

Brookfield OA

Balance Sheet

Period 02/28/2023

Assets

Cash

Cking - Western Alliance	244,866.82	
MMA - Western Alliance	751,790.80	
Total Cash	<u>996,657.62</u>	
Total Assets		<u>996,657.62</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	82,849.86	
Total Fund Balance	<u>996,657.62</u>	
Total Liabilities & Equity		<u>996,657.62</u>

Brookfield OA

Income Statement

Period 2/1/2023 To 2/28/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	20,690.47	63.32%	114,882.94	88.33%
Total Assessments	20,690.47	63.32%	114,882.94	88.33%
Other Income				
Interest Income	91.02	0.28%	191.11	0.15%
Late Fee	217.72	0.67%	360.72	0.28%
AR Fee Income	5,484.19	16.78%	5,994.03	4.61%
Legal Expense Reimb	451.00	1.38%	(485.87)	-0.37%
NSF Fees	25.00	0.08%	50.00	0.04%
Violation Fine	2,218.75	6.79%	3,072.75	2.36%
Working Cap/Entry Fee	3,500.00	10.71%	6,000.00	4.61%
Total Other Income	11,987.68	36.68%	15,182.74	11.67%
Total Income	32,678.15	100.00%	130,065.68	100.00%
Expense				
Administrative Expenses				
Copies	778.90	3.56%	4,012.45	8.50%
Admin-AR Fees	3,287.00	15.03%	4,085.00	8.65%
Legal Expense	280.00	1.28%	616.00	1.30%
Management Fees	4,098.37	18.74%	8,196.74	17.36%
Postage/Delivery	(35.63)	-0.16%	782.34	1.66%
Website Hosting	86.60	0.40%	173.20	0.37%
Total Administrative Expenses	8,495.24	38.84%	17,865.73	37.84%
Property Expenses				
Access Ctrl-Keys/Remotes	0.00	0.00%	55.00	0.12%
Access Ctrl-Maint	55.00	0.25%	55.00	0.12%
Extermination	75.78	0.35%	189.44	0.40%
Janitorial-Porter	623.60	2.85%	1,254.71	2.66%
Janitorial-Supplies	86.31	0.39%	263.60	0.56%
Landscape-Maint	6,179.27	28.25%	12,358.55	26.17%
Plumbing Maint/Repair	515.00	2.35%	515.00	1.09%
Pool/Spa-Maint/Supplies	368.05	1.68%	736.10	1.56%
Pool-Chemicals	680.66	3.11%	1,351.87	2.86%
Total Property Expenses	8,583.67	39.24%	16,779.27	35.54%
Tax/Ins/Interest Exp				
Taxes-Property	0.00	0.00%	538.23	1.14%
Total Tax/Ins/Interest Exp	0.00	0.00%	538.23	1.14%
Transfer Proof				
Tran Entry Fee to RSV	2,500.00	11.43%	4,000.00	8.47%
Dep Entry Fee to RSV	(2,500.00)	-11.43%	(4,000.00)	-8.47%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Inet	64.52	0.29%	129.04	0.27%
Electric	1,656.82	7.57%	3,200.62	6.78%
Tel/Cell/Pager	0.00	0.00%	856.67	1.81%
Trash	148.48	0.68%	298.08	0.63%
Water	2,925.36	13.37%	7,548.18	15.99%
Total Utility Expenses	4,795.18	21.92%	12,032.59	25.48%
Total Expense	21,874.09	100.00%	47,215.82	100.00%
Fund Change	10,804.06		82,849.86	

Brookfield OA
Budget Comparison
Period 2/1/2023 To 2/28/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	20,690.47	0.00	20,690.47	0.00%	114,882.94	122,056.00	(7,173.06)	5.88%	488,224.00
Total Assessments	20,690.47	0.00	20,690.47	0.00%	114,882.94	122,056.00	(7,173.06)	5.88%	488,224.00
Other Income									
Interest Income	91.02	96.00	(4.98)	5.19%	191.11	192.00	(0.89)	0.46%	1,146.00
Late Fee	217.72	0.00	217.72	0.00%	360.72	0.00	360.72	0.00%	0.00
AR Fee Income	5,484.19	0.00	5,484.19	0.00%	5,994.03	0.00	5,994.03	0.00%	0.00
Legal Expense Reimb	451.00	0.00	451.00	0.00%	(485.87)	0.00	(485.87)	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Violation Fine	2,218.75	0.00	2,218.75	0.00%	3,072.75	0.00	3,072.75	0.00%	0.00
Working Cap/Entry Fee	3,500.00	2,833.00	667.00	-23.54%	6,000.00	5,666.00	334.00	-5.89%	34,000.00
Total Other Income	11,987.68	2,929.00	9,058.68	-309.28%	15,182.74	5,858.00	9,324.74	-159.18%	35,146.00
Total Income	32,678.15	2,929.00	29,749.15	-1015.68%	130,065.68	127,914.00	2,151.68	-1.68%	523,370.00
Expense									
Administrative Expenses									
Accounting	0.00	425.00	(425.00)	100.00%	0.00	425.00	(425.00)	100.00%	550.00
Copies	778.90	833.00	(54.10)	6.49%	4,012.45	1,666.00	2,346.45	-140.84%	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	3,287.00	0.00	3,287.00	0.00%	4,085.00	0.00	4,085.00	0.00%	0.00
Legal Expense	280.00	0.00	280.00	0.00%	616.00	0.00	616.00	0.00%	0.00
Management Fees	4,098.37	4,098.00	0.37	-0.01%	8,196.74	8,196.00	0.74	-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	(35.63)	212.00	(247.63)	116.81%	782.34	424.00	358.34	-84.51%	2,544.00
Social Events	0.00	167.00	(167.00)	100.00%	0.00	334.00	(334.00)	100.00%	2,000.00
Website Hosting	86.60	100.00	(13.40)	13.40%	173.20	200.00	(26.80)	13.40%	1,194.00
Total Administrative Expenses	8,495.24	5,835.00	2,660.24	-45.59%	17,865.73	11,245.00	6,620.73	-58.88%	67,624.00
Non-Recurring Expenses									
NR-Legal	0.00	167.00	(167.00)	100.00%	0.00	334.00	(334.00)	100.00%	2,000.00
Total Non-Recurring Expenses	0.00	167.00	(167.00)	100.00%	0.00	334.00	(334.00)	100.00%	2,000.00
Property Expenses									
Access Ctrl-Keys/Remotes	0.00	0.00	0.00	0.00%	55.00	0.00	55.00	0.00%	0.00
Access Ctrl-Maint	55.00	417.00	(362.00)	86.81%	55.00	834.00	(779.00)	93.41%	5,000.00
Electrical Repair/Maint	0.00	417.00	(417.00)	100.00%	0.00	834.00	(834.00)	100.00%	5,000.00
Extermination	75.78	83.00	(7.22)	8.70%	189.44	166.00	23.44	-14.12%	1,000.00
Irrigation Repair/Maint	0.00	1,250.00	(1,250.00)	100.00%	0.00	2,500.00	(2,500.00)	100.00%	15,000.00
Janitorial-Porter	623.60	833.00	(209.40)	25.14%	1,254.71	1,666.00	(411.29)	24.69%	10,000.00
Janitorial-Supplies	86.31	0.00	86.31	0.00%	263.60	0.00	263.60	0.00%	0.00
Landscape-Enhancements	0.00	833.00	(833.00)	100.00%	0.00	1,666.00	(1,666.00)	100.00%	10,000.00
Landscape-Maint	6,179.27	6,178.00	1.27	-0.02%	12,358.55	12,356.00	2.55	-0.02%	74,136.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	7,500.00
Lighting	0.00	27.00	(27.00)	100.00%	0.00	54.00	(54.00)	100.00%	319.31
Maint/Repair	0.00	3,953.00	(3,953.00)	100.00%	0.00	7,906.00	(7,906.00)	100.00%	47,438.00
Plumbing Maint/Repair	515.00	0.00	515.00	0.00%	515.00	0.00	515.00	0.00%	0.00
Pool/Spa-Maint/Supplies	368.05	798.00	(429.95)	53.88%	736.10	1,596.00	(859.90)	53.88%	9,570.00
Pool-Chemicals	680.66	1,500.00	(819.34)	54.62%	1,351.87	3,000.00	(1,648.13)	54.94%	18,000.00
Pool-Repairs	0.00	4,833.00	(4,833.00)	100.00%	0.00	9,666.00	(9,666.00)	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	68.04	(68.04)	100.00%	32,853.24
Total Property Expenses	8,583.67	21,781.02	(13,197.35)	60.59%	16,779.27	43,562.04	(26,782.77)	61.48%	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	0.00	0.00	0.00	0.00%	538.23	0.00	538.23	0.00%	514.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	538.23	0.00	538.23	0.00%	19,382.00
Transfer Proof									
Tran Entry Fee to RSV	2,500.00	2,833.00	(333.00)	11.75%	4,000.00	5,666.00	(1,666.00)	29.40%	34,000.00
Dep Entry Fee to RSV	(2,500.00)	0.00	(2,500.00)	0.00%	(4,000.00)	0.00	(4,000.00)	0.00%	0.00
Total Transfer Proof	0.00	2,833.00	(2,833.00)	100.00%	0.00	5,666.00	(5,666.00)	100.00%	34,000.00
Utility Expenses									
Communications/Inet	64.52	54.00	10.52	-19.48%	129.04	108.00	21.04	-19.48%	648.00
Electric	1,656.82	2,138.00	(481.18)	22.51%	3,200.62	4,276.00	(1,075.38)	25.15%	25,658.00
Tel/Cell/Pager	0.00	152.00	(152.00)	100.00%	856.67	304.00	552.67	-181.80%	1,824.00
Trash	148.48	156.00	(7.52)	4.82%	298.08	312.00	(13.92)	4.46%	1,876.00
Water	2,925.36	4,275.00	(1,349.64)	31.57%	7,548.18	8,550.00	(1,001.82)	11.72%	51,301.00
Total Utility Expenses	4,795.18	6,775.00	(1,979.82)	29.22%	12,032.59	13,550.00	(1,517.41)	11.20%	81,307.00
Total Expense	21,874.09	37,391.02	(15,516.93)	41.50%	47,215.82	74,357.04	(27,141.22)	36.50%	523,369.55
Fund Change	10,804.06	(34,462.02)	45,266.08	131.35%	82,849.86	53,556.96	29,292.90	-54.69%	0.45

Brookfield OA
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2023 To 2/28/2023 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	20,690	0	122,056	0	0	122,056	0	0	122,056	0	0	481,051	488,224	(7,173)
TOTAL Assessments	94,192	20,690	0	122,056	0	0	122,056	0	0	122,056	0	0	481,051	488,224	(7,173)
Other Income															
Interest Income	100	91	96	96	96	96	96	96	96	96	96	90	1,145	1,146	(1)
Late Fee	143	218	0	0	0	0	0	0	0	0	0	0	361	0	361
AR Fee Income	510	5,484	0	0	0	0	0	0	0	0	0	0	5,994	0	5,994
Legal Expense Reimb	(937)	451	0	0	0	0	0	0	0	0	0	0	(486)	0	(486)
NSF Fees	25	25	0	0	0	0	0	0	0	0	0	0	50	0	50
Violation Fine	854	2,219	0	0	0	0	0	0	0	0	0	0	3,073	0	3,073
Working Cap/Entry Fee	2,500	3,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	34,334	34,000	334
TOTAL Other Income	3,195	11,988	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,927	44,471	35,146	9,325
TOTAL INCOME	97,388	32,678	2,929	124,985	2,929	2,929	124,985	2,929	2,929	124,985	2,929	2,927	525,522	523,370	2,152
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	0	0	125	0	0	0	0	0	125	550	(425)
Copies	3,234	779	833	833	833	833	833	833	833	833	833	837	12,346	10,000	2,346
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	95	0
Admin-AR Fees	798	3,287	0	0	0	0	0	0	0	0	0	0	4,085	0	4,085
Legal Expense	336	280	0	0	0	0	0	0	0	0	0	0	616	0	616
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	49,177	49,176	1
Meeting Expense	0	0	0	0	0	0	0	0	2,065	0	0	0	2,065	2,065	0
Postage/Delivery	818	(36)	212	212	212	212	212	212	212	212	212	212	2,902	2,544	358
Social Events	0	0	167	167	167	167	167	167	167	167	167	163	1,666	2,000	(334)
Website Hosting	87	87	100	100	100	100	100	100	100	100	100	94	1,167	1,194	(27)
TOTAL Administrative Expenses	9,370	8,495	5,410	5,410	5,410	5,505	5,535	5,410	7,475	5,410	5,410	5,404	74,245	67,624	6,621
Non-Recurring Expenses															
NR-Legal	0	0	167	167	167	167	167	167	167	167	167	163	1,666	2,000	(334)
TOTAL Non-Recurring Expenses	0	0	167	167	167	167	167	167	167	167	167	163	1,666	2,000	(334)
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	55	417	417	417	417	417	417	417	417	417	413	4,221	5,000	(779)
Electrical Repair/Maint	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000	(834)
Extermination	114	76	83	83	83	83	83	83	83	83	83	87	1,023	1,000	23
Irrigation Repair/Maint	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	12,500	15,000	(2,500)
Janitorial-Porter	631	624	833	833	833	833	833	833	833	833	833	837	9,589	10,000	(411)
Janitorial-Supplies	177	86	0	0	0	0	0	0	0	0	0	0	264	0	264
Landscape-Enhancements	0	0	833	833	833	833	833	833	833	833	833	837	8,334	10,000	(1,666)
Landscape-Maint	6,179	6,179	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	74,139	74,136	3
Landscape-Tree Maint	0	0	625	625	625	625	625	625	625	625	625	625	6,250	7,500	(1,250)
Lighting	0	0	27	27	27	27	27	27	27	27	27	22	265	319	(54)

Brookfield OA

12 Month Income Statement with Annual Variance Estimate

Period 2/1/2023 To 2/28/2023 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			
Maint/Repair	0	0	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,955	39,532	47,438	(7,906)
Plumbing Maint/Repair	0	515	0	0	0	0	0	0	0	0	0	0	515	0	515
Pool/Spa-Maint/Supplies	368	368	798	798	798	798	798	798	798	798	798	792	8,710	9,570	(860)
Pool-Chemicals	671	681	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	16,352	18,000	(1,648)
Pool-Repairs	0	0	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,837	48,334	58,000	(9,666)
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	0	34	34	34	34	34	34	34	32,479	34	34	32,785	32,853	(68)
TOTAL Property Expenses	8,196	8,584	21,781	21,781	23,031	29,361	29,361	29,361	23,031	54,226	21,781	21,780	292,274	319,057	(26,783)
Tax/Ins/Interest Exp															
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
Transfer Proof															
Tran Entry Fee to RSV	1,500	2,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	32,334	34,000	(1,666)
Dep Entry Fee to RSV	(1,500)	(2,500)	0	0	0	0	0	0	0	0	0	0	(4,000)	0	(4,000)
TOTAL Transfer Proof	0	0	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	28,334	34,000	(5,666)
Utility Expenses															
Communications/Inet	65	65	54	54	54	54	54	54	54	54	54	54	669	648	21
Electric	1,544	1,657	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,140	24,583	25,658	(1,075)
Tel/Cell/Pager	857	0	152	152	152	152	152	152	152	152	152	152	2,377	1,824	553
Trash	150	148	156	156	156	156	156	156	156	156	156	160	1,862	1,876	(14)
Water	4,623	2,925	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,276	50,299	51,301	(1,002)
TOTAL Utility Expenses	7,237	4,795	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,782	79,790	81,307	(1,517)
TOTAL EXPENSES	25,342	21,874	36,966	37,480	38,216	44,641	44,671	44,546	59,149	69,411	36,966	36,966	496,228	523,370	(27,141)
Excess Revenue / Expense	72,046	10,804	(34,037)	87,505	(35,287)	(41,712)	80,314	(41,617)	(56,220)	55,574	(34,037)	(34,039)	29,293	0	29,293