

# Brookfield OA

## Balance Sheet

Period 09/30/2021

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### Assets

#### Cash

Cking - Western Alliance	175,916.40	
MMA - Western Alliance	707,055.65	
Total Cash	<u>882,972.05</u>	
Total Assets		<u><u>882,972.05</u></u>

### Liabilities & Equity

#### Prepaid Assessments

Prepaid Assessments	88.00	
Total Prepaid Assessments	<u>88.00</u>	

#### Fund Balance

Fund Change-Prior Mgr	(97,470.35)	
Fund Change 2020	206,284.71	
Tran Fr Prior Mgr	710,492.57	
Fund Change	63,577.12	
Total Fund Balance	<u>882,884.05</u>	
Total Liabilities & Equity		<u><u>882,972.05</u></u>

# Brookfield OA

## Income Statement

Period 9/1/2021 To 9/30/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	38,309.71	78.90%	383,011.05	76.91%
Total Assessments	38,309.71	78.90%	383,011.05	76.91%
<b>Other Income</b>				
Interest Income	92.32	0.19%	820.60	0.16%
Key/Remote Fee	0.00	0.00%	75.00	0.02%
Late Fee	176.78	0.36%	2,453.72	0.49%
AR Fee Income	2,217.00	4.57%	41,817.62	8.40%
Legal Expense Reimb	2,730.35	5.62%	24,662.91	4.95%
NSF Fees	25.00	0.05%	150.00	0.03%
Violation Fine	2,505.29	5.16%	18,928.09	3.80%
Working Cap/Entry Fee	2,500.00	5.15%	26,056.00	5.23%
Total Other Income	10,246.74	21.10%	114,963.94	23.09%
Total Income	48,556.45	100.00%	497,974.99	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	550.00	0.13%
Bank Charges - Return Pymt	10.00	0.01%	60.00	0.01%
Copies	2,171.88	1.56%	8,821.92	2.03%
Dues/Licenses/Permits	0.00	0.00%	95.00	0.02%
Admin-AR Fees	2,618.00	1.88%	13,999.26	3.22%
Legal Expense	3,508.54	2.52%	53,901.01	12.41%
Management Fees	3,862.50	2.77%	34,762.50	8.00%
Meeting Expense	0.00	0.00%	101.84	0.02%
Payroll-Maint/Hskping	12.73	0.01%	12.73	0.00%
Postage/Delivery	768.00	0.55%	1,471.54	0.34%
Social Events	0.00	0.00%	1,336.43	0.31%
Website Hosting	85.28	0.06%	711.39	0.16%
Total Administrative Expenses	13,036.93	9.35%	115,823.62	26.66%
<b>Property Expenses</b>				
Access Ctrl-Keys/Remotes	0.00	0.00%	69.00	0.02%
Access Ctrl-Maint	180.00	0.13%	1,605.36	0.37%
Electrical Repair/Maint	0.00	0.00%	13,780.00	3.17%
Irrigation Repair/Maint	2,097.13	1.50%	6,302.91	1.45%
Janitorial-Porter	698.21	0.50%	6,294.76	1.45%
Janitorial-Supplies	0.00	0.00%	129.90	0.03%
Landscape-Enhancements	0.00	0.00%	574.05	0.13%
Landscape-Force Mow	0.00	0.00%	(150.00)	-0.03%
Landscape-Maint	11,997.70	8.60%	92,896.94	21.39%
Landscape-Replacements	22,205.03	15.93%	22,205.03	5.11%
Lighting	0.00	0.00%	207.00	0.05%
Maint/Repair	0.00	0.00%	9,178.60	2.11%
Pool/Spa-Maint/Supplies	2,536.02	1.82%	11,038.33	2.54%
Pool-Chemicals	547.62	0.39%	3,544.63	0.82%
Pool-Repairs	37.92	0.03%	37.92	0.01%
Security/Monitoring	6,900.95	4.95%	29,254.48	6.73%
Security/Safety/Monitoring	36,474.91	26.16%	36,739.49	8.46%
Total Property Expenses	83,675.49	60.01%	233,708.40	53.80%
<b>Tax/Ins/Interest Exp</b>				
Ins-F&EC or Package	27,065.51	19.41%	27,065.51	6.23%
Taxes-Property	7,501.60	5.38%	7,501.60	1.73%
Total Tax/Ins/Interest Exp	34,567.11	24.79%	34,567.11	7.96%
<b>Transfer Proof</b>				
Tran Entry Fee to RSV	2,500.00	1.79%	29,796.88	6.86%
Dep Entry Fee to RSV	(2,500.00)	-1.79%	(29,796.88)	-6.86%
Total Transfer Proof	0.00	0.00%	0.00	0.00%

# Brookfield OA

## Income Statement

Period 9/1/2021 To 9/30/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Utility Expenses</b>				
Communications/Inet	53.76	0.04%	483.84	0.11%
Electric	1,659.05	1.19%	15,008.47	3.46%
Tel/Cell/Pager	346.34	0.25%	1,099.50	0.25%
Water	6,089.38	4.37%	33,706.93	7.76%
Total Utility Expenses	<u>8,148.53</u>	<u>5.84%</u>	<u>50,298.74</u>	<u>11.58%</u>
Total Expense	<u>139,428.06</u>	<u>100.00%</u>	<u>434,397.87</u>	<u>100.00%</u>
Fund Change	<u>(90,871.61)</u>		<u>63,577.12</u>	

**Brookfield OA**  
**Budget Comparison**  
**Period 9/1/2021 To 9/30/2021 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	38,309.71	40,685.00	(2,375.29)	5.84%	383,011.05	366,165.00	16,846.05	-4.60%	488,224.00
Total Assessments	38,309.71	40,685.00	(2,375.29)	5.84%	383,011.05	366,165.00	16,846.05	-4.60%	488,224.00
<b>Other Income</b>									
Interest Income	92.32	118.00	(25.68)	21.76%	820.60	1,062.00	(241.40)	22.73%	1,420.00
Key/Remote Fee	0.00	0.00	0.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Late Fee	176.78	0.00	176.78	0.00%	2,453.72	0.00	2,453.72	0.00%	0.00
AR Fee Income	2,217.00	0.00	2,217.00	0.00%	41,817.62	0.00	41,817.62	0.00%	0.00
Legal Expense Reimb	2,730.35	0.00	2,730.35	0.00%	24,662.91	0.00	24,662.91	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	150.00	0.00	150.00	0.00%	0.00
Violation Fine	2,505.29	0.00	2,505.29	0.00%	18,928.09	0.00	18,928.09	0.00%	0.00
Working Cap/Entry Fee	2,500.00	1,533.00	967.00	-63.08%	26,056.00	13,797.00	12,259.00	-88.85%	18,400.00
Total Other Income	10,246.74	1,651.00	8,595.74	-520.64%	114,963.94	14,859.00	100,104.94	-673.70%	19,820.00
Total Income	48,556.45	42,336.00	6,220.45	-14.69%	497,974.99	381,024.00	116,950.99	-30.69%	508,044.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	0.00	0.00	0.00%	550.00	475.00	75.00	-15.79%	475.00
Bank Charges - Return Pymt	10.00	0.00	10.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Copies	2,171.88	917.00	1,254.88	-136.85%	8,821.92	8,253.00	568.92	-6.89%	11,000.00
Dues/Licenses/Permits	0.00	0.00	0.00	0.00%	95.00	221.00	(126.00)	57.01%	221.00
Admin-AR Fees	2,618.00	0.00	2,618.00	0.00%	13,999.26	0.00	13,999.26	0.00%	0.00
Legal Expense	3,508.54	6,250.00	(2,741.46)	43.86%	53,901.01	56,250.00	(2,348.99)	4.18%	75,000.00
Management Fees	3,862.50	3,863.00	(0.50)	0.01%	34,762.50	34,767.00	(4.50)	0.01%	46,350.00
Meeting Expense	0.00	13.00	(13.00)	100.00%	101.84	117.00	(15.16)	12.96%	156.00
Payroll-Maint/Hskping	12.73	0.00	12.73	0.00%	12.73	0.00	12.73	0.00%	0.00
Postage/Delivery	768.00	1,000.00	(232.00)	23.20%	1,471.54	9,000.00	(7,528.46)	83.65%	12,000.00
Printing-Coupons/Stmts	0.00	1,500.00	(1,500.00)	100.00%	0.00	13,500.00	(13,500.00)	100.00%	18,000.00
Social Events	0.00	125.00	(125.00)	100.00%	1,336.43	1,125.00	211.43	-18.79%	1,500.00
Website Hosting	85.28	0.00	85.28	0.00%	711.39	363.00	348.39	-95.98%	363.00
Total Administrative Expenses	13,036.93	13,668.00	(631.07)	4.62%	115,823.62	124,071.00	(8,247.38)	6.65%	165,065.00
<b>Property Expenses</b>									
Access Ctrl-Keys/Remotes	0.00	0.00	0.00	0.00%	69.00	0.00	69.00	0.00%	0.00
Access Ctrl-Maint	180.00	142.00	38.00	-26.76%	1,605.36	1,278.00	327.36	-25.62%	1,700.00
Electrical Repair/Maint	0.00	0.00	0.00	0.00%	13,780.00	0.00	13,780.00	0.00%	0.00
Irrigation Repair/Maint	2,097.13	1,000.00	1,097.13	-109.71%	6,302.91	9,000.00	(2,697.09)	29.97%	12,000.00
Janitorial-Porter	698.21	708.00	(9.79)	1.38%	6,294.76	6,372.00	(77.24)	1.21%	8,500.00
Janitorial-Supplies	0.00	0.00	0.00	0.00%	129.90	0.00	129.90	0.00%	0.00
Landscape-Enhancements	0.00	1,667.00	(1,667.00)	100.00%	574.05	15,003.00	(14,428.95)	96.17%	20,000.00
Landscape-Force Mow	0.00	0.00	0.00	0.00%	(150.00)	0.00	(150.00)	0.00%	0.00
Landscape-Maint	11,997.70	7,000.00	4,997.70	-71.40%	92,896.94	63,000.00	29,896.94	-47.46%	84,000.00
Landscape-Replacements	22,205.03	0.00	22,205.03	0.00%	22,205.03	0.00	22,205.03	0.00%	0.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	5,625.00	(5,625.00)	100.00%	7,500.00
Lighting	0.00	0.00	0.00	0.00%	207.00	0.00	207.00	0.00%	0.00
Maint/Repair	0.00	2,917.00	(2,917.00)	100.00%	9,178.60	26,253.00	(17,074.40)	65.04%	35,000.00
Pool Mgmt-Lfgds/Monitor	0.00	8,000.00	(8,000.00)	100.00%	0.00	40,000.00	(40,000.00)	100.00%	40,000.00
Pool/Spa-Maint/Supplies	2,536.02	1,050.00	1,486.02	-141.53%	11,038.33	9,450.00	1,588.33	-16.81%	12,600.00
Pool-Chemicals	547.62	0.00	547.62	0.00%	3,544.63	0.00	3,544.63	0.00%	0.00
Pool-Repairs	37.92	1,200.00	(1,162.08)	96.84%	37.92	10,800.00	(10,762.08)	99.65%	14,400.00
Security/Monitoring	6,900.95	14,000.00	(7,099.05)	50.71%	29,254.48	14,727.00	14,527.48	-98.65%	15,000.00
Security/Safety/Monitoring	36,474.91	0.00	36,474.91	0.00%	36,739.49	0.00	36,739.49	0.00%	0.00
Total Property Expenses	83,675.49	38,309.00	45,366.49	-118.42%	233,708.40	201,508.00	32,200.40	-15.98%	250,700.00
<b>Tax/Ins/Interest Exp</b>									
Ins-D & O	0.00	5,800.00	(5,800.00)	100.00%	0.00	5,800.00	(5,800.00)	100.00%	5,800.00
Ins-F&EC or Package	27,065.51	10,995.00	16,070.51	-146.16%	27,065.51	10,995.00	16,070.51	-146.16%	10,995.00
Taxes-Property	7,501.60	0.00	7,501.60	0.00%	7,501.60	0.00	7,501.60	0.00%	0.00
Total Tax/Ins/Interest Exp	34,567.11	16,795.00	17,772.11	-105.82%	34,567.11	16,795.00	17,772.11	-105.82%	16,795.00
<b>Transfer Proof</b>									
Tran Entry Fee to RSV	2,500.00	1,533.00	967.00	-63.08%	29,796.88	13,797.00	15,999.88	-115.97%	18,400.00
Dep Entry Fee to RSV	(2,500.00)	0.00	(2,500.00)	0.00%	(29,796.88)	0.00	(29,796.88)	0.00%	0.00
Total Transfer Proof	0.00	1,533.00	(1,533.00)	100.00%	0.00	13,797.00	(13,797.00)	100.00%	18,400.00
<b>Utility Expenses</b>									
Communications/Inet	53.76	53.00	0.76	-1.43%	483.84	477.00	6.84	-1.43%	630.00
Electric	1,659.05	1,792.00	(132.95)	7.42%	15,008.47	16,128.00	(1,119.53)	6.94%	21,500.00
Tel/Cell/Pager	346.34	200.00	146.34	-73.17%	1,099.50	1,050.00	49.50	-4.71%	1,400.00
Water	6,089.38	2,667.00	3,422.38	-128.32%	33,706.93	24,003.00	9,703.93	-40.43%	32,000.00
Total Utility Expenses	8,148.53	4,712.00	3,436.53	-72.93%	50,298.74	41,658.00	8,640.74	-20.74%	55,530.00
Total Expense	139,428.06	75,017.00	64,411.06	-85.86%	434,397.87	397,829.00	36,568.87	-9.19%	506,490.00
Fund Change	(90,871.61)	(32,681.00)	(58,190.61)	-178.06%	63,577.12	(16,805.00)	80,382.12	478.32%	1,554.00

**Brookfield OA**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 9/1/2021 To 9/30/2021 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			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	71,337	18,720	55,510	65,543	21,311	34,723	56,276	21,280	38,310	40,685	40,685	40,689	505,070	488,224	16,846
TOTAL Assessments	71,337	18,720	55,510	65,543	21,311	34,723	56,276	21,280	38,310	40,685	40,685	40,689	505,070	488,224	16,846
<b>Other Income</b>															
Interest Income	94	85	92	89	92	89	93	95	92	118	118	122	1,179	1,420	(241)
Key/Remote Fee	0	0	25	0	25	(25)	0	50	0	0	0	0	75	0	75
Late Fee	232	347	417	372	69	581	36	222	177	0	0	0	2,454	0	2,454
AR Fee Income	2,046	8,237	5,356	5,306	5,749	2,742	5,261	4,904	2,217	0	0	0	41,818	0	41,818
Legal Expense Reimb	679	2,543	3,312	3,456	3,282	1,730	4,127	2,803	2,730	0	0	0	24,663	0	24,663
NSF Fees	(25)	75	25	25	0	25	0	0	25	0	0	0	150	0	150
Violation Fine	1,025	2,133	1,433	2,563	784	2,444	3,791	2,250	2,505	0	0	0	18,928	0	18,928
Working Cap/Entry Fee	1,556	1,500	5,500	2,500	1,500	3,259	5,241	2,500	2,500	1,533	1,533	1,537	30,659	18,400	12,259
TOTAL Other Income	5,606	14,921	16,161	14,310	11,501	10,846	18,549	12,824	10,247	1,651	1,651	1,659	119,925	19,820	100,105
TOTAL INCOME	76,944	33,641	71,671	79,853	32,812	45,568	74,825	34,104	48,556	42,336	42,336	42,348	624,995	508,044	116,951
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	0	100	0	300	0	150	0	0	0	0	0	0	550	475	75
Bank Charges - Return Pymt	20	20	0	0	10	0	0	0	10	0	0	0	60	0	60
Copies	191	404	1,815	382	464	2,241	530	622	2,172	917	917	913	11,569	11,000	569
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	221	(126)
Admin-AR Fees	345	1,889	4,143	1,303	1,224	457	416	1,604	2,618	0	0	0	13,999	0	13,999
Legal Expense	11,801	34	15,507	4,031	450	8,032	4,821	5,717	3,509	6,250	6,250	6,250	72,651	75,000	(2,349)
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	46,346	46,350	(5)
Meeting Expense	13	13	13	13	13	13	13	13	0	13	13	13	141	156	(15)
Payroll-Maint/Hskping	0	0	0	0	0	0	0	0	13	0	0	0	13	0	13
Postage/Delivery	(99)	252	454	(177)	(52)	651	(265)	(61)	768	1,000	1,000	1,000	4,472	12,000	(7,528)
Printing-Coupons/Stmts	0	0	0	0	0	0	0	0	0	1,500	1,500	1,500	4,500	18,000	(13,500)
Social Events	0	0	0	0	0	622	714	0	0	125	125	125	1,711	1,500	211
Website Hosting	85	(143)	85	101	241	85	85	85	85	0	0	0	711	363	348
TOTAL Administrative Expense	16,218	6,432	25,879	9,815	6,212	16,210	10,177	11,844	13,037	13,668	13,668	13,658	156,818	165,065	(8,247)
<b>Property Expenses</b>															
Access Ctrl-Keys/Remotes	0	0	0	0	0	69	0	0	0	0	0	0	69	0	69
Access Ctrl-Maint	0	0	0	30	60	225	675	435	180	142	142	138	2,027	1,700	327
Electrical Repair/Maint	0	0	0	13,780	0	0	0	0	0	0	0	0	13,780	0	13,780
Irrigation Repair/Maint	0	0	714	2,298	0	0	1,194	0	2,097	1,000	1,000	1,000	9,303	12,000	(2,697)
Janitorial-Porter	530	465	465	465	866	704	1,402	698	698	708	708	712	8,423	8,500	(77)
Janitorial-Supplies	0	0	0	0	0	0	0	130	0	0	0	0	130	0	130
Landscape-Enhancements	0	0	0	0	574	0	0	0	0	1,667	1,667	1,663	5,571	20,000	(14,429)
Landscape-Force Mow	0	0	0	0	0	0	(150)	0	0	0	0	0	(150)	0	(150)
Landscape-Maint	14,893	7,934	6,351	5,999	27,230	5,999	5,999	6,495	11,998	7,000	7,000	7,000	113,897	84,000	29,897
Landscape-Replacements	0	0	0	0	0	0	0	0	22,205	0	0	0	22,205	0	22,205

**Brookfield OA**

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

**Period 9/1/2021 To 9/30/2021 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			
Landscape-Tree Maint	0	0	0	0	0	0	0	0	0	625	625	625	1,875	7,500	(5,625)
Lighting	0	0	0	207	0	0	0	0	0	0	0	0	207	0	207
Maint/Repair	90	390	2,049	0	2,460	523	1,304	2,363	0	2,917	2,917	2,913	17,926	35,000	(17,074)
Pool Mgmt-Lfgds/Monitor	0	0	0	0	0	0	0	0	0	0	0	0	0	40,000	(40,000)
Pool/Spa-Maint/Supplies	498	498	498	947	111	3,167	1,829	954	2,536	1,050	1,050	1,050	14,188	12,600	1,588
Pool-Chemicals	0	0	200	0	0	782	915	1,100	548	0	0	0	3,545	0	3,545
Pool-Repairs	0	0	0	0	0	0	0	0	38	1,200	1,200	1,200	3,638	14,400	(10,762)
Security/Monitoring	0	0	0	0	2,165	6,885	5,764	7,539	6,901	91	91	91	29,527	15,000	14,527
Security/Safety/Monitoring	31	31	34	34	34	34	34	34	36,475	0	0	0	36,739	0	36,739
<b>TOTAL Property Expenses</b>	<b>16,043</b>	<b>9,318</b>	<b>10,311</b>	<b>23,760</b>	<b>33,500</b>	<b>18,387</b>	<b>18,966</b>	<b>19,749</b>	<b>83,675</b>	<b>16,400</b>	<b>16,400</b>	<b>16,392</b>	<b>282,900</b>	<b>250,700</b>	<b>32,200</b>
<b>Tax/Ins/Interest Exp</b>															
Ins-D & O	0	0	0	0	0	0	0	0	0	0	0	0	0	5,800	(5,800)
Ins-F&EC or Package	0	0	0	0	0	0	0	0	27,066	0	0	0	27,066	10,995	16,071
Taxes-Property	0	0	0	0	0	0	0	0	7,502	0	0	0	7,502	0	7,502
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34,567</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34,567</b>	<b>16,795</b>	<b>17,772</b>
<b>Transfer Proof</b>															
Tran Entry Fee to RSV	0	0	0	0	0	0	0	27,297	2,500	1,533	1,533	1,537	34,400	18,400	16,000
Dep Entry Fee to RSV	0	0	0	0	0	0	0	(27,297)	(2,500)	0	0	0	(29,797)	0	(29,797)
<b>TOTAL Transfer Proof</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,533</b>	<b>1,533</b>	<b>1,537</b>	<b>4,603</b>	<b>18,400</b>	<b>(13,797)</b>
<b>Utility Expenses</b>															
Communications/Inet	54	54	54	54	54	54	54	54	54	53	53	47	637	630	7
Electric	1,077	686	3,427	1,067	1,297	1,588	2,521	1,686	1,659	1,792	1,792	1,788	20,380	21,500	(1,120)
Tel/Cell/Pager	0	70	200	70	70	200	72	71	346	75	75	200	1,450	1,400	49
Water	3,153	0	4,406	2,508	3,300	4,345	5,607	4,298	6,089	2,667	2,667	2,663	41,704	32,000	9,704
<b>TOTAL Utility Expenses</b>	<b>4,284</b>	<b>809</b>	<b>8,087</b>	<b>3,699</b>	<b>4,721</b>	<b>6,187</b>	<b>8,254</b>	<b>6,108</b>	<b>8,149</b>	<b>4,587</b>	<b>4,587</b>	<b>4,698</b>	<b>64,171</b>	<b>55,530</b>	<b>8,641</b>
<b>TOTAL EXPENSES</b>	<b>36,545</b>	<b>16,559</b>	<b>44,278</b>	<b>37,274</b>	<b>44,433</b>	<b>40,784</b>	<b>37,396</b>	<b>37,700</b>	<b>139,428</b>	<b>36,188</b>	<b>36,188</b>	<b>36,285</b>	<b>543,059</b>	<b>506,490</b>	<b>36,569</b>
Excess Revenue / Expense	40,399	17,082	27,393	42,579	(11,621)	4,785	37,429	(3,596)	(90,872)	6,148	6,148	6,063	81,936	1,554	80,382