

Brookfield OA

Balance Sheet

Period 08/31/2022

Assets

Cash

Cking - Western Alliance	272,636.43	
MMA - Western Alliance	739,049.78	
Total Cash	<u>1,011,686.21</u>	
Total Assets		<u><u>1,011,686.21</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Assessments	113.00	
Total Prepaid Assessments	<u>113.00</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	16,656.46	
Total Fund Balance	<u>1,011,573.21</u>	
Total Liabilities & Equity		<u><u>1,011,686.21</u></u>

Brookfield OA

Income Statement

Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	26,904.59	72.58%	343,781.34	80.87%
Total Assessments	26,904.59	72.58%	343,781.34	80.87%
Other Income				
Insurance Proceeds	0.00	0.00%	4,880.00	1.15%
Interest Income	100.11	0.27%	779.65	0.18%
Key/Remote Fee	0.00	0.00%	200.00	0.05%
Late Fee	163.59	0.44%	2,350.28	0.55%
AR Fee Income	1,103.69	2.98%	14,214.03	3.34%
Legal Expense Reimb	2,176.56	5.87%	22,930.42	5.39%
NSF Fees	0.00	0.00%	25.00	0.01%
Violation Fine	2,622.00	7.07%	12,430.06	2.92%
Working Cap/Entry Fee	4,000.00	10.79%	23,500.00	5.53%
Total Other Income	10,165.95	27.42%	81,309.44	19.13%
Total Income	37,070.54	100.00%	425,090.78	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	0.12%
Bank Charges - Return Pymt	0.00	0.00%	80.00	0.02%
Copies	791.02	1.19%	6,184.18	1.51%
Dues/Licenses/Permits	0.00	0.00%	95.00	0.02%
Admin-AR Fees	2,929.00	4.39%	12,446.00	3.05%
Legal Expense	8,482.61	12.72%	24,313.15	5.95%
Management Fees	3,979.00	5.97%	31,832.00	7.79%
Postage/Delivery	(272.59)	-0.41%	913.19	0.22%
Social Events	0.00	0.00%	3,131.38	0.77%
Website Hosting	86.60	0.13%	858.75	0.21%
Total Administrative Expenses	15,995.64	23.98%	80,328.65	19.67%
Non-Recurring Expenses				
NR-Plumbing	0.00	0.00%	5,880.00	1.44%
Total Non-Recurring Expenses	0.00	0.00%	5,880.00	1.44%
Property Expenses				
Access Ctrl-Keys/Remotes	(651.16)	-0.98%	1,887.96	0.46%
Access Ctrl-Maint	1,560.00	2.34%	4,005.21	0.98%
Electrical Repair/Maint	0.00	0.00%	17,266.00	4.23%
Extermination	0.00	0.00%	189.44	0.05%
Irrigation Repair/Maint	0.00	0.00%	12,732.16	3.12%
Janitorial-Porter	1,777.32	2.66%	7,472.32	1.83%
Janitorial-Supplies	0.00	0.00%	810.41	0.20%
Landscape-Enhancements	0.00	0.00%	76,824.50	18.81%
Landscape-Maint	5,672.15	8.50%	47,664.14	11.67%
Landscape-Mulch	18,579.73	27.86%	18,579.73	4.55%
Maint/Repair	0.00	0.00%	13,169.40	3.22%
Pool/Spa-Maint/Supplies	1,104.15	1.66%	9,064.07	2.22%
Pool-Chemicals	2,639.40	3.96%	13,246.59	3.24%
Pool-Repairs	155.86	0.23%	8,981.46	2.20%
Security/Monitoring	12,421.28	18.62%	28,523.50	6.98%
Security/Safety/Monitoring	0.00	0.00%	174.93	0.04%
Total Property Expenses	43,258.73	64.86%	260,591.82	63.80%
Tax/Ins/Interest Exp				
Taxes-Property	0.00	0.00%	514.28	0.13%
Total Tax/Ins/Interest Exp	0.00	0.00%	514.28	0.13%
Transfer Proof				
Tran Entry Fee to RSV	2,500.00	3.75%	24,500.00	6.00%
Dep Entry Fee to RSV	(2,500.00)	-3.75%	(24,500.00)	-6.00%

Brookfield OA

Income Statement

Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Inet	64.52	0.10%	461.28	0.11%
Electric	1,739.27	2.61%	13,271.72	3.25%
Tel/Cell/Pager	108.73	0.16%	1,037.85	0.25%
Trash	154.04	0.23%	617.80	0.15%
Water	5,378.37	8.06%	45,730.92	11.20%
Total Utility Expenses	7,444.93	11.16%	61,119.57	14.96%
Total Expense	66,699.30	100.00%	408,434.32	100.00%
Fund Change	(29,628.76)		16,656.46	

Brookfield OA
Budget Comparison
Period 8/1/2022 To 8/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	26,904.59	0.00	26,904.59	0.00%	343,781.34	366,168.00	(22,386.66)	6.11%	488,224.00
Total Assessments	26,904.59	0.00	26,904.59	0.00%	343,781.34	366,168.00	(22,386.66)	6.11%	488,224.00
Other Income									
Insurance Proceeds	0.00	0.00	0.00	0.00%	4,880.00	0.00	4,880.00	0.00%	0.00
Interest Income	100.11	77.00	23.11	-30.01%	779.65	616.00	163.65	-26.57%	927.00
Key/Remote Fee	0.00	0.00	0.00	0.00%	200.00	0.00	200.00	0.00%	0.00
Late Fee	163.59	0.00	163.59	0.00%	2,350.28	0.00	2,350.28	0.00%	0.00
AR Fee Income	1,103.69	0.00	1,103.69	0.00%	14,214.03	0.00	14,214.03	0.00%	0.00
Legal Expense Reimb	2,176.56	0.00	2,176.56	0.00%	22,930.42	0.00	22,930.42	0.00%	0.00
NSF Fees	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Violation Fine	2,622.00	0.00	2,622.00	0.00%	12,430.06	0.00	12,430.06	0.00%	0.00
Working Cap/Entry Fee	4,000.00	3,008.00	992.00	-32.98%	23,500.00	24,064.00	(564.00)	2.34%	36,096.00
Total Other Income	10,165.95	3,085.00	7,080.95	-229.53%	81,309.44	24,680.00	56,629.44	-229.45%	37,023.00
Total Income	37,070.54	3,085.00	33,985.54	-1101.64%	425,090.78	390,848.00	34,242.78	-8.76%	525,247.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	475.00	550.00	(75.00)	13.64%	550.00
Bank Charges - Return Pymt	0.00	0.00	0.00	0.00%	80.00	0.00	80.00	0.00%	0.00
Copies	791.02	861.00	(69.98)	8.13%	6,184.18	6,889.00	(704.82)	10.23%	10,333.00
Dues/Licenses/Permits	0.00	0.00	0.00	0.00%	95.00	95.00	0.00	0.00%	95.00
Admin-AR Fees	2,929.00	0.00	2,929.00	0.00%	12,446.00	0.00	12,446.00	0.00%	0.00
Legal Expense	8,482.61	6,382.00	2,100.61	-32.91%	24,313.15	51,056.00	(26,742.85)	52.38%	76,587.00
Management Fees	3,979.00	3,979.00	0.00	0.00%	31,832.00	31,832.00	0.00	0.00%	47,746.68
Meeting Expense	0.00	13.00	(13.00)	100.00%	0.00	104.00	(104.00)	100.00%	152.76
Postage/Delivery	(272.59)	111.00	(383.59)	345.58%	913.19	888.00	25.19	-2.84%	1,335.00
Social Events	0.00	167.00	(167.00)	100.00%	3,131.38	1,336.00	1,795.38	-134.38%	2,000.00
Website Hosting	86.60	100.00	(13.40)	13.40%	858.75	800.00	58.75	-7.34%	1,194.35
Total Administrative Expenses	15,995.64	11,613.00	4,382.64	-37.74%	80,328.65	93,550.00	(13,221.35)	14.13%	139,993.79
Non-Recurring Expenses									
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
Property Expenses									
Access Ctrl-Keys/Remotes	(651.16)	0.00	(651.16)	0.00%	1,887.96	0.00	1,887.96	0.00%	0.00
Access Ctrl-Maint	1,560.00	142.00	1,418.00	-998.59%	4,005.21	1,136.00	2,869.21	-252.57%	1,700.00
Electrical Repair/Maint	0.00	195.00	(195.00)	100.00%	17,266.00	1,560.00	15,706.00	-1006.79%	2,345.00
Extermination	0.00	0.00	0.00	0.00%	189.44	0.00	189.44	0.00%	0.00
Irrigation Repair/Maint	0.00	1,000.00	(1,000.00)	100.00%	12,732.16	8,000.00	4,732.16	-59.15%	12,000.00
Janitorial-Porter	1,777.32	817.00	960.32	-117.54%	7,472.32	6,536.00	936.32	-14.33%	9,800.00
Janitorial-Supplies	0.00	0.00	0.00	0.00%	810.41	0.00	810.41	0.00%	0.00
Landscape-Enhancements	0.00	833.00	(833.00)	100.00%	76,824.50	6,664.00	70,160.50	-1052.83%	10,000.00
Landscape-Maint	5,672.15	8,700.00	(3,027.85)	34.80%	47,664.14	69,600.00	(21,935.86)	31.52%	104,395.00
Landscape-Mulch	18,579.73	0.00	18,579.73	0.00%	18,579.73	0.00	18,579.73	0.00%	0.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	5,000.00	(5,000.00)	100.00%	7,500.00
Lighting	0.00	30.00	(30.00)	100.00%	0.00	240.00	(240.00)	100.00%	355.79
Maint/Repair	0.00	2,068.00	(2,068.00)	100.00%	13,169.40	16,544.00	(3,374.60)	20.40%	24,821.00
Pool/Spa-Maint/Supplies	1,104.15	1,083.00	21.15	-1.95%	9,064.07	8,664.00	400.07	-4.62%	13,000.00
Pool-Chemicals	2,639.40	271.00	2,368.40	-873.95%	13,246.59	2,168.00	11,078.59	-511.01%	3,252.00
Pool-Repairs	155.86	417.00	(261.14)	62.62%	8,981.46	3,336.00	5,645.46	-169.23%	5,000.00
Security/Monitoring	12,421.28	7,580.00	4,841.28	-63.87%	28,523.50	30,320.00	(1,796.50)	5.93%	37,900.00
Security/Safety/Monitoring	0.00	31.00	(31.00)	100.00%	174.93	248.00	(73.07)	29.46%	33,950.98
Total Property Expenses	43,258.73	23,792.00	19,466.73	-81.82%	260,591.82	160,016.00	100,575.82	-62.85%	266,019.77
Tax/Ins/Interest Exp									
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
Taxes-Property	0.00	0.00	0.00	0.00%	514.28	0.00	514.28	0.00%	0.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	514.28	0.00	514.28	0.00%	17,634.75
Transfer Proof									
Tran Entry Fee to RSV	2,500.00	3,008.00	(508.00)	16.89%	24,500.00	24,064.00	436.00	-1.81%	36,096.00
Dep Entry Fee to RSV	(2,500.00)	0.00	(2,500.00)	0.00%	(24,500.00)	0.00	(24,500.00)	0.00%	0.00
Total Transfer Proof	0.00	3,008.00	(3,008.00)	100.00%	0.00	24,064.00	(24,064.00)	100.00%	36,096.00
Utility Expenses									
Communications/Inet	64.52	52.00	12.52	-24.08%	461.28	416.00	45.28	-10.88%	629.00
Electric	1,739.27	1,792.00	(52.73)	2.94%	13,271.72	14,336.00	(1,064.28)	7.42%	21,500.00
Tel/Cell/Pager	108.73	70.00	38.73	-55.33%	1,037.85	932.00	105.85	-11.36%	1,336.00
Trash	154.04	0.00	154.04	0.00%	617.80	0.00	617.80	0.00%	0.00
Water	5,378.37	3,503.00	1,875.37	-53.54%	45,730.92	28,024.00	17,706.92	-63.18%	42,038.00
Total Utility Expenses	7,444.93	5,417.00	2,027.93	-37.44%	61,119.57	43,708.00	17,411.57	-39.84%	65,503.00
Total Expense	66,699.30	43,830.00	22,869.30	-52.18%	408,434.32	321,338.00	87,096.32	-27.10%	525,247.31
Fund Change	(29,628.76)	(40,745.00)	11,116.24	27.28%	16,656.46	69,510.00	(52,853.54)	76.04%	(0.31)

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 8/1/2022 To 8/31/2022 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			
INCOME															
Assessments															
Assessments	69,997	16,709	46,766	67,702	24,614	33,838	57,251	26,905	0	122,056	0	0	465,837	488,224	(22,387)
TOTAL Assessments	69,997	16,709	46,766	67,702	24,614	33,838	57,251	26,905	0	122,056	0	0	465,837	488,224	(22,387)
Other Income															
Insurance Proceeds	4,880	0	0	0	0	0	0	0	0	0	0	0	4,880	0	4,880
Interest Income	98	89	99	97	99	96	100	100	77	77	77	80	1,091	927	164
Key/Remote Fee	0	0	0	25	50	100	25	0	0	0	0	0	200	0	200
Late Fee	924	211	191	450	221	139	51	164	0	0	0	0	2,350	0	2,350
AR Fee Income	3,583	4,399	216	2,442	1,078	1,056	336	1,104	0	0	0	0	14,214	0	14,214
Legal Expense Reimb	2,212	4,737	712	2,908	3,234	4,077	2,874	2,177	0	0	0	0	22,930	0	22,930
NSF Fees	50	50	(50)	0	0	225	(250)	0	0	0	0	0	25	0	25
Violation Fine	1,149	886	691	3,141	569	1,843	1,529	2,622	0	0	0	0	12,430	0	12,430
Working Cap/Entry Fee	4,000	2,000	3,500	1,500	2,000	4,000	2,500	4,000	3,008	3,008	3,008	3,008	35,532	36,096	(564)
TOTAL Other Income	16,896	12,371	5,360	10,562	7,251	11,537	7,166	10,166	3,085	3,085	3,085	3,088	93,652	37,023	56,629
TOTAL INCOME	86,893	29,080	52,126	78,264	31,866	45,375	64,417	37,071	3,085	125,141	3,085	3,088	559,490	525,247	34,243
EXPENSES															
Administrative Expenses															
Accounting	0	0	0	0	475	0	0	0	0	0	0	0	475	550	(75)
Bank Charges - Return Pymt	10	20	20	10	0	20	0	0	0	0	0	0	80	0	80
Copies	223	265	1,542	119	713	2,009	522	791	861	861	861	861	9,628	10,333	(705)
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	95	0
Admin-AR Fees	342	3,912	860	512	2,508	906	477	2,929	0	0	0	0	12,446	0	12,446
Legal Expense	1,099	1,449	1,614	436	5,547	2,978	2,709	8,483	6,382	6,382	6,382	6,385	49,844	76,587	(26,743)
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	0	0	0	0	0	0	13	13	13	10	49	153	(104)
Postage/Delivery	(16)	32	750	(478)	492	492	(87)	(273)	111	111	111	114	1,360	1,335	25
Social Events	628	2,393	0	110	0	0	0	0	167	167	167	163	3,795	2,000	1,795
Website Hosting	85	85	85	103	241	85	87	87	100	100	100	94	1,253	1,194	59
TOTAL Administrative Expense	6,351	12,135	8,849	4,792	13,955	10,565	7,686	15,996	11,613	11,613	11,613	11,605	126,772	139,994	(13,221)
Non-Recurring Expenses															
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
Property Expenses															
Access Ctrl-Keys/Remotes	0	0	0	0	0	1,539	1,000	(651)	0	0	0	0	1,888	0	1,888
Access Ctrl-Maint	2,130	15	30	90	180	0	0	1,560	142	142	142	138	4,569	1,700	2,869
Electrical Repair/Maint	0	0	12,225	2,150	0	2,891	0	0	195	195	195	200	18,051	2,345	15,706
Extermination	0	0	0	0	0	189	0	0	0	0	0	0	189	0	189
Irrigation Repair/Maint	0	1,942	0	2,620	920	7,250	0	0	1,000	1,000	1,000	1,000	16,732	12,000	4,732
Janitorial-Porter	757	604	604	724	1,200	1,136	668	1,777	817	817	817	813	10,736	9,800	936
Janitorial-Supplies	0	0	35	290	486	0	0	0	0	0	0	0	810	0	810
Landscape-Enhancements	0	0	0	71,744	5,081	0	0	0	833	833	833	837	80,161	10,000	70,161

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 8/1/2022 To 8/31/2022 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			
Landscape-Maint	7,460	4,537	5,999	5,999	5,999	5,999	5,999	5,672	8,700	8,700	8,700	8,695	82,459	104,395	(21,936)
Landscape-Mulch	0	0	0	0	0	0	0	18,580	0	0	0	0	18,580	0	18,580
Landscape-Tree Maint	0	0	0	0	0	0	0	0	625	625	625	625	2,500	7,500	(5,000)
Lighting	0	0	0	0	0	0	0	0	30	30	30	26	116	356	(240)
Maint/Repair	80	368	6,022	0	6,583	117	0	0	2,068	2,068	2,068	2,073	21,446	24,821	(3,375)
Pool/Spa-Maint/Supplies	2,516	0	368	1,212	1,380	1,104	1,380	1,104	1,083	1,083	1,083	1,087	13,400	13,000	400
Pool-Chemicals	1,149	1,731	408	408	3,018	2,156	1,738	2,639	271	271	271	271	14,331	3,252	11,079
Pool-Repairs	7,539	205	0	0	0	1,082	0	156	417	417	417	413	10,645	5,000	5,645
Security/Monitoring	0	0	0	0	1,083	9,201	5,818	12,421	7,580	0	0	0	36,104	37,900	(1,797)
Security/Safety/Monitoring	34	34	34	37	37	0	0	0	31	33,610	31	31	33,878	33,951	(73)
TOTAL Property Expenses	21,665	9,437	25,724	85,273	25,965	32,665	16,604	43,259	23,792	49,791	16,212	16,209	366,596	266,020	100,576
<u>Tax/Ins/Interest Exp</u>															
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
Taxes-Property	0	0	0	514	0	0	0	0	0	0	0	0	514	0	514
TOTAL Tax/Ins/Interest Exp	0	0	0	514	0	0	0	0	17,635	0	0	0	18,149	17,635	514
<u>Transfer Proof</u>															
Tran Entry Fee to RSV	5,000	4,000	2,000	3,500	1,500	2,000	4,000	2,500	3,008	3,008	3,008	3,008	36,532	36,096	436
Dep Entry Fee to RSV	(5,000)	(4,000)	(2,000)	(3,500)	(1,500)	(2,000)	(4,000)	(2,500)	0	0	0	0	(24,500)	0	(24,500)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	3,008	3,008	3,008	3,008	12,032	36,096	(24,064)
<u>Utility Expenses</u>															
Communications/Inet	54	54	54	54	54	54	74	65	52	52	52	57	674	629	45
Electric	1,607	2,631	2,284	1,060	1,577	1,342	1,032	1,739	1,792	1,792	1,792	1,788	20,436	21,500	(1,064)
Tel/Cell/Pager	20	106	243	106	105	243	107	109	70	194	70	70	1,442	1,336	106
Trash	0	0	0	0	307	156	0	154	0	0	0	0	618	0	618
Water	5,400	4,179	2,337	3,351	5,477	17,682	1,926	5,378	3,503	3,503	3,503	3,505	59,745	42,038	17,707
TOTAL Utility Expenses	7,080	6,969	4,919	4,571	7,521	19,477	3,138	7,445	5,417	5,541	5,417	5,420	82,915	65,503	17,412
TOTAL EXPENSES	40,976	28,542	39,492	95,150	47,441	62,706	27,428	66,699	61,465	69,953	36,250	36,242	612,344	525,247	87,096
Excess Revenue / Expense	45,917	539	12,634	(16,886)	(15,575)	(17,331)	36,989	(29,629)	(58,380)	55,188	(33,165)	(33,154)	(52,854)	0	(52,854)