

# Brookfield OA

## Balance Sheet

Period 04/30/2023

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### Assets

#### Cash

Cking - Western Alliance	199,643.50	
MMA - Western Alliance	756,925.88	
Total Cash	<u>956,569.38</u>	
Total Assets		<u>956,569.38</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	42,765.29	
Total Fund Balance	<u>956,569.38</u>	
Total Liabilities & Equity		<u>956,569.38</u>

# Brookfield OA

## Income Statement

Period 4/1/2023 To 4/30/2023 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	60,289.56	93.20%	224,842.28	89.12%
Total Assessments	60,289.56	93.20%	224,842.28	89.12%
<b>Other Income</b>				
Interest Income	42.92	0.07%	335.00	0.13%
Late Fee	131.00	0.20%	736.71	0.29%
AR Fee Income	1,029.04	1.59%	9,727.65	3.86%
Legal Expense Reimb	447.57	0.69%	1,296.71	0.51%
NSF Fees	50.00	0.08%	125.00	0.05%
Violation Fine	198.44	0.31%	5,235.05	2.07%
Working Cap/Entry Fee	2,500.00	3.86%	10,000.00	3.96%
Total Other Income	4,398.97	6.80%	27,456.12	10.88%
Total Income	64,688.53	100.00%	252,298.40	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Copies	0.00	0.00%	4,478.55	2.14%
Admin-AR Fees	549.00	0.77%	5,468.00	2.61%
Legal Expense	2,673.50	3.77%	4,916.50	2.35%
Legal Settlement	0.00	0.00%	330.00	0.16%
Management Fees	4,098.37	5.77%	16,393.48	7.82%
Postage/Delivery	(364.00)	-0.51%	(54.84)	-0.03%
Website Hosting	259.80	0.37%	519.60	0.25%
Total Administrative Expenses	7,216.67	10.16%	32,051.29	15.30%
<b>Property Expenses</b>				
Access Ctrl-Keys/Remotes	95.00	0.13%	498.84	0.24%
Access Ctrl-Maint	0.00	0.00%	190.00	0.09%
Extermination	0.00	0.00%	151.55	0.07%
Fence Maint/Repair	46,056.00	64.87%	92,112.00	43.96%
Irrigation Repair/Maint	3,663.40	5.16%	3,663.40	1.75%
Janitorial-Porter	650.00	0.92%	3,149.06	1.50%
Janitorial-Supplies	132.61	0.19%	531.84	0.25%
Landscape-Enhancements	0.00	0.00%	8,058.07	3.85%
Landscape-Maint	6,179.27	8.70%	24,717.10	11.80%
Landscape-Tree Maint	0.00	0.00%	16,102.19	7.68%
Maint/Repair	0.00	0.00%	1,103.88	0.53%
Plumbing Maint/Repair	0.00	0.00%	515.00	0.25%
Pool/Spa-Maint/Supplies	1,196.16	1.68%	2,300.31	1.10%
Pool-Chemicals	792.82	1.12%	2,551.28	1.22%
Security/Safety/Monitoring	36.81	0.05%	36.81	0.02%
Total Property Expenses	58,802.07	82.82%	155,681.33	74.30%
<b>Tax/Ins/Interest Exp</b>				
Taxes-Property	0.00	0.00%	538.23	0.26%
Total Tax/Ins/Interest Exp	0.00	0.00%	538.23	0.26%
<b>Transfer Proof</b>				
Tran Entry Fee to RSV	1,500.00	2.11%	9,000.00	4.30%
Dep Entry Fee to RSV	(1,500.00)	-2.11%	(9,000.00)	-4.30%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
<b>Utility Expenses</b>				
Communications/Inet	64.52	0.09%	258.08	0.12%
Electric	2,076.45	2.92%	6,959.95	3.32%
Tel/Cell/Pager	479.28	0.68%	1,662.80	0.79%
Trash	384.32	0.54%	682.40	0.33%
Water	1,974.61	2.78%	11,699.03	5.58%
Total Utility Expenses	4,979.18	7.01%	21,262.26	10.15%
Total Expense	70,997.92	100.00%	209,533.11	100.00%

**Brookfield OA**  
**Income Statement**  
Period 4/1/2023 To 4/30/2023 11:59:00 PM

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	Month to Date	%	Year to Date	%
Fund Change	<u>(6,309.39)</u>		<u>42,765.29</u>	

**Brookfield OA**  
**Budget Comparison**  
**Period 4/1/2023 To 4/30/2023 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	60,289.56	122,056.00	(61,766.44)	50.61%	224,842.28	244,112.00	(19,269.72)	7.89%	488,224.00
Total Assessments	60,289.56	122,056.00	(61,766.44)	50.61%	224,842.28	244,112.00	(19,269.72)	7.89%	488,224.00
<b>Other Income</b>									
Interest Income	42.92	96.00	(53.08)	55.29%	335.00	384.00	(49.00)	12.76%	1,146.00
Late Fee	131.00	0.00	131.00	0.00%	736.71	0.00	736.71	0.00%	0.00
AR Fee Income	1,029.04	0.00	1,029.04	0.00%	9,727.65	0.00	9,727.65	0.00%	0.00
Legal Expense Reimb	447.57	0.00	447.57	0.00%	1,296.71	0.00	1,296.71	0.00%	0.00
NSF Fees	50.00	0.00	50.00	0.00%	125.00	0.00	125.00	0.00%	0.00
Violation Fine	198.44	0.00	198.44	0.00%	5,235.05	0.00	5,235.05	0.00%	0.00
Working Cap/Entry Fee	2,500.00	2,833.00	(333.00)	11.75%	10,000.00	11,332.00	(1,332.00)	11.75%	34,000.00
Total Other Income	4,398.97	2,929.00	1,469.97	-50.19%	27,456.12	11,716.00	15,740.12	-134.35%	35,146.00
Total Income	64,688.53	124,985.00	(60,296.47)	48.24%	252,298.40	255,828.00	(3,529.60)	1.38%	523,370.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	0.00	0.00	0.00%	0.00	425.00	(425.00)	100.00%	550.00
Copies	0.00	833.00	(833.00)	100.00%	4,478.55	3,332.00	1,146.55	-34.41%	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	549.00	0.00	549.00	0.00%	5,468.00	0.00	5,468.00	0.00%	0.00
Legal Expense	2,673.50	0.00	2,673.50	0.00%	4,916.50	0.00	4,916.50	0.00%	0.00
Legal Settlement	0.00	0.00	0.00	0.00%	330.00	0.00	330.00	0.00%	0.00
Management Fees	4,098.37	4,098.00	0.37	-0.01%	16,393.48	16,392.00	1.48	-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	(364.00)	212.00	(576.00)	271.70%	(54.84)	848.00	(902.84)	106.47%	2,544.00
Social Events	0.00	167.00	(167.00)	100.00%	0.00	668.00	(668.00)	100.00%	2,000.00
Website Hosting	259.80	100.00	159.80	-159.80%	519.60	400.00	119.60	-29.90%	1,194.00
Total Administrative Expenses	7,216.67	5,410.00	1,806.67	-33.40%	32,051.29	22,065.00	9,986.29	-45.26%	67,624.00
<b>Non-Recurring Expenses</b>									
NR-Legal	0.00	167.00	(167.00)	100.00%	0.00	668.00	(668.00)	100.00%	2,000.00
Total Non-Recurring Expenses	0.00	167.00	(167.00)	100.00%	0.00	668.00	(668.00)	100.00%	2,000.00
<b>Property Expenses</b>									
Access Ctrl-Keys/Remotes	95.00	0.00	95.00	0.00%	498.84	0.00	498.84	0.00%	0.00
Access Ctrl-Maint	0.00	417.00	(417.00)	100.00%	190.00	1,668.00	(1,478.00)	88.61%	5,000.00
Electrical Repair/Maint	0.00	417.00	(417.00)	100.00%	0.00	1,668.00	(1,668.00)	100.00%	5,000.00
Extermination	0.00	83.00	(83.00)	100.00%	151.55	332.00	(180.45)	54.35%	1,000.00
Fence Maint/Repair	46,056.00	0.00	46,056.00	0.00%	92,112.00	0.00	92,112.00	0.00%	0.00
Irrigation Repair/Maint	3,663.40	1,250.00	2,413.40	-193.07%	3,663.40	5,000.00	(1,336.60)	26.73%	15,000.00
Janitorial-Porter	650.00	833.00	(183.00)	21.97%	3,149.06	3,332.00	(182.94)	5.49%	10,000.00
Janitorial-Supplies	132.61	0.00	132.61	0.00%	531.84	0.00	531.84	0.00%	0.00
Landscape-Enhancements	0.00	833.00	(833.00)	100.00%	8,058.07	3,332.00	4,726.07	-141.84%	10,000.00
Landscape-Maint	6,179.27	6,178.00	1.27	-0.02%	24,717.10	24,712.00	5.10	-0.02%	74,136.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	16,102.19	2,500.00	13,602.19	-544.09%	7,500.00
Lighting	0.00	27.00	(27.00)	100.00%	0.00	108.00	(108.00)	100.00%	319.31
Maint/Repair	0.00	3,953.00	(3,953.00)	100.00%	1,103.88	15,812.00	(14,708.12)	93.02%	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	1,196.16	798.00	398.16	-49.89%	2,300.31	3,192.00	(891.69)	27.94%	9,570.00
Pool-Chemicals	792.82	1,500.00	(707.18)	47.15%	2,551.28	6,000.00	(3,448.72)	57.48%	18,000.00
Pool-Repairs	0.00	4,833.00	(4,833.00)	100.00%	0.00	19,332.00	(19,332.00)	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	36.81	34.02	2.79	-8.20%	36.81	136.08	(99.27)	72.95%	32,853.24
Total Property Expenses	58,802.07	21,781.02	37,021.05	-169.97%	155,681.33	87,124.08	68,557.25	-78.69%	319,056.55
<b>Tax/Ins/Interest Exp</b>									
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	514.00	(514.00)	100.00%	538.23	514.00	24.23	-4.71%	514.00
Total Tax/Ins/Interest Exp	0.00	514.00	(514.00)	100.00%	538.23	514.00	24.23	-4.71%	19,382.00
<b>Transfer Proof</b>									
Tran Entry Fee to RSV	1,500.00	2,833.00	(1,333.00)	47.05%	9,000.00	11,332.00	(2,332.00)	20.58%	34,000.00
Dep Entry Fee to RSV	(1,500.00)	0.00	(1,500.00)	0.00%	(9,000.00)	0.00	(9,000.00)	0.00%	0.00
Total Transfer Proof	0.00	2,833.00	(2,833.00)	100.00%	0.00	11,332.00	(11,332.00)	100.00%	34,000.00
<b>Utility Expenses</b>									
Communications/Inet	64.52	54.00	10.52	-19.48%	258.08	216.00	42.08	-19.48%	648.00
Electric	2,076.45	2,138.00	(61.55)	2.88%	6,959.95	8,552.00	(1,592.05)	18.62%	25,658.00
Tel/Cell/Pager	479.28	152.00	327.28	-215.32%	1,662.80	608.00	1,054.80	-173.49%	1,824.00
Trash	384.32	156.00	228.32	-146.36%	682.40	624.00	58.40	-9.36%	1,876.00
Water	1,974.61	4,275.00	(2,300.39)	53.81%	11,699.03	17,100.00	(5,400.97)	31.58%	51,301.00
Total Utility Expenses	4,979.18	6,775.00	(1,795.82)	26.51%	21,262.26	27,100.00	(5,837.74)	21.54%	81,307.00
Total Expense	70,997.92	37,480.02	33,517.90	-89.43%	209,533.11	148,803.08	60,730.03	-40.81%	523,369.55
Fund Change	(6,309.39)	87,504.98	(93,814.37)	107.21%	42,765.29	107,024.92	(64,259.63)	60.04%	0.45

**Brookfield OA**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 4/1/2023 To 4/30/2023 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			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	94,192	20,690	49,670	60,290	0	0	122,056	0	0	122,056	0	0	468,954	488,224	(19,270)
TOTAL Assessments	94,192	20,690	49,670	60,290	0	0	122,056	0	0	122,056	0	0	468,954	488,224	(19,270)
<b>Other Income</b>															
Interest Income	100	91	101	43	96	96	96	96	96	96	96	90	1,097	1,146	(49)
Late Fee	143	218	245	131	0	0	0	0	0	0	0	0	737	0	737
AR Fee Income	510	5,484	2,705	1,029	0	0	0	0	0	0	0	0	9,728	0	9,728
Legal Expense Reimb	(937)	451	1,335	448	0	0	0	0	0	0	0	0	1,297	0	1,297
NSF Fees	25	25	25	50	0	0	0	0	0	0	0	0	125	0	125
Violation Fine	854	2,219	1,964	198	0	0	0	0	0	0	0	0	5,235	0	5,235
Working Cap/Entry Fee	2,500	3,500	1,500	2,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	32,668	34,000	(1,332)
TOTAL Other Income	3,195	11,988	7,874	4,399	2,929	2,929	2,929	2,929	2,929	2,929	2,929	2,927	50,886	35,146	15,740
TOTAL INCOME	97,388	32,678	57,544	64,689	2,929	2,929	124,985	2,929	2,929	124,985	2,929	2,927	519,840	523,370	(3,530)
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	0	0	0	0	0	125	0	0	0	0	0	125	550	(425)
Copies	3,234	779	466	0	833	833	833	833	833	833	833	837	11,147	10,000	1,147
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	549	0	0	0	0	0	0	0	0	5,468	0	5,468
Legal Expense	336	280	1,627	2,674	0	0	0	0	0	0	0	0	4,917	0	4,917
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)	(364)	212	212	212	212	212	212	212	212	1,641	2,544	(903)
Social Events	0	0	0	0	167	167	167	167	167	167	167	163	1,332	2,000	(668)
Website Hosting	87	87	87	260	100	100	100	100	100	100	100	94	1,314	1,194	120
TOTAL Administrative Expenses	9,370	8,495	6,969	7,217	5,410	5,505	5,535	5,410	7,475	5,410	5,410	5,404	77,610	67,624	9,986
<b>Non-Recurring Expenses</b>															
NR-Legal	0	0	0	0	167	167	167	167	167	167	167	163	1,332	2,000	(668)
TOTAL Non-Recurring Expenses	0	0	0	0	167	167	167	167	167	167	167	163	1,332	2,000	(668)
<b>Property Expenses</b>															
Access Ctrl-Keys/Remotes	55	0	349	95	0	0	0	0	0	0	0	0	499	0	499
Access Ctrl-Maint	0	55	135	0	417	417	417	417	417	417	417	413	3,522	5,000	(1,478)
Electrical Repair/Maint	0	0	0	0	417	417	417	417	417	417	417	413	3,332	5,000	(1,668)
Extermination	114	76	(38)	0	83	83	83	83	83	83	83	87	820	1,000	(180)
Fence Maint/Repair	0	0	46,056	46,056	0	0	0	0	0	0	0	0	92,112	0	92,112
Irrigation Repair/Maint	0	0	0	3,663	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	13,663	15,000	(1,337)
Janitorial-Porter	631	624	1,244	650	833	833	833	833	833	833	833	837	9,817	10,000	(183)
Janitorial-Supplies	177	86	136	133	0	0	0	0	0	0	0	0	532	0	532
Landscape-Enhancements	0	0	8,058	0	833	833	833	833	833	833	833	837	14,726	10,000	4,726
Landscape-Maint	6,179	6,179	6,179	6,179	6,178	6,178	6,178	6,178	6,178	6,178	6,178	6,178	74,141	74,136	5

**Brookfield OA**

**12 Month Income Statement with Annual Variance Estimate**

**Period 4/1/2023 To 4/30/2023 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	0	625	625	625	625	625	625	625	625	21,102	7,500	13,602
Lighting	0	0	0	0	27	27	27	27	27	27	27	22	211	319	(108)
Maint/Repair	0	0	1,104	0	3,953	3,953	3,953	3,953	3,953	3,953	3,953	3,955	32,730	47,438	(14,708)
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	1,196	798	798	798	798	798	798	798	792	8,678	9,570	(892)
Pool-Chemicals	671	681	407	793	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	14,551	18,000	(3,449)
Pool-Repairs	0	0	0	0	4,833	4,833	4,833	4,833	4,833	4,833	4,833	4,837	38,668	58,000	(19,332)
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	37	34	34	34	34	34	32,479	34	34	32,754	32,853	(99)
<b>TOTAL Property Expenses</b>	<b>8,196</b>	<b>8,584</b>	<b>80,100</b>	<b>58,802</b>	<b>23,031</b>	<b>29,361</b>	<b>29,361</b>	<b>29,361</b>	<b>23,031</b>	<b>54,226</b>	<b>21,781</b>	<b>21,780</b>	<b>387,614</b>	<b>319,057</b>	<b>68,557</b>
<b>Tax/Ins/Interest Exp</b>															
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	0	0	0	0	0	0	0	0	0	538	514	24
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>538</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,868</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,406</b>	<b>19,382</b>	<b>24</b>
<b>Transfer Proof</b>															
Tran Entry Fee to RSV	1,500	2,500	3,500	1,500	2,833	2,833	2,833	2,833	2,833	2,833	2,833	2,837	31,668	34,000	(2,332)
Dep Entry Fee to RSV	(1,500)	(2,500)	(3,500)	(1,500)	0	0	0	0	0	0	0	0	(9,000)	0	(9,000)
<b>TOTAL Transfer Proof</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,833</b>	<b>2,833</b>	<b>2,833</b>	<b>2,833</b>	<b>2,833</b>	<b>2,833</b>	<b>2,833</b>	<b>2,837</b>	<b>22,668</b>	<b>34,000</b>	<b>(11,332)</b>
<b>Utility Expenses</b>															
Communications/Inet	65	65	65	65	54	54	54	54	54	54	54	54	690	648	42
Electric	1,544	1,657	1,683	2,076	2,138	2,138	2,138	2,138	2,138	2,138	2,138	2,140	24,066	25,658	(1,592)
Tel/Cell/Pager	857	0	327	479	152	152	152	152	152	152	152	152	2,879	1,824	1,055
Trash	150	148	0	384	156	156	156	156	156	156	156	160	1,934	1,876	58
Water	4,623	2,925	2,176	1,975	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,276	45,900	51,301	(5,401)
<b>TOTAL Utility Expenses</b>	<b>7,237</b>	<b>4,795</b>	<b>4,250</b>	<b>4,979</b>	<b>6,775</b>	<b>6,775</b>	<b>6,775</b>	<b>6,775</b>	<b>6,775</b>	<b>6,775</b>	<b>6,775</b>	<b>6,782</b>	<b>75,469</b>	<b>81,307</b>	<b>(5,838)</b>
<b>TOTAL EXPENSES</b>	<b>25,342</b>	<b>21,874</b>	<b>91,319</b>	<b>70,998</b>	<b>38,216</b>	<b>44,641</b>	<b>44,671</b>	<b>44,546</b>	<b>59,149</b>	<b>69,411</b>	<b>36,966</b>	<b>36,966</b>	<b>584,100</b>	<b>523,370</b>	<b>60,730</b>
Excess Revenue / Expense	72,046	10,804	(33,775)	(6,309)	(35,287)	(41,712)	80,314	(41,617)	(56,220)	55,574	(34,037)	(34,039)	(64,259)	0	(64,260)