

Brookfield OA

Balance Sheet

Period 01/31/2023

Assets

Cash

Cking - Western Alliance	236,648.96	
MMA - Western Alliance	749,204.60	
Total Cash	<u>985,853.56</u>	
Total Assets		<u>985,853.56</u>

Liabilities & Equity

Fund Balance

Fund Change-Prior Mgr	(97,470.35)	
Fund Change-RE Oper	(11,508.49)	
Fund Change 2020	206,284.71	
Fund Change 2021	187,118.31	
Fund Change 2022	(81,108.99)	
Tran Fr Prior Mgr	710,492.57	
Fund Change	72,045.80	
Total Fund Balance	<u>985,853.56</u>	
Total Liabilities & Equity		<u>985,853.56</u>

Brookfield OA

Income Statement

Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	94,192.47	96.72%	94,192.47	96.72%
Total Assessments	94,192.47	96.72%	94,192.47	96.72%
Other Income				
Interest Income	100.09	0.10%	100.09	0.10%
Late Fee	143.00	0.15%	143.00	0.15%
AR Fee Income	509.84	0.52%	509.84	0.52%
Legal Expense Reimb	(936.87)	-0.96%	(936.87)	-0.96%
NSF Fees	25.00	0.03%	25.00	0.03%
Violation Fine	854.00	0.88%	854.00	0.88%
Working Cap/Entry Fee	2,500.00	2.57%	2,500.00	2.57%
Total Other Income	3,195.06	3.28%	3,195.06	3.28%
Total Income	97,387.53	100.00%	97,387.53	100.00%
Expense				
Administrative Expenses				
Copies	3,233.55	12.76%	3,233.55	12.76%
Admin-AR Fees	798.00	3.15%	798.00	3.15%
Legal Expense	336.00	1.33%	336.00	1.33%
Management Fees	4,098.37	16.17%	4,098.37	16.17%
Postage/Delivery	817.97	3.23%	817.97	3.23%
Website Hosting	86.60	0.34%	86.60	0.34%
Total Administrative Expenses	9,370.49	36.98%	9,370.49	36.98%
Property Expenses				
Access Ctrl-Keys/Remotes	55.00	0.22%	55.00	0.22%
Extermination	113.66	0.45%	113.66	0.45%
Janitorial-Porter	631.11	2.49%	631.11	2.49%
Janitorial-Supplies	177.29	0.70%	177.29	0.70%
Landscape-Maint	6,179.28	24.38%	6,179.28	24.38%
Pool/Spa-Maint/Supplies	368.05	1.45%	368.05	1.45%
Pool-Chemicals	671.21	2.65%	671.21	2.65%
Total Property Expenses	8,195.60	32.34%	8,195.60	32.34%
Tax/Ins/Interest Exp				
Taxes-Property	538.23	2.12%	538.23	2.12%
Total Tax/Ins/Interest Exp	538.23	2.12%	538.23	2.12%
Transfer Proof				
Tran Entry Fee to RSV	1,500.00	5.92%	1,500.00	5.92%
Dep Entry Fee to RSV	(1,500.00)	-5.92%	(1,500.00)	-5.92%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Inet	64.52	0.25%	64.52	0.25%
Electric	1,543.80	6.09%	1,543.80	6.09%
Tel/Cell/Pager	856.67	3.38%	856.67	3.38%
Trash	149.60	0.59%	149.60	0.59%
Water	4,622.82	18.24%	4,622.82	18.24%
Total Utility Expenses	7,237.41	28.56%	7,237.41	28.56%
Total Expense	25,341.73	100.00%	25,341.73	100.00%
Fund Change	72,045.80		72,045.80	

Brookfield OA
Budget Comparison
Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	94,192.47	122,056.00	(27,863.53)	22.83%	94,192.47	122,056.00	(27,863.53)	22.83%	488,224.00
Total Assessments	94,192.47	122,056.00	(27,863.53)	22.83%	94,192.47	122,056.00	(27,863.53)	22.83%	488,224.00
Other Income									
Interest Income	100.09	96.00	4.09	-4.26%	100.09	96.00	4.09	-4.26%	1,146.00
Late Fee	143.00	0.00	143.00	0.00%	143.00	0.00	143.00	0.00%	0.00
AR Fee Income	509.84	0.00	509.84	0.00%	509.84	0.00	509.84	0.00%	0.00
Legal Expense Reimb	(936.87)	0.00	(936.87)	0.00%	(936.87)	0.00	(936.87)	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Violation Fine	854.00	0.00	854.00	0.00%	854.00	0.00	854.00	0.00%	0.00
Working Cap/Entry Fee	2,500.00	2,833.00	(333.00)	11.75%	2,500.00	2,833.00	(333.00)	11.75%	34,000.00
Total Other Income	3,195.06	2,929.00	266.06	-9.08%	3,195.06	2,929.00	266.06	-9.08%	35,146.00
Total Income	97,387.53	124,985.00	(27,597.47)	22.08%	97,387.53	124,985.00	(27,597.47)	22.08%	523,370.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	550.00
Copies	3,233.55	833.00	2,400.55	-288.18%	3,233.55	833.00	2,400.55	-288.18%	10,000.00
Dues/Licenses/Permits	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	95.00
Admin-AR Fees	798.00	0.00	798.00	0.00%	798.00	0.00	798.00	0.00%	0.00
Legal Expense	336.00	0.00	336.00	0.00%	336.00	0.00	336.00	0.00%	0.00
Management Fees	4,098.37	4,098.00	0.37	-0.01%	4,098.37	4,098.00	0.37	-0.01%	49,176.00
Meeting Expense	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,065.00
Postage/Delivery	817.97	212.00	605.97	-285.83%	817.97	212.00	605.97	-285.83%	2,544.00
Social Events	0.00	167.00	(167.00)	100.00%	0.00	167.00	(167.00)	100.00%	2,000.00
Website Hosting	86.60	100.00	(13.40)	13.40%	86.60	100.00	(13.40)	13.40%	1,194.00
Total Administrative Expenses	9,370.49	5,410.00	3,960.49	-73.21%	9,370.49	5,410.00	3,960.49	-73.21%	67,624.00
Non-Recurring Expenses									
NR-Legal	0.00	167.00	(167.00)	100.00%	0.00	167.00	(167.00)	100.00%	2,000.00
Total Non-Recurring Expenses	0.00	167.00	(167.00)	100.00%	0.00	167.00	(167.00)	100.00%	2,000.00
Property Expenses									
Access Ctrl-Keys/Remotes	55.00	0.00	55.00	0.00%	55.00	0.00	55.00	0.00%	0.00
Access Ctrl-Maint	0.00	417.00	(417.00)	100.00%	0.00	417.00	(417.00)	100.00%	5,000.00
Electrical Repair/Maint	0.00	417.00	(417.00)	100.00%	0.00	417.00	(417.00)	100.00%	5,000.00
Extermination	113.66	83.00	30.66	-36.94%	113.66	83.00	30.66	-36.94%	1,000.00
Irrigation Repair/Maint	0.00	1,250.00	(1,250.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	15,000.00
Janitorial-Porter	631.11	833.00	(201.89)	24.24%	631.11	833.00	(201.89)	24.24%	10,000.00
Janitorial-Supplies	177.29	0.00	177.29	0.00%	177.29	0.00	177.29	0.00%	0.00
Landscape-Enhancements	0.00	833.00	(833.00)	100.00%	0.00	833.00	(833.00)	100.00%	10,000.00
Landscape-Maint	6,179.28	6,178.00	1.28	-0.02%	6,179.28	6,178.00	1.28	-0.02%	74,136.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	625.00	(625.00)	100.00%	7,500.00
Lighting	0.00	27.00	(27.00)	100.00%	0.00	27.00	(27.00)	100.00%	319.31
Maint/Repair	0.00	3,953.00	(3,953.00)	100.00%	0.00	3,953.00	(3,953.00)	100.00%	47,438.00
Pool/Spa-Maint/Supplies	368.05	798.00	(429.95)	53.88%	368.05	798.00	(429.95)	53.88%	9,570.00
Pool-Chemicals	671.21	1,500.00	(828.79)	55.25%	671.21	1,500.00	(828.79)	55.25%	18,000.00
Pool-Repairs	0.00	4,833.00	(4,833.00)	100.00%	0.00	4,833.00	(4,833.00)	100.00%	58,000.00
Security/Monitoring	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	25,240.00
Security/Safety/Monitoring	0.00	34.02	(34.02)	100.00%	0.00	34.02	(34.02)	100.00%	32,853.24
Total Property Expenses	8,195.60	21,781.02	(13,585.42)	62.37%	8,195.60	21,781.02	(13,585.42)	62.37%	319,056.55
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	18,868.00
Taxes-Property	538.23	0.00	538.23	0.00%	538.23	0.00	538.23	0.00%	514.00
Total Tax/Ins/Interest Exp	538.23	0.00	538.23	0.00%	538.23	0.00	538.23	0.00%	19,382.00
Transfer Proof									
Tran Entry Fee to RSV	1,500.00	2,833.00	(1,333.00)	47.05%	1,500.00	2,833.00	(1,333.00)	47.05%	34,000.00
Dep Entry Fee to RSV	(1,500.00)	0.00	(1,500.00)	0.00%	(1,500.00)	0.00	(1,500.00)	0.00%	0.00
Total Transfer Proof	0.00	2,833.00	(2,833.00)	100.00%	0.00	2,833.00	(2,833.00)	100.00%	34,000.00
Utility Expenses									
Communications/Inet	64.52	54.00	10.52	-19.48%	64.52	54.00	10.52	-19.48%	648.00
Electric	1,543.80	2,138.00	(594.20)	27.79%	1,543.80	2,138.00	(594.20)	27.79%	25,658.00
Tel/Cell/Pager	856.67	152.00	704.67	-463.60%	856.67	152.00	704.67	-463.60%	1,824.00
Trash	149.60	156.00	(6.40)	4.10%	149.60	156.00	(6.40)	4.10%	1,876.00
Water	4,622.82	4,275.00	347.82	-8.14%	4,622.82	4,275.00	347.82	-8.14%	51,307.00
Total Utility Expenses	7,237.41	6,775.00	462.41	-6.83%	7,237.41	6,775.00	462.41	-6.83%	81,307.00
Total Expense	25,341.73	36,966.02	(11,624.29)	31.45%	25,341.73	36,966.02	(11,624.29)	31.45%	523,369.55
Fund Change	72,045.80	88,018.98	(15,973.18)	18.15%	72,045.80	88,018.98	(15,973.18)	18.15%	0.45

Brookfield OA
12 Month Income Statement with Annual Variance Estimate
Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023			
INCOME															
Assessments															
Assessments	94,192	0	0	122,056	0	0	122,056	0	0	122,056	0	0	460,360	488,224	(27,864)
TOTAL Assessments	94,192	0	0	122,056	0	0	122,056	0	0	122,056	0	0	460,360	488,224	(27,864)
Other Income															
Interest Income	100	96	96	96	96	96	96	96	96	96	96	90	1,150	1,146	4
Late Fee	143	0	0	0	0	0	0	0	0	0	0	0	143	0	143
AR Fee Income	510	0	0	0	0	0	0	0	0	0	0	0	510	0	510
Legal Expense Reimb	(937)	0	0	0	0	0	0	0	0	0	0	0	(937)	0	(937)
NSF Fees	25	0	0	0	0	0	0	0	0	0	0	0	25	0	25
Violation Fine	854	0	0	0	0	0	0	0	0	0	0	0	854	0	854
Working Cap/Entry Fee	2,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	33,667	34,000	(333)
TOTAL Other Income	3,195	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,927	35,412	35,146	266
TOTAL INCOME	97,388	2,929	2,929	124,985	2,929	2,929	124,985	2,929	2,929	124,985	2,929	2,927	495,773	523,370	(27,597)
EXPENSES															
Administrative Expenses															
Accounting	0	425	0	0	0	0	125	0	0	0	0	0	550	550	0
Copies	3,234	833	833	833	833	833	833	833	833	833	833	837	12,401	10,000	2,401
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	95	0
Admin-AR Fees	798	0	0	0	0	0	0	0	0	0	0	0	798	0	798
Legal Expense	336	0	0	0	0	0	0	0	0	0	0	0	336	0	336
Management Fees	4,098	4,098	4,098	4,098	4,098	4,098	4,098	4,098	4,098	4,098	4,098	4,098	49,176	49,176	0
Meeting Expense	0	0	0	0	0	0	0	0	2,065	0	0	0	2,065	2,065	0
Postage/Delivery	818	212	212	212	212	212	212	212	212	212	212	212	3,150	2,544	606
Social Events	0	167	167	167	167	167	167	167	167	167	167	163	1,833	2,000	(167)
Website Hosting	87	100	100	100	100	100	100	100	100	100	100	94	1,181	1,194	(13)
TOTAL Administrative Expense	9,370	5,835	5,410	5,410	5,410	5,505	5,535	5,410	7,475	5,410	5,410	5,404	71,584	67,624	3,960
Non-Recurring Expenses															
NR-Legal	0	167	167	167	167	167	167	167	167	167	167	163	1,833	2,000	(167)
TOTAL Non-Recurring Expens	0	167	167	167	167	167	167	167	167	167	167	163	1,833	2,000	(167)
Property Expenses															
Access Ctrl-Keys/Remotes	55	0	0	0	0	0	0	0	0	0	0	0	55	0	55
Access Ctrl-Maint	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000	(417)
Electrical Repair/Maint	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000	(417)
Extermination	114	83	83	83	83	83	83	83	83	83	83	87	1,031	1,000	31
Irrigation Repair/Maint	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,750	15,000	(1,250)
Janitorial-Porter	631	833	833	833	833	833	833	833	833	833	833	837	9,798	10,000	(202)
Janitorial-Supplies	177	0	0	0	0	0	0	0	0	0	0	0	177	0	177
Landscape-Enhancements	0	833	833	833	833	833	833	833	833	833	833	837	9,167	10,000	(833)
Landscape-Maint	6,179	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	74,137	74,136	1
Landscape-Tree Maint	0	625	625	625	625	625	625	625	625	625	625	625	6,875	7,500	(625)
Lighting	0	27	27	27	27	27	27	27	27	27	27	22	292	319	(27)

Brookfield OA
12 Month Income Statement with Annual Variance Estimate
Period 1/1/2023 To 1/31/2023 11:59:00 PM

	Operating														
	01/2023	02/2023	03/2023	04/2023	05/2023	06/2023	07/2023	08/2023	09/2023	10/2023	11/2023	12/2023	Total	Budget	Variance
Maint/Repair	0	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,955	43,485	47,438	(3,953)
Pool/Spa-Maint/Supplies	368	798	798	798	798	798	798	798	798	798	798	792	9,140	9,570	(430)
Pool-Chemicals	671	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,171	18,000	(829)
Pool-Repairs	0	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,837	53,167	58,000	(4,833)
Security/Monitoring	0	0	0	0	1,250	7,580	7,580	7,580	1,250	0	0	0	25,240	25,240	0
Security/Safety/Monitoring	0	34	34	34	34	34	34	34	34	32,479	34	34	32,819	32,853	(34)
TOTAL Property Expenses	8,196	21,781	21,781	21,781	23,031	29,361	29,361	29,361	23,031	54,226	21,781	21,780	305,471	319,057	(13,585)
<u>Tax/Ins/Interest Exp</u>															
Ins-F&EC or Package	0	0	0	0	0	0	0	0	18,868	0	0	0	18,868	18,868	0
Taxes-Property	538	0	0	514	0	0	0	0	0	0	0	0	1,052	514	538
TOTAL Tax/Ins/Interest Exp	538	0	0	514	0	0	0	0	18,868	0	0	0	19,920	19,382	538
<u>Transfer Proof</u>															
Tran Entry Fee to RSV	1,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	32,667	34,000	(1,333)
Dep Entry Fee to RSV	(1,500)	0	0	0	0	0	0	0	0	0	0	0	(1,500)	0	(1,500)
TOTAL Transfer Proof	0	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	31,167	34,000	(2,833)
<u>Utility Expenses</u>															
Communications/Inet	65	54	54	54	54	54	54	54	54	54	54	54	659	648	11
Electric	1,544	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,140	25,064	25,658	(594)
Tel/Cell/Pager	857	152	152	152	152	152	152	152	152	152	152	152	2,529	1,824	705
Trash	150	156	156	156	156	156	156	156	156	156	156	160	1,870	1,876	(6)
Water	4,623	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,276	51,649	51,301	348
TOTAL Utility Expenses	7,237	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,782	81,769	81,307	462
TOTAL EXPENSES	25,342	37,391	36,966	37,480	38,216	44,641	44,671	44,546	59,149	69,411	36,966	36,966	511,745	523,370	(11,624)
Excess Revenue / Expense	72,046	(34,462)	(34,037)	87,505	(35,287)	(41,712)	80,314	(41,617)	(56,220)	55,574	(34,037)	(34,039)	(15,973)	0	(15,973)