

# **Brookfield OA**

## **Balance Sheet**

Period 02/28/2022

---

### **Assets**

#### Cash

Cking - Western Alliance	318,462.53	
MMA - Western Alliance	722,997.61	
Total Cash	<u>1,041,460.14</u>	
Total Assets		<u><u>1,041,460.14</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-RE Oper	(11,508.49)	
Fund Change 2020	206,284.71	
Fund Change 2021	187,118.31	
Tran Fr Prior Mgr	710,492.57	
Fund Change	46,455.39	
Total Fund Balance	<u>1,041,372.14</u>	
Total Liabilities & Equity		<u><u>1,041,460.14</u></u>

# Brookfield OA

## Income Statement

Period 2/1/2022 To 2/28/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	16,709.12	57.46%	86,705.90	74.76%
Total Assessments	16,709.12	57.46%	86,705.90	74.76%
<b>Other Income</b>				
Insurance Proceeds	0.00	0.00%	4,880.00	4.21%
Interest Income	89.25	0.31%	187.18	0.16%
Late Fee	210.60	0.72%	1,134.89	0.98%
AR Fee Income	4,398.85	15.13%	7,982.08	6.88%
Legal Expense Reimb	4,736.60	16.29%	6,948.59	5.99%
NSF Fees	50.00	0.17%	100.00	0.09%
Violation Fine	886.00	3.05%	2,035.00	1.75%
Working Cap/Entry Fee	2,000.00	6.88%	6,000.00	5.17%
Total Other Income	12,371.30	42.54%	29,267.74	25.24%
Total Income	29,080.42	100.00%	115,973.64	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Bank Charges - Return Pymt	20.00	0.07%	30.00	0.04%
Copies	264.63	0.93%	487.86	0.70%
Admin-AR Fees	3,912.00	13.71%	4,254.00	6.12%
Legal Expense	1,449.00	5.08%	2,548.00	3.67%
Management Fees	3,979.00	13.94%	7,958.00	11.45%
Postage/Delivery	32.28	0.11%	16.64	0.02%
Social Events	2,393.28	8.39%	3,021.48	4.35%
Website Hosting	85.28	0.30%	170.56	0.25%
Total Administrative Expenses	12,135.47	42.52%	18,486.54	26.59%
<b>Non-Recurring Expenses</b>				
NR-Plumbing	0.00	0.00%	5,880.00	8.46%
Total Non-Recurring Expenses	0.00	0.00%	5,880.00	8.46%
<b>Property Expenses</b>				
Access Ctrl-Maint	15.00	0.05%	2,145.21	3.09%
Irrigation Repair/Maint	1,942.01	6.80%	1,942.01	2.79%
Janitorial-Porter	604.39	2.12%	1,361.82	1.96%
Landscape-Maint	4,537.47	15.90%	11,997.71	17.26%
Maint/Repair	367.94	1.29%	447.94	0.64%
Pool/Spa-Maint/Supplies	0.00	0.00%	2,515.53	3.62%
Pool-Chemicals	1,731.31	6.07%	2,880.69	4.14%
Pool-Repairs	205.24	0.72%	7,744.02	11.14%
Security/Safety/Monitoring	33.77	0.12%	67.54	0.10%
Total Property Expenses	9,437.13	33.06%	31,102.47	44.74%
<b>Transfer Proof</b>				
Tran Entry Fee to RSV	4,000.00	14.01%	9,000.00	12.95%
Dep Entry Fee to RSV	(4,000.00)	-14.01%	(9,000.00)	-12.95%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
<b>Utility Expenses</b>				
Communications/Inet	53.76	0.19%	107.52	0.15%
Electric	2,630.74	9.22%	4,237.31	6.10%
Tel/Cell/Pager	105.72	0.37%	125.36	0.18%
Water	4,178.95	14.64%	9,579.05	13.78%
Total Utility Expenses	6,969.17	24.42%	14,049.24	20.21%
Total Expense	28,541.77	100.00%	69,518.25	100.00%
Fund Change	538.65		46,455.39	

**Brookfield OA**  
**Budget Comparison**  
**Period 2/1/2022 To 2/28/2022 11:59:00 PM**

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<b>Income</b>									
<b>Assessments</b>									
Assessments	16,709.12	0.00	16,709.12	0.00%	86,705.90	122,056.00	(35,350.10)	28.96%	488,224.00
Total Assessments	16,709.12	0.00	16,709.12	0.00%	86,705.90	122,056.00	(35,350.10)	28.96%	488,224.00
<b>Other Income</b>									
Insurance Proceeds	0.00	0.00	0.00	0.00%	4,880.00	0.00	4,880.00	0.00%	0.00
Interest Income	89.25	77.00	12.25	-15.91%	187.18	154.00	33.18	-21.55%	927.00
Late Fee	210.60	0.00	210.60	0.00%	1,134.89	0.00	1,134.89	0.00%	0.00
AR Fee Income	4,398.85	0.00	4,398.85	0.00%	7,982.08	0.00	7,982.08	0.00%	0.00
Legal Expense Reimb	4,736.60	0.00	4,736.60	0.00%	6,948.59	0.00	6,948.59	0.00%	0.00
NSF Fees	50.00	0.00	50.00	0.00%	100.00	0.00	100.00	0.00%	0.00
Violation Fine	886.00	0.00	886.00	0.00%	2,035.00	0.00	2,035.00	0.00%	0.00
Working Cap/Entry Fee	2,000.00	3,008.00	(1,008.00)	33.51%	6,000.00	6,016.00	(16.00)	0.27%	36,096.00
Total Other Income	12,371.30	3,085.00	9,286.30	-301.01%	29,267.74	6,170.00	23,097.74	-374.36%	37,023.00
Total Income	29,080.42	3,085.00	25,995.42	-842.64%	115,973.64	128,226.00	(12,252.36)	9.56%	525,247.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	425.00	(425.00)	100.00%	0.00	425.00	(425.00)	100.00%	550.00
Bank Charges - Return Pymt	20.00	0.00	20.00	0.00%	30.00	0.00	30.00	0.00%	0.00
Copies	264.63	861.00	(596.37)	69.26%	487.86	1,723.00	(1,235.14)	71.69%	10,333.00
Dues/Licenses/Permits	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	95.00
Admin-AR Fees	3,912.00	0.00	3,912.00	0.00%	4,254.00	0.00	4,254.00	0.00%	0.00
Legal Expense	1,449.00	6,382.00	(4,933.00)	77.30%	2,548.00	12,764.00	(10,216.00)	80.04%	76,587.00
Management Fees	3,979.00	3,979.00	0.00	0.00%	7,958.00	7,958.00	0.00	0.00%	47,746.68
Meeting Expense	0.00	13.00	(13.00)	100.00%	0.00	26.00	(26.00)	100.00%	152.76
Postage/Delivery	32.28	111.00	(78.72)	70.92%	16.64	222.00	(205.36)	92.50%	1,335.00
Social Events	2,393.28	167.00	2,226.28	-1333.10%	3,021.48	334.00	2,687.48	-804.63%	2,000.00
Website Hosting	85.28	100.00	(14.72)	14.72%	170.56	200.00	(29.44)	14.72%	1,194.35
Total Administrative Expenses	12,135.47	12,038.00	97.47	-0.81%	18,486.54	23,652.00	(5,165.46)	21.84%	139,993.79
<b>Non-Recurring Expenses</b>									
NR-Plumbing	0.00	0.00	0.00	0.00%	5,880.00	0.00	5,880.00	0.00%	0.00
Total Non-Recurring Expenses	0.00	0.00	0.00	0.00%	5,880.00	0.00	5,880.00	0.00%	0.00
<b>Property Expenses</b>									
Access Ctrl-Maint	15.00	142.00	(127.00)	89.44%	2,145.21	284.00	1,861.21	-655.36%	1,700.00
Electrical Repair/Maint	0.00	195.00	(195.00)	100.00%	0.00	390.00	(390.00)	100.00%	2,345.00
Irrigation Repair/Maint	1,942.01	1,000.00	942.01	-94.20%	1,942.01	2,000.00	(57.99)	2.90%	12,000.00
Janitorial-Porter	604.39	817.00	(212.61)	26.02%	1,361.82	1,634.00	(272.18)	16.66%	9,800.00
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	4,537.47	8,700.00	(4,162.53)	47.85%	11,997.71	17,400.00	(5,402.29)	31.05%	104,395.00
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	30.00	(30.00)	100.00%	0.00	60.00	(60.00)	100.00%	355.79
Maint/Repair	367.94	2,068.00	(1,700.06)	82.21%	447.94	4,136.00	(3,688.06)	89.17%	24,821.00
Pool/Spa-Maint/Supplies	0.00	1,083.00	(1,083.00)	100.00%	2,515.53	2,166.00	349.53	-16.14%	13,000.00
Pool-Chemicals	1,731.31	271.00	1,460.31	-538.86%	2,880.69	542.00	2,338.69	-431.49%	3,252.00
Pool-Repairs	205.24	417.00	(211.76)	50.78%	7,744.02	834.00	6,910.02	-828.54%	5,000.00
Security/Monitoring	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	37,900.00
Security/Safety/Monitoring	33.77	31.00	2.77	-8.94%	67.54	62.00	5.54	-8.94%	33,950.98
Total Property Expenses	9,437.13	16,212.00	(6,774.87)	41.79%	31,102.47	32,424.00	(1,321.53)	4.08%	266,019.77
<b>Tax/Ins/Interest Exp</b>									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	6,090.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	11,544.75
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,634.75
<b>Transfer Proof</b>									
Tran Entry Fee to RSV	4,000.00	3,008.00	992.00	-32.98%	9,000.00	6,016.00	2,984.00	-49.60%	36,096.00
Dep Entry Fee to RSV	(4,000.00)	0.00	(4,000.00)	0.00%	(9,000.00)	0.00	(9,000.00)	0.00%	0.00
Total Transfer Proof	0.00	3,008.00	(3,008.00)	100.00%	0.00	6,016.00	(6,016.00)	100.00%	36,096.00
<b>Utility Expenses</b>									
Communications/Inet	53.76	52.00	1.76	-3.38%	107.52	104.00	3.52	-3.38%	629.00
Electric	2,630.74	1,792.00	838.74	-46.80%	4,237.31	3,584.00	653.31	-18.23%	21,500.00
Tel/Cell/Pager	105.72	70.00	35.72	-51.03%	125.36	264.00	(138.64)	52.52%	1,336.00
Water	4,178.95	3,503.00	675.95	-19.30%	9,579.05	7,006.00	2,573.05	-36.73%	42,038.00
Total Utility Expenses	6,969.17	5,417.00	1,552.17	-28.65%	14,049.24	10,958.00	3,091.24	-28.21%	65,503.00
Total Expense	28,541.77	36,675.00	(8,133.23)	22.18%	69,518.25	73,050.00	(3,531.75)	4.83%	525,247.31
Fund Change	538.65	(33,590.00)	34,128.65	101.60%	46,455.39	55,176.00	(8,720.61)	15.81%	(0.31)

**Brookfield OA****12 Month Income Statement with Annual Variance Estimate****Period 2/1/2022 To 2/28/2022 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022			
<b><u>INCOME</u></b>															
<b><u>Assessments</u></b>															
Assessments	69,997	16,709	0	122,056	0	0	122,056	0	0	122,056	0	0	452,874	488,224	(35,350)
TOTAL Assessments	69,997	16,709	0	122,056	0	0	122,056	0	0	122,056	0	0	452,874	488,224	(35,350)
<b><u>Other Income</u></b>															
Insurance Proceeds	4,880	0	0	0	0	0	0	0	0	0	0	0	4,880	0	4,880
Interest Income	98	89	77	77	77	77	77	77	77	77	77	80	960	927	33
Late Fee	924	211	0	0	0	0	0	0	0	0	0	0	1,135	0	1,135
AR Fee Income	3,583	4,399	0	0	0	0	0	0	0	0	0	0	7,982	0	7,982
Legal Expense Reimb	2,212	4,737	0	0	0	0	0	0	0	0	0	0	6,949	0	6,949
NSF Fees	50	50	0	0	0	0	0	0	0	0	0	0	100	0	100
Violation Fine	1,149	886	0	0	0	0	0	0	0	0	0	0	2,035	0	2,035
Working Cap/Entry Fee	4,000	2,000	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	36,080	36,096	(16)
TOTAL Other Income	16,896	12,371	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,088	60,121	37,023	23,098
TOTAL INCOME	86,893	29,080	3,085	125,141	3,085	3,085	125,141	3,085	3,085	125,141	3,085	3,088	512,995	525,247	(12,252)
<b><u>EXPENSES</u></b>															
<b><u>Administrative Expenses</u></b>															
Accounting	0	0	0	0	0	0	125	0	0	0	0	0	125	550	(425)
Bank Charges - Return Pymt	10	20	0	0	0	0	0	0	0	0	0	0	30	0	30
Copies	223	265	861	861	861	861	861	861	861	861	861	861	9,098	10,333	(1,235)
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	95	0
Admin-AR Fees	342	3,912	0	0	0	0	0	0	0	0	0	0	4,254	0	4,254
Legal Expense	1,099	1,449	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,385	66,371	76,587	(10,216)
Management Fees	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,979	3,978	47,747	47,747	0
Meeting Expense	0	0	13	13	13	13	13	13	13	13	13	10	127	153	(26)
Postage/Delivery	(16)	32	111	111	111	111	111	111	111	111	111	114	1,130	1,335	(205)
Social Events	628	2,393	167	167	167	167	167	167	167	167	167	163	4,687	2,000	2,687
Website Hosting	85	85	100	100	100	100	100	100	100	100	100	94	1,165	1,194	(29)
TOTAL Administrative Expense	6,351	12,135	11,613	11,613	11,613	11,708	11,738	11,613	11,613	11,613	11,613	11,605	134,828	139,994	(5,165)
<b><u>Non-Recurring Expenses</u></b>															
NR-Plumbing	5,880	0	0	0	0	0	0	0	0	0	0	0	5,880	0	5,880
TOTAL Non-Recurring Expens	5,880	0	0	0	0	0	0	0	0	0	0	0	5,880	0	5,880
<b><u>Property Expenses</u></b>															
Access Ctrl-Maint	2,130	15	142	142	142	142	142	142	142	142	142	138	3,561	1,700	1,861
Electrical Repair/Maint	0	0	195	195	195	195	195	195	195	195	195	200	1,955	2,345	(390)
Irrigation Repair/Maint	0	1,942	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,942	12,000	(58)
Janitorial-Porter	757	604	817	817	817	817	817	817	817	817	817	813	9,528	9,800	(272)
Landscape-Enhancements	0	0	833	833	833	833	833	833	833	833	833	837	8,334	10,000	(1,666)
Landscape-Maint	7,460	4,537	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,695	98,993	104,395	(5,402)
Landscape-Tree Maint	0	0	625	625	625	625	625	625	625	625	625	625	6,250	7,500	(1,250)
Lighting	0	0	30	30	30	30	30	30	30	30	30	26	296	356	(60)
Maint/Repair	80	368	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,073	21,133	24,821	(3,688)

**Brookfield OA****12 Month Income Statement with Annual Variance Estimate****Period 2/1/2022 To 2/28/2022 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2022	02/2022	03/2022	04/2022	05/2022	06/2022	07/2022	08/2022	09/2022	10/2022	11/2022	12/2022			
Pool/Spa-Maint/Supplies	2,516	0	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,087	13,350	13,000	350
Pool-Chemicals	1,149	1,731	271	271	271	271	271	271	271	271	271	271	5,591	3,252	2,339
Pool-Repairs	7,539	205	417	417	417	417	417	417	417	417	417	413	11,910	5,000	6,910
Security/Monitoring	0	0	0	0	7,580	7,580	7,580	7,580	7,580	0	0	0	37,900	37,900	0
Security/Safety/Monitoring	34	34	31	31	31	31	31	31	31	33,610	31	31	33,957	33,951	6
TOTAL Property Expenses	21,665	9,437	16,212	16,212	23,792	23,792	23,792	23,792	23,792	49,791	16,212	16,209	264,698	266,020	(1,322)
<b>Tax/Ins/Interest Exp</b>															
Ins-D & O	0	0	0	0	0	0	0	0	6,090	0	0	0	6,090	6,090	0
Ins-F&EC or Package	0	0	0	0	0	0	0	0	11,545	0	0	0	11,545	11,545	0
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	0	0	17,635	0	0	0	17,635	17,635	0
<b>Transfer Proof</b>															
Tran Entry Fee to RSV	5,000	4,000	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	39,080	36,096	2,984
Dep Entry Fee to RSV	(5,000)	(4,000)	0	0	0	0	0	0	0	0	0	0	(9,000)	0	(9,000)
TOTAL Transfer Proof	0	0	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	30,080	36,096	(6,016)
<b>Utility Expenses</b>															
Communications/Inet	54	54	52	52	52	52	52	52	52	52	52	57	633	629	4
Electric	1,607	2,631	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,788	22,153	21,500	653
Tel/Cell/Pager	20	106	70	194	70	70	194	70	70	194	70	70	1,197	1,336	(139)
Water	5,400	4,179	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,505	44,611	42,038	2,573
TOTAL Utility Expenses	7,080	6,969	5,417	5,541	5,417	5,417	5,541	5,417	5,417	5,541	5,417	5,420	68,594	65,503	3,091
TOTAL EXPENSES	40,976	28,542	36,250	36,374	43,830	43,925	44,079	43,830	61,465	69,953	36,250	36,242	521,716	525,247	(3,532)
Excess Revenue / Expense	45,917	539	(33,165)	88,767	(40,745)	(40,840)	81,062	(40,745)	(58,380)	55,188	(33,165)	(33,154)	(8,721)	0	(8,721)