Brentwood Manor Homeowners Assoc.
Profit & Loss
January through December 2025

		Jan - Dec 25
Ordinary Income/Expense		
Income		
Income		
Annual Income	92,328.00	
Interest Income	3.61	
Late Fees/Finance/Fines	195.00	
Income - Other	11,900.00	
Total Income		104,426.61
Total Income		104,426.61
Expense		
Repairs & Maintenance		8,852.31
ACH Quarterly Bank Fee		144.00
Common Area Cleaning		3,562.50
Boiler Repairs		945.00
Backflow Cert.		250.00
Boiler Inspection		90.00
Tax Prep. Fees		350.00
Annual Filing Fees		69.00
Grounds		
Landscaping	3,813.68	
Snow removal	5,604.10	
Total Grounds		9,417.78
Insurance		24,847.78
Postage and Delivery		248.89
Professional Fees		
Legal Fees	250.00	
Total Professional Fees		250.00
Association Management		
Special Services	350.00	
Association Management - Other	6,900.00	
Total Association Management		7,250.00
Repairs		
Sprinkler Repairs	389.98	
Building Repairs	-475.43	
Plumbing	778.00	
Total Repairs		692.55
Supplies		
Office	77.59	
Total Supplies		77.59
Utilities		
Gas and Electric	7,456.93	
Trash Removal	9,888.94	
Water & Sewer	22,665.33	
Total Utilities		40,011.20
Total Expense		97,058.60
Net Ordinary Income		7,368.01
Net Income		**7,368.01**

Brentwood Manor Homeowners Assoc.
Balance Sheet
As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking	7,553.88
Brentwood Manor Reserve	44,609.68
Total Checking/Savings	52,163.56
Accounts Receivable	
Accounts Receivable	-1,229.00
Total Accounts Receivable	-1,229.00
Total Current Assets	50,934.56
TOTAL ASSETS	**50,934.56**
LIABILITIES & EQUITY	
Equity	
Working Capital	1,280.00
Opening Bal Equity	27,985.16
Retained Earnings	14,301.39
Net Income	7,368.01
Total Equity	50,934.56
TOTAL LIABILITIES & EQUITY	**50,934.56**

Brentwood Manor Homeowners Assoc.
Profit & Loss Budget vs. Actual
January through December 2025

	Jan - Dec 25	Budget	$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Income				
Annual Income	92,328.00			
Special Assesment	0.00	12,600.00	-12,600.00	0.0%
Interest Income	3.61			
Late Fees/Finance/Fines	195.00			
Income - Other	11,900.00	92,358.00	-80,458.00	12.9%
Total Income	104,426.61	104,958.00	-531.39	99.5%
Total Income	104,426.61	104,958.00	-531.39	99.5%
Expense				
Annual Fire Ext. Inspection	0.00	250.00	-250.00	0.0%
Repairs & Maintenance	8,852.31	7,943.00	909.31	111.4%
ACH Quarterly Bank Fee	144.00	65.00	79.00	221.5%
Gutter Cleaning	0.00	1,500.00	-1,500.00	0.0%
Common Area Cleaning	3,562.50	3,600.00	-37.50	99.0%
Boiler Repairs	945.00	3,000.00	-2,055.00	31.5%
Backflow Cert.	250.00	250.00	0.00	100.0%
Boiler Inspection	90.00	40.00	50.00	225.0%
Tax Prep. Fees	350.00			
Reserve Fund	0.00	9,240.00	-9,240.00	0.0%
Annual Filing Fees	69.00	75.00	-6.00	92.0%
Grounds				
Landscaping	3,813.68	3,600.00	213.68	105.9%
Snow removal	5,604.10	5,700.00	-95.90	98.3%
Total Grounds	9,417.78	9,300.00	117.78	101.3%
Insurance	24,847.78	26,760.00	-1,912.22	92.9%
Postage and Delivery	248.89	240.00	8.89	103.7%
Professional Fees				
Legal Fees	250.00			
Total Professional Fees	250.00			
Association Management				
Special Services	350.00			
Association Management - Other	6,900.00	6,900.00	0.00	100.0%
Total Association Management	7,250.00	6,900.00	350.00	105.1%
Repairs				
Sprinkler Repairs	389.98	400.00	-10.02	97.5%
Building Repairs	-475.43			
Plumbing	778.00	800.00	-22.00	97.3%

	Jan - Dec 25	Budget	$ Over Budget	% of Budget
Total Repairs	692.55	1,200.00	-507.45	57.7%
Supplies				
Office	77.59	45.00	32.59	172.4%
Total Supplies	77.59	45.00	32.59	172.4%
Taxes	0.00	350.00	-350.00	0.0%
Utilities				
Gas and Electric	7,456.93	9,000.00	-1,543.07	82.9%
Trash Removal	9,888.94	8,700.00	1,188.94	113.7%
Water & Sewer	22,665.33	16,500.00	6,165.33	137.4%
Total Utilities	40,011.20	34,200.00	5,811.20	117.0%
Total Expense	97,058.60	104,958.00	-7,899.40	92.5%
Net Ordinary Income	7,368.01	0.00	7,368.01	100.0%
Net Income	**7,368.01**	**0.00**	**7,368.01**	**100.0%**