74 3.39 3.39	Taxes	177.62	180.00	-2.38	98.7%
/Shrub Maintenance 1,010.00 6,250.00 -2,971.30 sr & Sanitation 3,278.70 6,250.00 -48,068.35 rary Income 18,996.35 -27,697.00 46,693.35 - ome/Expense 2.39 2.39 - - other Income 2.39 - - - Income 2.39 - - - - 1 Income 2.39 - - - - - 1 Income 2.39 - - - - - - -	Trash Removal	2,950.34	5,000.00	-2,049.66	29.0%
Expense 18,988.65 67,057.00 -48,068.35 -48,068.35 -48,068.35 -27,697.00 46,693.35 -23,09 -23,09 -23,09 -23,09 -23,09 -23,09 -23,09 -23,09 -23,09 -23,09 -27,697.00 46,695.74 -27,697.00 <t< td=""><td>Tree/Shrub Maintenance Water & Sanitation</td><td>1,010.00 3,278.70</td><td>6,250.00</td><td>-2,971.30</td><td>52.5%</td></t<>	Tree/Shrub Maintenance Water & Sanitation	1,010.00 3,278.70	6,250.00	-2,971.30	52.5%
rary Income 18,996.35 -27,697.00 46,693.35 ome/Expense 2.39 46,693.35 ncome 2.39 46,695.74 throme 2.39 46,695.74	Total Expense	18,988.65	67,057.00	-48,068.35	28.3%
ome/Expense 2.39 rest Income 2.39 yther Income 2.39 r Income 2.39 18,998.74 -27,697.00 46,695.74	Net Ordinary Income	18,996.35	-27,697.00	46,693.35	-68.6%
ther Income 2.39 Income 2.39 18,998.74 -27,697.00 46,695.74	Other Income/Expense Other Income Interest Income	2.39			
Income 2.39	Total Other Income	2.39			
18,998.74 -27,697.00 46,695.74	Net Other Income	2.39			\
	let Income	18,998.74	-27,697.00	46,695.74	%9.89-

Brookside Condominium Annual HOA Meeting: 3/24/2025

1. Call To Order: 6:30PM

2. Roll Call

Gerry, Unit 1

Pam, Unit 3

Will, HOA Secretary, Unit 9

Carrie & Chris, Unit 2

Antonio, Unit 12

Amber, Unit 24

Amber, HOA President, Unit 13

Jeff, HOA Board Member, Unit 18

Ron, HOA Board Member

3. Approval of 2024 Annual Board Meeting:

Approved: Will & Amber

4. Open Issues:

- a. Gerry, Unit 1 Patio is still an issue. Forest to get new quotes. This will be a top priority this year.
- b. Will, Unit 9 Front patio still cracked, believed to be caused by roots coming up. Not urgent but, would like to get fixed.

5. New Business

- a. Amber, Unit 24 Tree branches messed up window screen, tree branches still haven't been clipped.
 - i. Forest to have tree company come back out to complete the job.
- b. Gutters were cleaned but they missed the West facing gutters of the Parking Garage, Forest to have them come back out to finish job.
- c. Jeff, Unit 18 There is still a leak in the roof when it rains. Currently uses bucket under ceiling light fixture. Need to address this soon.
- d. Carrie, Unit 2-
 - i. Having water build-up issues on the pool-facing side of condo.
 Possibly a landscaping issue. Forest to have landscaper come look.
 - ii. Having same issue as Gerry (unit 1), about water pressure coming from the outside. Forest to talk to the city about this. Not an HOA issue, but needs to be addressed.

- e. Frozen sidewalk even after we shovel. Possible solution: adding tubes for the water to drain so it doesn't drain onto sidewalk. Forest to reach out to landscaper to look in to.
- f. Amber, Unit 24 Condo lights don't go off during the day. Reason: light sensors have been adjusted. Solution: Forest to get maintenance person to come look at light sensors.
- g. Antonio, Unit 12
 - i. parking garage light above car is dim, replace bulb.
 - ii. Gold SUV in parking lot without plates, has been parked there for a long time.
 - 1. This is Joel's. Amber asked him to remove it.
- h. Black cabinet left by garbage can. We identified who put it there, and they will be fined if not removed by 3/26/2025
- i. Carrie, Unit 2 to Join the HOA Board
- 6. Meeting Adjourned: 7:31PM

Brookside Condominium Association Annual Meeting Agenda Monday, March 24, 2025, 6:30pm

Call in Information: 1.916.235.1420 PIN# 557413

1.	Call to Order
2.	Roll Call
3.	Approval of the March 11, 2024 Annual Meeting Minutes
4.	Homeowners Forum
5.	Property Management Report
6.	Open Issues
7.	New Business
8.	Meeting Adjourned

Re: 3/11/24 Annual Meeting

Amber Glover <amberglover18@gmail.com>

Wed 4/17/2024 9:32 AM

To:operations realtyone-co.com < operations@realtyone-co.com>

Brookside Condominium Association Annual HOW Meeting Minutes

March 11, 2024

Attendees:

Gerry Williams (Unit 1)
Pamela Valencia (Unit 3)
Antonio DeLuna-Martinez (Unit 12)
Will Bashaw Secretary HOA (Unit 9)
Jeffrey Walenczak Board at Large(Unit 18)
Ron Nuances Board at Large (Unit 20)
Eric Bau VP HOA (Unit 14)
Amber Glover President HOA (Unit 13)
Forrest Scruggs Reality-One Property Manager

Call to Order: 6:30pm

General/Old Business

- Will new secretary of HOA
- Ron appointed Board at Large
- Will to look in to mirror for parking lot
- Pool house issue discussed, no plan of action at this time

New Business:

- Will (Unit 9): Front patio cracked at base near front wall, and also towards sliding door. Will to find estimate to fix.
- Gerry (Unit 1): Front deck issues. No official bids received. Need 3.
- Will (Unit 9): The wall going down the stairs to bottom units is badly cracked, needs repair before more damage occurs.
 - Will to send picture of damage to Forrest.
 - Suggested anchoring the wall together to prevent further issue.
 - Remove tree that is next to wall? (Ron Seconds further discussion)
- New members will be voted in next year.

Meeting adjourned at 6:49pm

Amber Glover

On Apr 17, 2024, at 8:44 AM, operations realtyone-co.com < operations@realtyone-co.com > wrote:

Hi Amber....can I please get a copy of the meeting minutes. Thanks

Dana M. Counts Vice President of Operations

Realty One, Inc. 1630 Carr Street, Suite D Lakewood, CO 80214 303.237.8000

operations@realtyone-co.com admin@realtyone-co.com

Our office will be closed May 3, 2024, returning to the office on May 13, 2024.

Our office is open by appointment only. Office hours are Monday through Thursday from 8:00 - 1:00 working remotely from 2:00 to 4:00. Our office is closed on Fridays.

Brookside Condo Association Profit & Loss

January through December 2024

Ordinary Income/Expense Income Monthly Dues Working Capital Total Income Expense ACH Quarterly Bank Fee Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income Interest Income	Jan - Dec 24
Monthly Dues Working Capital Total Income Expense ACH Quarterly Bank Fee Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income	
Total Income Expense ACH Quarterly Bank Fee Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income/Expense	
Expense ACH Quarterly Bank Fee Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income	85,880.00
Expense ACH Quarterly Bank Fee Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income	600.00
ACH Quarterly Bank Fee Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income	86,480.00
Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Other Income/Expense Other Income/Expense Other Income	
Annual Fire Ext. Inspection Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income	87.52
Association Management Fee Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income	53.00
Special Services Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Other Income/Expense Other Income	636.01
Association Management Fee - Other Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income/Expense	
Total Association Management Fee Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income/Expense Other Income	300.00
Electricity Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense Other Income/Expense Other Income/Expense	7,200.00
Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income/Expense	7,500.00
Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income/Expense	2,006.52
Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income/Expense	700.00
Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income	35,039.97
Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income ther Income/Expense Other Income	4,799.27
Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income	671.62
Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income	235.00
Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income	36.49
Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income	496.95
Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income	177.22
Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income ther Income/Expense Other Income	177.22
Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income ther Income/Expense Other Income	300.85
Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income	
Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income ther Income/Expense Other Income	843.19
Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense et Ordinary Income Other Income	1,144.04
Tax Prep. Fee Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income	338.67
Taxes Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income	1,117.45
Trash Removal Water & Sanitation Total Expense let Ordinary Income Other Income/Expense Other Income	325.00
Water & Sanitation Total Expense Net Ordinary Income Other Income/Expense Other Income	175.86
Total Expense Net Ordinary Income Other Income/Expense Other Income	8,656.74
Net Ordinary Income Other Income/Expense Other Income	16,643.86
Other Income/Expense Other Income	80,841.19
Other Income	5,638.81
Other Income	
-	965.39
Total Other Income	965.39
Net Other Income	965.39
t Income	6,604.20

Brookside Condo Association Balance Sheet

As of December 31, 2024

	Dec 31, 24
ASSETS Current Assets	
Checking/Savings Operating Reserves	10,624.79 71,115.47
Total Checking/Savings	81,740.26
Accounts Receivable Accounts Receivable	-600.00
Total Accounts Receivable	-600.00
Other Current Assets Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	81,400.26
TOTAL ASSETS	81,400.26
LIABILITIES & EQUITY Equity	
Opening Balance Equity	55,002.55
Retained Earnings Net Income	19,793.51 6,604.20
Total Equity	81,400.26
TOTAL LIABILITIES & EQUITY	81,400.26

Profit & Loss Budget vs. Actual January through December 2024 **Brookside Condo Association**

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income Monthly Dues	85,880.00	86,400.00	-520.00	99.4%
Working Capital	00.00			
Total Income	86,480.00	86,400.00	80.00	100.1%
Expense ACH Quarterly Bank Fee	87.52	138.00	-50.48	63.4%
Annual Filings Annual Fire Ext. Inspection	53.00 636.01	40.00 400.00	13.00 236.01	132.5% 159.0%
Association Management Fee Special Services Association Management Fee - Other	300.00 7,200.00	7,200.00	0.00	100.0%
Total Association Management Fee	7,500.00	7,200.00	300.00	104.2%
Backflow Testing Electricity	2,006.52	175.00 2,100.00	-175.00	0.0% 95.5%
Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other	35,039.97 4,799.27 671.62	24,000.00 4,800.00	11,039.97 -0.73	146.0% 100.0%
Legal Office Supplies	235.00 36.49	45.00	-8.51	81.1%
Flumbing Repairs Postage and Delivery Bonnier and Maintenance	450.55	180.00	-2.78	98.5%
Additional Fire Ext. Repairs and Maintenance - Other	300.85 843.19	14,608.00	-13,764.81	5.8%
Total Repairs and Maintenance	1,144.04	14,608.00	-13,463.96	7.8%
Reserve Contribution	0.00	8,640.00	-8,640.00	%0.0
Snow Removal	338.67	4,200.00	-3,861.33	8.1%
Tax Prep. Fee	325.00	350.00	-25.00	92.9%
Taxes	175.86	200.00	-24.14	87.9%
Mater & Sanitation	0,000.74 16,643.86	3,820.00 12,504.00	2,830.74 4,139.86	148.7% 133.1%
Total Expense	80,841.19	86,400.00	-5,558.81	93.6%
Net Ordinary Income	5,638.81	0.00	5,638.81	100.0%
Other Income/Expense Other income Interest Income	965.39			

Brookside Condo Association Profit & Loss Budget vs. Actual January through December 2024

% of Budget			100.0%
\$ Over Budget			6,604.20
Budget			0.00
Jan - Dec 24	965.39	965.39	6,604.20

BROOKSIDE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Monday, March 24, 2025, 6:30pm

Call in Information: 1.916.235.1420 PIN# 557413

The Annual Meeting of the Brookside Condominium Association will be held on the above date and location. The meeting is scheduled for 6:30pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of February 28, 2025, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., 1630 Carr St., Suite D, Lakewood, CO 80214, or email admin@realtyone-co.com.

PROXY

Brookside Condominium Association

ANNUAL MEETING, MONDAY, March 24, 2025

I, am a member in good standing of the Brookside Condominium Association under the provision of the legal documents governing said association (please check one of the following):
I grant my proxy to the Secretary of the Brookside Condominium Association.
I grant my proxy to (please name an individual who will vote your proxy at the March 24, 2025 meeting.)
This proxy is executed for the Annual Meeting scheduled for March 24, 2025 and all adjournments thereof, and carries with it full right to the proxy holder to cast his/her vote(s) as he/she sees fit, and to represent me on any matter or resolution which may come before the meeting and to take any other action which I could personally take if present at the meeting.
This proxy shall remain in effect for this meeting, until revoked by me or upon the conveyance of my property.
Date:, 2025 By:

BROOKSIDE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

Monday, March 24, 2025, 6:30pm

Call in Information: 1.916.235.1420 PIN# 557413

The Annual Meeting of the Brookside Condominium Association will be held on the above date and location. The meeting is scheduled for 6:30pm and we hope you will be able to attend. Please mail back this proxy if you are unable to attend, as we need a quorum to conduct this meeting. All assessments, fees and charges must be current as of February 28, 2025, to count towards a quorum and to vote at the Annual Meeting. Return proxy to: Realty One, Inc., 1630 Carr St., Suite D, Lakewood, CO 80214, or email admin@realtyone-co.com.

PROXY

Brookside Condominium Association

Brookside Condominium Association Board of Directors Meeting Agenda

Monday, January 27, 2025, 6:30pm

Via Conference Call 1.916.235.1420 PIN# 557413

	PIN# 557413
1.	Call to Order
2.	Roll Call
3.	Approval of the Board of Director Meeting Minutes – No Meeting Minutes to approve.
4.	Property Management Report
	> Year End Financials for 2024
5.	Open Issues
6.	New Business

7. Meeting Adjourned

Brookside Condo Association Profit & Loss

January through December 2024

Ordinary Income Monthly Dues 85,880.00 Working Capital 600.00 Total Income 86,480.00 Expense ACH Quarterly Bank Fee 87.52 Annual Filings 53.00 Annual Fire Ext. Inspection 636.01 Association Management Fee 300.00 Special Services 300.00 Association Management Fee 7,500.00 Electricity 2,006.52 Gutter/Downspouts 700.00 Insurance Expense 35,39.97 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 77.72 Repairs and Maintenance 300.85 Repairs and Maintenance 300.85 Repairs and Maintenance - Other 843.19 Total Repairs and Maintenance 1,117.45 Sprinkler Repairs 1,117.45 Tax Prep. Fee 325.00 Taxes 175.86 Tr		Jan - Dec 24
Monthly Dues 85,880.00 Working Capital 600.00 Total Income 86,480.00 Expense 87.52 ACH Quarterly Bank Fee 87.52 Annual Filings 53.00 Annual Filings 53.00 Annual Filings 53.00 Annual Filings 53.00 Association Management Fee 300.00 Association Management Fee - Other 7,200.00 Total Association Management Fee 7,500.00 Electricity 2,006.52 Gutter/Downspouts 700.00 Insurance Expense 35,039,07 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 177.22 Repairs and Maintenance 30.85 Additional Fire Ext. 300.85 Repairs and Maintenance - Other 843.19 Total Repairs Aprep. Fee 325.00 Taxes 175.8	The state of the s	
Total Income 86,480.00 Expense 87.52 ACH Quarterly Bank Fee 87.52 Annual Filings 53.00 Annual Fire Ext. Inspection 636.01 Association Management Fee 300.00 Association Management Fee - Other 7,200.00 Total Association Management Fee 7,500.00 Electricity 2,006.52 Gutter/Downspouts 70.00 Insurance Expense 35,039.97 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 177.22 Repairs and Maintenance 404.95 Additional Fire Ext. 300.85 Repairs and Maintenance - Other 843.19 Total Repairs and Maintenance - Other 338.67 Sprinkler Repairs 1,117.45 Tax Prep. Fee 325.00 Taxes 175.86 Trash Removal 86.56,75 Water		85,880.00
Expense 87.52 Annual Filings 53.00 Annual Fire Ext. Inspection 636.01 Association Management Fee 300.00 Special Services 300.00 Association Management Fee - Other 7,200.00 Total Association Management Fee 7,500.00 Electricity 2,006.52 Gutter/Downspouts 700.00 Insurance Expense 35,039.97 Landscape Contract 4,799.27 Landscape Contract 4,799.27 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 177.22 Repairs and Maintenance 300.85 Repairs and Maintenance - Other 843.19 Total Repairs and Maintenance 1,144.04 Snow Removal 338.67 Sprinkler Repairs 1,117.45 Tax Prep. Fee 325.00 Taxes 175.60 Trash Removal 8.656.74 Water & Sanitation <td< td=""><td>Working Capital</td><td>600.00</td></td<>	Working Capital	600.00
ACH Quarterly Bank Fee Annual Filings Annual Filings Annual Fire Ext. Inspection Association Management Fee Special Services Special Services Association Management Fee - Other Total Association Management Fee Electricity 2,006.52 Gutter/Downspouts 170.00 Insurance Expense 35,039.97 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. 300.85 Repairs and Maintenance Additional Fire Ext. 300.85 Repairs and Maintenance 1,144.04 Snow Removal Snow Removal Sprinkler Repairs Total Repairs and Maintenance TaxPrep. Fee 325.00 Taxes Trash Removal Total Expense 80,841.19 Net Ordinary Income Other Income/Expense Other Income Interest Income Post.39 Net Other Income 965.39 Net Other Income 965.39 Net Other Income 965.39 Net Other Income	Total Income	86,480.00
Association Management Fee Special Services 300.00 Association Management Fee - Other 7,200.00 Total Association Management Fee 7,500.00 Electricity 2,006.52 Gutter/Downspouts 700.00 Insurance Expense 35,039.97 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 177.22 Repairs and Maintenance 300.85 Additional Fire Ext. 300.85 Repairs and Maintenance - Other 843.19 Total Repairs and Maintenance 1,144.04 Snow Removal 338.67 Sprinkler Repairs 1,117.45 Tax Prep. Fee 325.00 Taxes 175.86 Trash Removal 8,656.74 Water & Sanitation 16,643.86 Total Expense 80,841.19 Net Ordinary Income 5,638.81 Other Income 965.39	ACH Quarterly Bank Fee Annual Filings	53.00
Total Association Management Fee 7,500.00 Electricity 2,006.52 Gutter/Downspouts 700.00 Insurance Expense 35,039.97 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 177.22 Repairs and Maintenance 300.85 Repairs and Maintenance - Other 843.19 Total Repairs and Maintenance 1,144.04 Snow Removal 338.67 Sprinkler Repairs 1,117.45 Tax Prep. Fee 325.00 Taxes 175.86 Trash Removal 8,656.74 Water & Sanitation 16,643.86 Total Expense 80,841.19 Net Ordinary Income 5,638.81 Other Income Income Interest Income 965.39 Total Other Income 965.39 Net Other Income 965.39	Association Management Fee	
Electricity 2,006.52 Gutter/Downspouts 700.00 Insurance Expense 35,039.97 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 177.22 Repairs and Maintenance 300.85 Additional Fire Ext. 300.85 Repairs and Maintenance - Other 843.19 Total Repairs and Maintenance 1,144.04 Snow Removal 338.67 Sprinkler Repairs 1,117.45 Tax Prep. Fee 325.00 Taxes 175.86 Trash Removal 8,656.74 Water & Sanitation 16,643.86 Total Expense 80,841.19 Net Ordinary Income 5,638.81 Other Income 965.39 Total Other Income 965.39 Net Other Income 965.39 Net Other Income 965.39	Association Management Fee - Other	7,200.00
Gutter/Downspouts 700.00 Insurance Expense 35,039.97 Landscape Contract 4,799.27 Landscape Maintenance, Other 671.62 Legal 235.00 Office Supplies 36.49 Plumbing Repairs 496.95 Postage and Delivery 177.22 Repairs and Maintenance 300.85 Repairs and Maintenance - Other 843.19 Total Repairs and Maintenance 1,144.04 Snow Removal 338.67 Sprinkler Repairs 1,117.45 Tax Prep. Fee 325.00 Taxes 175.86 Trash Removal 8,656.74 Water & Sanitation 16,643.86 Total Expense 80,841.19 Net Ordinary Income 5,638.81 Other Income 965.39 Total Other Income 965.39 Net Other Income 965.39	Total Association Management Fee	7,500.00
Net Ordinary Income 5,638.81 Other Income/Expense	Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other Legal Office Supplies Plumbing Repairs Postage and Delivery Repairs and Maintenance Additional Fire Ext. Repairs and Maintenance - Other Total Repairs and Maintenance Snow Removal Sprinkler Repairs Tax Prep. Fee Taxes Trash Removal	700.00 35,039.97 4,799.27 671.62 235.00 36.49 496.95 177.22 300.85 843.19 1,144.04 338.67 1,117.45 325.00 175.86 8,656.74
Other Income/Expense 965.39 Other Income 965.39 Total Other Income 965.39 Net Other Income 965.39	Total Expense	80,841.19
Other Income Interest Income 965.39 Total Other Income 965.39 Net Other Income 965.39	Net Ordinary Income	5,638.81
Net Other Income 965.39	Other Income	965.39
	Total Other Income	965.39
et Income 6.604.20	Net Other Income	965.39
	et Income	6.604.20

Brookside Condo Association Balance Sheet

As of December 31, 2024

	Dec 31, 24
ASSETS Current Assets	
Checking/Savings	
Operating	10,624.79
Reserves	71,115.47
Total Checking/Savings	81,740.26
Accounts Receivable	
Accounts Receivable	-600.00
Total Accounts Receivable	-600.00
Other Current Assets	
Undeposited Funds	260.00
Total Other Current Assets	260.00
Total Current Assets	81,400.26
TOTAL ASSETS	81,400.26
LIABILITIES & EQUITY Equity	
Opening Balance Equity	55,002.55
Retained Earnings	19,793.51
Net Income	6,604.20
Total Equity	81,400.26
TOTAL LIABILITIES & EQUITY	81,400.26

Brookside Condo Association Profit & Loss Budget vs. Actual January through December 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense Income Monthly Dues	85,880.00	86,400.00	-520.00	99.4%
Working Capital	00.009			
Total Income	86,480.00	86,400.00	80.00	100.1%
Expense ACH Quarterly Bank Fee Annual Filings Annual Fire Ext. Inspection Association Management Fee	87.52 53.00 636.01	138.00 40.00 400.00	-50.48 13.00 236.01	63.4% 132.5% 159.0%
Special Services Association Management Fee - Other	300.00	7,200.00	0.00	100.0%
Total Association Management Fee	7,500.00	7,200.00	300.00	104.2%
Backflow Testing Electricity	2,006.52	175.00 2,100.00	-175.00	0.0% 95.5%
Gutter/Downspouts Insurance Expense Landscape Contract Landscape Maintenance, Other	35,039.97 4,799.27 671.62	24,000.00 4,800.00	11,039.97 -0.73	146.0% 100.0%
Legal Office Supplies	235.00	45.00	-8.51	81.1%
Plumbing Kepairs Postage and Delivery Postage and Maintenance	496.95 177.22	180.00	-2.78	98.5%
Repairs and mannenance Additional Fire Ext. Repairs and Maintenance - Other	300.85	14,608.00	-13,764.81	5.8%
Total Repairs and Maintenance	1,144.04	14,608.00	-13,463.96	7.8%
Reserve Contribution	0.00	8,640.00	-8,640.00	%0.0
Snow Kemoval Sprinkler Repairs	338.6/ 1.117,45	4,200.00	-3,861.33	8.1%
Tax Prep. Fee	325.00	350.00	-25.00	92.9%
laxes Trash Removal Water & Sanitation	175.86 8,656.74 16.643.86	200.00 5,820.00 12.504.00	-24.14 2,836.74 4.139.86	87.9% 148.7% 133.1%
Total Expense	80,841.19	86,400.00	-5,558.81	93.6%
Net Ordinary Income	5,638.81	0.00	5,638.81	100.0%
Other Income/Expense Other Income Interest Income	965.39			

Brookside Condo Association Profit & Loss Budget vs. Actual January through December 2024

Total Other Income	Net Other Income	Net Income
To	Net O	Net Inco

% of Budget			100.0%
\$ Over Budget			6,604.20
Budget			0.00
Jan - Dec 24	965.39	965.39	6,604.20