

Brookfield OA

Balance Sheet

Period 02/28/2021

Assets

Cash

Cking - Western Alliance	200,130.36	
MMA - Western Alliance	676,657.45	
Total Cash	<u>876,787.81</u>	
Total Assets		<u>876,787.81</u>

Liabilities & Equity

Fund Balance

Fund Change-Prior Mgr	(97,470.35)	
Fund Change 2020	206,284.71	
Tran Fr Prior Mgr	710,492.57	
Fund Change	57,480.88	
Total Fund Balance	<u>876,787.81</u>	
Total Liabilities & Equity		<u>876,787.81</u>

Brookfield OA

Income Statement

Period 2/1/2021 To 2/28/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	18,720.32	55.65%	90,057.56	81.44%
Total Assessments	18,720.32	55.65%	90,057.56	81.44%
Other Income				
Interest Income	85.32	0.25%	179.09	0.16%
Late Fee	347.18	1.03%	579.06	0.52%
AR Fee Income	8,237.30	24.49%	10,283.07	9.30%
Legal Expense Reimb	2,543.09	7.56%	3,222.12	2.91%
NSF Fees	75.00	0.22%	50.00	0.05%
Violation Fine	2,133.00	6.34%	3,158.00	2.86%
Working Cap/Entry Fee	1,500.00	4.46%	3,056.00	2.76%
Total Other Income	14,920.89	44.35%	20,527.34	18.56%
Total Income	33,641.21	100.00%	110,584.90	100.00%
Expense				
Administrative Expenses				
Accounting	100.00	0.60%	100.00	0.19%
Bank Charges - Return Pymt	20.00	0.12%	40.00	0.08%
Copies	403.88	2.44%	595.28	1.12%
Admin-AR Fees	1,889.00	11.41%	2,234.00	4.21%
Legal Expense	34.26	0.21%	11,834.76	22.29%
Management Fees	3,862.50	23.33%	7,725.00	14.55%
Meeting Expense	12.73	0.08%	25.46	0.05%
Postage/Delivery	252.18	1.52%	152.95	0.29%
Website Hosting	(142.72)	-0.86%	(57.44)	-0.11%
Total Administrative Expenses	6,431.83	38.84%	22,650.01	42.65%
Property Expenses				
Janitorial-Porter	465.48	2.81%	995.91	1.88%
Landscape-Maint	7,933.61	47.91%	22,826.98	42.99%
Maint/Repair	390.00	2.36%	480.00	0.90%
Pool/Spa-Maint/Supplies	497.95	3.01%	995.90	1.88%
Security/Safety/Monitoring	30.98	0.19%	61.96	0.12%
Total Property Expenses	9,318.02	56.27%	25,360.75	47.76%
Utility Expenses				
Communications/Inet	53.76	0.32%	107.52	0.20%
Electric	685.57	4.14%	1,762.77	3.32%
Tel/Cell/Pager	70.13	0.42%	70.13	0.13%
Water	0.00	0.00%	3,152.84	5.94%
Total Utility Expenses	809.46	4.89%	5,093.26	9.59%
Total Expense	16,559.31	100.00%	53,104.02	100.00%
Fund Change	17,081.90		57,480.88	

Brookfield OA
Budget Comparison
Period 2/1/2021 To 2/28/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	18,720.32	40,685.00	(21,964.68)	53.99%	90,057.56	81,370.00	8,687.56	-10.68%	488,224.00
Total Assessments	18,720.32	40,685.00	(21,964.68)	53.99%	90,057.56	81,370.00	8,687.56	-10.68%	488,224.00
Other Income									
Interest Income	85.32	118.00	(32.68)	27.69%	179.09	236.00	(56.91)	24.11%	1,420.00
Late Fee	347.18	0.00	347.18	0.00%	579.06	0.00	579.06	0.00%	0.00
AR Fee Income	8,237.30	0.00	8,237.30	0.00%	10,283.07	0.00	10,283.07	0.00%	0.00
Legal Expense Reimb	2,543.09	0.00	2,543.09	0.00%	3,222.12	0.00	3,222.12	0.00%	0.00
NSF Fees	75.00	0.00	75.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Violation Fine	2,133.00	0.00	2,133.00	0.00%	3,158.00	0.00	3,158.00	0.00%	0.00
Working Cap/Entry Fee	1,500.00	1,533.00	(33.00)	2.15%	3,056.00	3,066.00	(10.00)	0.33%	18,400.00
Total Other Income	14,920.89	1,651.00	13,269.89	-803.75%	20,527.34	3,302.00	17,225.34	-521.66%	19,820.00
Total Income	33,641.21	42,336.00	(8,694.79)	20.54%	110,584.90	84,672.00	25,912.90	-30.60%	508,044.00
Expense									
Administrative Expenses									
Accounting	100.00	350.00	(250.00)	71.43%	100.00	350.00	(250.00)	71.43%	475.00
Bank Charges - Return Pymt	20.00	0.00	20.00	0.00%	40.00	0.00	40.00	0.00%	0.00
Copies	403.88	917.00	(513.12)	55.96%	595.28	1,834.00	(1,238.72)	67.54%	11,000.00
Dues/Licenses/Permits	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	221.00
Admin-AR Fees	1,889.00	0.00	1,889.00	0.00%	2,234.00	0.00	2,234.00	0.00%	0.00
Legal Expense	34.26	6,250.00	(6,215.74)	99.45%	11,834.76	12,500.00	(665.24)	5.32%	75,000.00
Management Fees	3,862.50	3,863.00	(0.50)	0.01%	7,725.00	7,726.00	(1.00)	0.01%	46,350.00
Meeting Expense	12.73	13.00	(0.27)	2.08%	25.46	26.00	(0.54)	2.08%	156.00
Postage/Delivery	252.18	1,000.00	(747.82)	74.78%	152.95	2,000.00	(1,847.05)	92.35%	12,000.00
Printing-Coupons/Stmts	0.00	1,500.00	(1,500.00)	100.00%	0.00	3,000.00	(3,000.00)	100.00%	18,000.00
Social Events	0.00	125.00	(125.00)	100.00%	0.00	250.00	(250.00)	100.00%	1,500.00
Website Hosting	(142.72)	0.00	(142.72)	0.00%	(57.44)	0.00	(57.44)	0.00%	363.00
Total Administrative Expenses	6,431.83	14,018.00	(7,586.17)	54.12%	22,650.01	27,686.00	(5,035.99)	18.19%	165,065.00
Property Expenses									
Access Ctrl-Maint	0.00	142.00	(142.00)	100.00%	0.00	284.00	(284.00)	100.00%	1,700.00
Irrigation Repair/Maint	0.00	1,000.00	(1,000.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	12,000.00
Janitorial-Porter	465.48	708.00	(242.52)	34.25%	995.91	1,416.00	(420.09)	29.67%	8,500.00
Landscape-Enhancements	0.00	1,667.00	(1,667.00)	100.00%	0.00	3,334.00	(3,334.00)	100.00%	20,000.00
Landscape-Maint	7,933.61	7,000.00	933.61	-13.34%	22,826.98	14,000.00	8,826.98	-63.05%	84,000.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	1,250.00	(1,250.00)	100.00%	7,500.00
Maint/Repair	390.00	2,917.00	(2,527.00)	86.63%	480.00	5,834.00	(5,354.00)	91.77%	35,000.00
Pool Mgmt-Lfgds/Monitor	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	40,000.00
Pool/Spa-Maint/Supplies	497.95	1,050.00	(552.05)	52.58%	995.90	2,100.00	(1,104.10)	52.58%	12,600.00
Pool-Repairs	0.00	1,200.00	(1,200.00)	100.00%	0.00	2,400.00	(2,400.00)	100.00%	14,400.00
Security/Monitoring	0.00	90.00	(90.00)	100.00%	0.00	181.00	(181.00)	100.00%	15,000.00
Security/Safety/Monitoring	30.98	0.00	30.98	0.00%	61.96	0.00	61.96	0.00%	0.00
Total Property Expenses	9,318.02	16,399.00	(7,080.98)	43.18%	25,360.75	32,799.00	(7,438.25)	22.68%	250,700.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	5,800.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	10,995.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	16,795.00
Transfer Proof									
Tran Entry Fee to RSV	0.00	1,533.00	(1,533.00)	100.00%	0.00	3,066.00	(3,066.00)	100.00%	18,400.00
Total Transfer Proof	0.00	1,533.00	(1,533.00)	100.00%	0.00	3,066.00	(3,066.00)	100.00%	18,400.00
Utility Expenses									
Communications/Inet	53.76	53.00	0.76	-1.43%	107.52	106.00	1.52	-1.43%	630.00
Electric	685.57	1,792.00	(1,106.43)	61.74%	1,762.77	3,584.00	(1,821.23)	50.82%	21,500.00
Tel/Cell/Pager	70.13	75.00	(4.87)	6.49%	70.13	150.00	(79.87)	53.25%	1,400.00
Water	0.00	2,667.00	(2,667.00)	100.00%	3,152.84	5,334.00	(2,181.16)	40.89%	32,000.00
Total Utility Expenses	809.46	4,587.00	(3,777.54)	82.35%	5,093.26	9,174.00	(4,080.74)	44.48%	55,530.00
Total Expense	16,559.31	36,537.00	(19,977.69)	54.68%	53,104.02	72,725.00	(19,620.98)	26.98%	506,490.00
Fund Change	17,081.90	5,799.00	11,282.90	-194.57%	57,480.88	11,947.00	45,533.88	-381.13%	1,554.00

Brookfield OA
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2021 To 2/28/2021 11:59:00 PM

	Operating														
	01/2021	02/2021	03/2021	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021	Total	Budget	Variance
INCOME															
Assessments															
Assessments	71,337	18,720	40,685	40,685	40,685	40,685	40,685	40,685	40,685	40,685	40,685	40,689	496,912	488,224	8,688
TOTAL Assessments	71,337	18,720	40,685	40,685	40,685	40,685	40,685	40,685	40,685	40,685	40,685	40,689	496,912	488,224	8,688
Other Income															
Interest Income	94	85	118	118	118	118	118	118	118	118	118	122	1,363	1,420	(57)
Late Fee	232	347	0	0	0	0	0	0	0	0	0	0	579	0	579
AR Fee Income	2,046	8,237	0	0	0	0	0	0	0	0	0	0	10,283	0	10,283
Legal Expense Reimb	679	2,543	0	0	0	0	0	0	0	0	0	0	3,222	0	3,222
NSF Fees	(25)	75	0	0	0	0	0	0	0	0	0	0	50	0	50
Violation Fine	1,025	2,133	0	0	0	0	0	0	0	0	0	0	3,158	0	3,158
Working Cap/Entry Fee	1,556	1,500	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,537	18,390	18,400	(10)
TOTAL Other Income	5,606	14,921	1,651	1,651	1,651	1,651	1,651	1,651	1,651	1,651	1,651	1,659	37,045	19,820	17,225
TOTAL INCOME	76,944	33,641	42,336	42,336	42,336	42,336	42,336	42,336	42,336	42,336	42,336	42,348	533,957	508,044	25,913
EXPENSES															
Administrative Expenses															
Accounting	0	100	0	0	0	0	125	0	0	0	0	0	225	475	(250)
Bank Charges - Return Pymt	20	20	0	0	0	0	0	0	0	0	0	0	40	0	40
Copies	191	404	917	917	917	917	917	917	917	917	917	913	9,761	11,000	(1,239)
Dues/Licenses/Permits	0	0	0	0	0	221	0	0	0	0	0	0	221	221	0
Admin-AR Fees	345	1,889	0	0	0	0	0	0	0	0	0	0	2,234	0	2,234
Legal Expense	11,801	34	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	74,335	75,000	(665)
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,857	46,349	46,350	(1)
Meeting Expense	13	13	13	13	13	13	13	13	13	13	13	13	155	156	(1)
Postage/Delivery	(99)	252	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,153	12,000	(1,847)
Printing-Coupons/Stmts	0	0	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,000	18,000	(3,000)
Social Events	0	0	125	125	125	125	125	125	125	125	125	125	1,250	1,500	(250)
Website Hosting	85	(143)	0	244	119	0	0	0	0	0	0	0	306	363	(57)
TOTAL Administrative Expense	16,218	6,432	13,668	13,912	13,787	13,889	13,793	13,668	13,668	13,668	13,668	13,668	160,029	165,065	(5,036)
Property Expenses															
Access Ctrl-Maint	0	0	142	142	142	142	142	142	142	142	142	138	1,416	1,700	(284)
Irrigation Repair/Maint	0	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,000	12,000	(2,000)
Janitorial-Porter	530	465	708	708	708	708	708	708	708	708	708	712	8,080	8,500	(420)
Landscape-Enhancements	0	0	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,663	16,666	20,000	(3,334)
Landscape-Maint	14,893	7,934	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	7,000	92,827	84,000	8,827
Landscape-Tree Maint	0	0	625	625	625	625	625	625	625	625	625	625	6,250	7,500	(1,250)
Maint/Repair	90	390	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,913	29,646	35,000	(5,354)
Pool Mgmt-Lfgds/Monitor	0	0	0	0	8,000	8,000	8,000	8,000	8,000	0	0	0	40,000	40,000	0
Pool/Spa-Maint/Supplies	498	498	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	11,496	12,600	(1,104)
Pool-Repairs	0	0	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	12,000	14,400	(2,400)
Security/Monitoring	0	0	91	91	91	91	91	91	14,000	91	91	91	14,819	15,000	(181)
Security/Safety/Monitoring	31	31	0	0	0	0	0	0	0	0	0	0	62	0	62

Brookfield OA
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2021 To 2/28/2021 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2021	02/2021	03/2021	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021			
TOTAL Property Expenses	16,043	9,318	16,400	16,400	24,400	24,400	24,400	24,400	38,309	16,400	16,400	16,392	243,262	250,700	(7,438)
Tax/Ins/Interest Exp															
Ins-D & O	0	0	0	0	0	0	0	0	5,800	0	0	0	5,800	5,800	0
Ins-F&EC or Package	0	0	0	0	0	0	0	0	10,995	0	0	0	10,995	10,995	0
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	0	0	16,795	0	0	0	16,795	16,795	0
Transfer Proof															
Tran Entry Fee to RSV	0	0	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,537	15,334	18,400	(3,066)
TOTAL Transfer Proof	0	0	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,533	1,537	15,334	18,400	(3,066)
Utility Expenses															
Communications/Inet	54	54	53	53	53	53	53	53	53	53	53	47	632	630	2
Electric	1,077	686	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,788	19,679	21,500	(1,821)
Tel/Cell/Pager	0	70	200	75	75	200	75	75	200	75	75	200	1,320	1,400	(80)
Water	3,153	0	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,667	2,663	29,819	32,000	(2,181)
TOTAL Utility Expenses	4,284	809	4,712	4,587	4,587	4,712	4,587	4,587	4,712	4,587	4,587	4,698	51,449	55,530	(4,081)
TOTAL EXPENSES	36,545	16,559	36,313	36,432	44,307	44,534	44,313	44,188	75,017	36,188	36,188	36,285	486,869	506,490	(19,621)
Excess Revenue / Expense	40,399	17,082	6,023	5,904	(1,971)	(2,198)	(1,977)	(1,852)	(32,681)	6,148	6,148	6,063	47,088	1,554	45,534