

Brookfield OA

Balance Sheet

Period 03/31/2023

Assets

Cash

Cking - Western Alliance	207,492.14	
MMA - Western Alliance	755,386.63	
Total Cash	<u>962,878.77</u>	
Total Assets		<u>962,878.77</u>

Liabilities & Equity

Fund Balance

Fund Change-Prior Mgr	(97,470.35)	
Fund Change-RE Oper	(11,512.16)	
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	49,074.68	
Total Fund Balance	<u>962,878.77</u>	
Total Liabilities & Equity		<u>962,878.77</u>

Brookfield OA

Income Statement

Period 3/1/2023 To 3/31/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	49,669.78	86.32%	164,552.72	87.71%
Total Assessments	49,669.78	86.32%	164,552.72	87.71%
Other Income				
Interest Income	100.97	0.18%	292.08	0.16%
Late Fee	244.99	0.43%	605.71	0.32%
AR Fee Income	2,704.58	4.70%	8,698.61	4.64%
Legal Expense Reimb	1,335.01	2.32%	849.14	0.45%
NSF Fees	25.00	0.04%	75.00	0.04%
Violation Fine	1,963.86	3.41%	5,036.61	2.68%
Working Cap/Entry Fee	1,500.00	2.61%	7,500.00	4.00%
Total Other Income	7,874.41	13.68%	23,057.15	12.29%
Total Income	57,544.19	100.00%	187,609.87	100.00%
Expense				
Administrative Expenses				
Copies	466.10	0.51%	4,478.55	3.23%
Admin-AR Fees	834.00	0.91%	4,919.00	3.55%
Legal Expense	1,627.00	1.78%	2,243.00	1.62%
Legal Settlement	330.00	0.36%	330.00	0.24%
Management Fees	4,098.37	4.49%	12,295.11	8.88%
Postage/Delivery	(473.18)	-0.52%	309.16	0.22%
Website Hosting	86.60	0.09%	259.80	0.19%
Total Administrative Expenses	6,968.89	7.63%	24,834.62	17.93%
Property Expenses				
Access Ctrl-Keys/Remotes	348.84	0.38%	403.84	0.29%
Access Ctrl-Maint	135.00	0.15%	190.00	0.14%
Extermination	(37.89)	-0.04%	151.55	0.11%
Fence Maint/Repair	46,056.00	50.43%	46,056.00	33.24%
Janitorial-Porter	1,244.35	1.36%	2,499.06	1.80%
Janitorial-Supplies	135.63	0.15%	399.23	0.29%
Landscape-Enhancements	8,058.07	8.82%	8,058.07	5.82%
Landscape-Maint	6,179.28	6.77%	18,537.83	13.38%
Landscape-Tree Maint	16,102.19	17.63%	16,102.19	11.62%
Maint/Repair	1,103.88	1.21%	1,103.88	0.80%
Plumbing Maint/Repair	0.00	0.00%	515.00	0.37%
Pool/Spa-Maint/Supplies	368.05	0.40%	1,104.15	0.80%
Pool-Chemicals	406.59	0.45%	1,758.46	1.27%
Total Property Expenses	80,099.99	87.71%	96,879.26	69.93%
Tax/Ins/Interest Exp				
Taxes-Property	0.00	0.00%	538.23	0.39%
Total Tax/Ins/Interest Exp	0.00	0.00%	538.23	0.39%
Transfer Proof				
Tran Entry Fee to RSV	3,500.00	3.83%	7,500.00	5.41%
Dep Entry Fee to RSV	(3,500.00)	-3.83%	(7,500.00)	-5.41%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Inet	64.52	0.07%	193.56	0.14%
Electric	1,682.88	1.84%	4,883.50	3.53%
Tel/Cell/Pager	326.85	0.36%	1,183.52	0.85%
Trash	0.00	0.00%	298.08	0.22%
Water	2,176.24	2.38%	9,724.42	7.02%
Total Utility Expenses	4,250.49	4.65%	16,283.08	11.75%
Total Expense	91,319.37	100.00%	138,535.19	100.00%
Fund Change	(33,775.18)		49,074.68	

Brookfield OA Budget Comparison Period 3/1/2023 To 3/31/2023 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	49,669.78	0.00	49,669.78	0.00%	164,552.72	122,056.00	42,496.72	-34.82%	488,224.00
Total Assessments	49,669.78	0.00	49,669.78	0.00%	164,552.72	122,056.00	42,496.72	-34.82%	488,224.00
Other Income									
Interest Income	100.97	96.00	4.97	-5.18%	292.08	288.00	4.08	-1.42%	1,146.00
Late Fee	244.99	0.00	244.99	0.00%	605.71	0.00	605.71	0.00%	0.00
AR Fee Income	2,704.58	0.00	2,704.58	0.00%	8,698.61	0.00	8,698.61	0.00%	0.00
Legal Expense Reimb	1,335.01	0.00	1,335.01	0.00%	849.14	0.00	849.14	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Violation Fine	1,963.86	0.00	1,963.86	0.00%	5,036.61	0.00	5,036.61	0.00%	0.00
Working Cap/Entry Fee	1,500.00	2,833.00	(1,333.00)	47.05%	7,500.00	8,499.00	(999.00)	11.75%	34,000.00
Total Other Income	7,874.41	2,929.00	4,945.41	-168.84%	23,057.15	8,787.00	14,270.15	-162.40%	35,146.00
Total Income	57,544.19	2,929.00	54,615.19	-1864.64%	187,609.87	130,843.00	56,766.87	-43.39%	523,370.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	425.00	(425.00)	100.00%	550.00
Copies	466.10	833.00	(366.90)	44.05%	4,478.55	2,499.00	1,979.55	-79.21%	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	834.00	0.00	834.00	0.00%	4,919.00	0.00	4,919.00	0.00%	0.00
Legal Expense	1,627.00	0.00	1,627.00	0.00%	2,243.00	0.00	2,243.00	0.00%	0.00
Legal Settlement	330.00	0.00	330.00	0.00%	330.00	0.00	330.00	0.00%	0.00
Management Fees	4,098.37	4,098.00	0.37	-0.01%	12,295.11	12,294.00	1.11	-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	(473.18)	212.00	(685.18)	323.20%	309.16	636.00	(326.84)	51.39%	2,544.00
Social Events	0.00	167.00	(167.00)	100.00%	0.00	501.00	(501.00)	100.00%	2,000.00
Website Hosting	86.60	100.00	(13.40)	13.40%	259.80	300.00	(40.20)	13.40%	1,194.00
Total Administrative Expenses	6,968.89	5,410.00	1,558.89	-28.81%	24,834.62	16,655.00	8,179.62	-49.11%	67,624.00
Non-Recurring Expenses									
NR-Legal	0.00	167.00	(167.00)	100.00%	0.00	501.00	(501.00)	100.00%	2,000.00
Total Non-Recurring Expenses	0.00	167.00	(167.00)	100.00%	0.00	501.00	(501.00)	100.00%	2,000.00
Property Expenses									
Access Ctrl-Keys/Remotes	348.84	0.00	348.84	0.00%	403.84	0.00	403.84	0.00%	0.00
Access Ctrl-Maint	135.00	417.00	(282.00)	67.63%	190.00	1,251.00	(1,061.00)	84.81%	5,000.00
Electrical Repair/Maint	0.00	417.00	(417.00)	100.00%	0.00	1,251.00	(1,251.00)	100.00%	5,000.00
Extermination	(37.89)	83.00	(120.89)	145.65%	151.55	249.00	(97.45)	39.14%	1,000.00
Fence Maint/Repair	46,056.00	0.00	46,056.00	0.00%	46,056.00	0.00	46,056.00	0.00%	0.00
Irrigation Repair/Maint	0.00	1,250.00	(1,250.00)	100.00%	0.00	3,750.00	(3,750.00)	100.00%	15,000.00
Janitorial-Porter	1,244.35	833.00	411.35	-49.38%	2,499.06	2,499.00	0.06	0.00%	10,000.00
Janitorial-Supplies	135.63	0.00	135.63	0.00%	399.23	0.00	399.23	0.00%	0.00
Landscape-Enhancements	8,058.07	833.00	7,225.07	-867.36%	8,058.07	2,499.00	5,559.07	-222.45%	10,000.00
Landscape-Maint	6,179.28	6,178.00	1.28	-0.02%	18,537.83	18,534.00	3.83	-0.02%	74,136.00
Landscape-Tree Maint	16,102.19	625.00	15,477.19	-2476.35%	16,102.19	1,875.00	14,227.19	-758.78%	7,500.00
Lighting	0.00	27.00	(27.00)	100.00%	0.00	81.00	(81.00)	100.00%	319.31
Maint/Repair	1,103.88	3,953.00	(2,849.12)	72.07%	1,103.88	11,859.00	(10,755.12)	90.69%	47,438.00
Plumbing Maint/Repair	0.00	0.00	0.00	0.00%	515.00	0.00	515.00	0.00%	0.00
Pool/Spa-Maint/Supplies	368.05	798.00	(429.95)	53.88%	1,104.15	2,394.00	(1,289.85)	53.88%	9,570.00
Pool-Chemicals	406.59	1,500.00	(1,093.41)	72.89%	1,758.46	4,500.00	(2,741.54)	60.92%	18,000.00
Pool-Repairs	0.00	4,833.00	(4,833.00)	100.00%	0.00	14,499.00	(14,499.00)	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	102.06	(102.06)	100.00%	32,853.24
Total Property Expenses	80,099.99	21,781.02	58,318.97	-267.75%	96,879.26	65,343.06	31,536.20	-48.26%	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	3,500.00	2,833.00	667.00	-23.54%	7,500.00	8,499.00	(999.00)	11.75%	34,000.00
Dep Entry Fee to RSV	(3,500.00)	0.00	(3,500.00)	0.00%	(7,500.00)	0.00	(7,500.00)	0.00%	0.00
Total Transfer Proof	0.00	2,833.00	(2,833.00)	100.00%	0.00	8,499.00	(8,499.00)	100.00%	34,000.00
Utility Expenses									
Communications/Inet	64.52	54.00	10.52	-19.48%	193.56	162.00	31.56	-19.48%	648.00
Electric	1,682.88	2,138.00	(455.12)	21.29%	4,883.50	6,414.00	(1,530.50)	23.86%	25,658.00
Tel/Cell/Pager	326.85	152.00	174.85	-115.03%	1,183.52	456.00	727.52	-159.54%	1,824.00
Trash	0.00	156.00	(156.00)	100.00%	298.08	468.00	(169.92)	36.31%	1,876.00
Water	2,176.24	4,275.00	(2,098.76)	49.09%	9,724.42	12,825.00	(3,100.58)	24.18%	51,301.00
Total Utility Expenses	4,250.49	6,775.00	(2,524.51)	37.26%	16,283.08	20,325.00	(4,041.92)	19.89%	81,307.00
Total Expense	91,319.37	36,966.02	54,353.35	-147.04%	138,535.19	111,323.06	27,212.13	-24.44%	523,369.55
Fund Change	(33,775.18)	(34,037.02)	261.84	0.77%	49,074.68	19,519.94	29,554.74	-151.41%	0.45

Brookfield OA
12 Month Income Statement with Annual Variance Estimate
Period 3/1/2023 To 3/31/2023 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	20,690	49,670	122,056	0	0	122,056	0	0	122,056	0	0	530,721	488,224	42,497
TOTAL Assessments	94,192	20,690	49,670	122,056	0	0	122,056	0	0	122,056	0	0	530,721	488,224	42,497
Other Income															
Interest Income	100	91	101	96	96	96	96	96	96	96	96	90	1,150	1,146	4
Late Fee	143	218	245	0	0	0	0	0	0	0	0	0	606	0	606
AR Fee Income	510	5,484	2,705	0	0	0	0	0	0	0	0	0	8,699	0	8,699
Legal Expense Reimb	(937)	451	1,335	0	0	0	0	0	0	0	0	0	849	0	849
NSF Fees	25	25	25	0	0	0	0	0	0	0	0	0	75	0	75
Violation Fine	854	2,219	1,964	0	0	0	0	0	0	0	0	0	5,037	0	5,037
Working Cap/Entry Fee	2,500	3,500	1,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	33,001	34,000	(999)
TOTAL Other Income	3,195	11,988	7,874	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,927	49,416	35,146	14,270
TOTAL INCOME	97,388	32,678	57,544	124,985	2,929	2,929	124,985	2,929	2,929	124,985	2,929	2,927	580,137	523,370	56,767
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	0	0	125	0	0	0	0	0	125	550	(425)
Copies	3,234	779	466	833	833	833	833	833	833	833	833	837	11,980	10,000	1,980
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	95	0
Admin-AR Fees	798	3,287	834	0	0	0	0	0	0	0	0	0	4,919	0	4,919
Legal Expense	336	280	1,627	0	0	0	0	0	0	0	0	0	2,243	0	2,243
Legal Settlement	0	0	330	0	0	0	0	0	0	0	0	0	330	0	330
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)	(473)	212	212	212	212	212	212	212	212	212	2,217	2,544	(327)
Social Events	0	0	0	167	167	167	167	167	167	167	167	163	1,499	2,000	(501)
Website Hosting	87	87	87	100	100	100	100	100	100	100	100	94	1,154	1,194	(40)
TOTAL Administrative Expense	9,370	8,495	6,969	5,410	5,410	5,505	5,535	5,410	7,475	5,410	5,410	5,404	75,804	67,624	8,180
Non-Recurring Expenses															
NR-Legal	0	0	0	167	167	167	167	167	167	167	167	163	1,499	2,000	(501)
TOTAL Non-Recurring Expens	0	0	0	167	167	167	167	167	167	167	167	163	1,499	2,000	(501)
Property Expenses															
Access Ctrl-Keys/Remotes	55	0	349	0	0	0	0	0	0	0	0	0	404	0	404
Access Ctrl-Maint	0	55	135	417	417	417	417	417	417	417	417	413	3,939	5,000	(1,061)
Electrical Repair/Maint	0	0	0	417	417	417	417	417	417	417	417	413	3,749	5,000	(1,251)
Extermination	114	76	(38)	83	83	83	83	83	83	83	83	87	903	1,000	(97)
Fence Maint/Repair	0	0	46,056	0	0	0	0	0	0	0	0	0	46,056	0	46,056
Irrigation Repair/Maint	0	0	0	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	11,250	15,000	(3,750)
Janitorial-Porter	631	624	1,244	833	833	833	833	833	833	833	833	837	10,000	10,000	0
Janitorial-Supplies	177	86	136	0	0	0	0	0	0	0	0	0	399	0	399
Landscape-Enhancements	0	0	8,058	833	833	833	833	833	833	833	833	837	15,559	10,000	5,559
Landscape-Maint	6,179	6,179	6,179	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	74,140	74,136	4

Brookfield OA

12 Month Income Statement with Annual Variance Estimate

Period 3/1/2023 To 3/31/2023 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			
Landscape-Tree Maint	0	0	16,102	625	625	625	625	625	625	625	625	625	21,727	7,500	14,227
Lighting	0	0	0	27	27	27	27	27	27	27	27	22	238	319	(81)
Maint/Repair	0	0	1,104	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,955	36,683	47,438	(10,755)
Plumbing Maint/Repair	0	515	0	0	0	0	0	0	0	0	0	0	515	0	515
Pool/Spa-Maint/Supplies	368	368	368	798	798	798	798	798	798	798	798	792	8,280	9,570	(1,290)
Pool-Chemicals	671	681	407	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,258	18,000	(2,742)
Pool-Repairs	0	0	0	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,837	43,501	58,000	(14,499)
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	0	34	34	34	34	34	34	32,479	34	34	32,751	32,853	(102)
TOTAL Property Expenses	8,196	8,584	80,100	21,781	23,031	29,361	29,361	29,361	23,031	54,226	21,781	21,780	350,593	319,057	31,536
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	3,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	33,001	34,000	(999)
Dep Entry Fee to RSV	(1,500)	(2,500)	(3,500)	0	0	0	0	0	0	0	0	0	(7,500)	0	(7,500)
TOTAL Transfer Proof	0	0	0	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	25,501	34,000	(8,499)
Utility Expenses															
Communications/Inet	65	65	65	54	54	54	54	54	54	54	54	54	680	648	32
Electric	1,544	1,657	1,683	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,140	24,128	25,658	(1,531)
Tel/Cell/Pager	857	0	327	152	152	152	152	152	152	152	152	152	2,552	1,824	728
Trash	150	148	0	156	156	156	156	156	156	156	156	160	1,706	1,876	(170)
Water	4,623	2,925	2,176	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,276	48,200	51,301	(3,101)
TOTAL Utility Expenses	7,237	4,795	4,250	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,775	6,782	77,265	81,307	(4,042)
TOTAL EXPENSES	25,342	21,874	91,319	37,480	38,216	44,641	44,671	44,546	59,149	69,411	36,966	36,966	550,582	523,370	27,212
Excess Revenue / Expense	72,046	10,804	(33,775)	87,505	(35,287)	(41,712)	80,314	(41,617)	(56,220)	55,574	(34,037)	(34,039)	29,555	0	29,555