

Brookfield OA

Balance Sheet

Period 06/30/2022

Assets

Cash

Cking - Western Alliance	271,946.66	
MMA - Western Alliance	732,362.36	
Total Cash	<u>1,004,309.02</u>	
Total Assets		<u><u>1,004,309.02</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Assessments	96.00	
Total Prepaid Assessments	<u>96.00</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	9,296.27	
Total Fund Balance	<u>1,004,213.02</u>	
Total Liabilities & Equity		<u><u>1,004,309.02</u></u>

Brookfield OA

Income Statement

Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	33,837.51	74.57%	259,625.76	80.23%
Total Assessments	33,837.51	74.57%	259,625.76	80.23%
Other Income				
Insurance Proceeds	0.00	0.00%	4,880.00	1.51%
Interest Income	96.46	0.21%	579.27	0.18%
Key/Remote Fee	100.00	0.22%	175.00	0.05%
Late Fee	138.95	0.31%	2,135.56	0.66%
AR Fee Income	1,056.46	2.33%	12,773.98	3.95%
Legal Expense Reimb	4,076.86	8.98%	17,880.03	5.53%
NSF Fees	225.00	0.50%	275.00	0.08%
Violation Fine	1,843.31	4.06%	8,279.03	2.56%
Working Cap/Entry Fee	4,000.00	8.82%	17,000.00	5.25%
Total Other Income	11,537.04	25.43%	63,977.87	19.77%
Total Income	45,374.55	100.00%	323,603.63	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	475.00	0.15%
Bank Charges - Return Pymt	20.00	0.03%	80.00	0.03%
Copies	2,009.48	3.20%	4,871.36	1.55%
Dues/Licenses/Permits	95.00	0.15%	95.00	0.03%
Admin-AR Fees	906.00	1.44%	9,040.00	2.88%
Legal Expense	2,977.50	4.75%	13,122.04	4.17%
Management Fees	3,979.00	6.35%	23,874.00	7.60%
Postage/Delivery	492.34	0.79%	1,272.86	0.40%
Social Events	0.00	0.00%	3,131.38	1.00%
Website Hosting	85.28	0.14%	685.55	0.22%
Total Administrative Expenses	10,564.60	16.85%	56,647.19	18.02%
Non-Recurring Expenses				
NR-Plumbing	0.00	0.00%	5,880.00	1.87%
Total Non-Recurring Expenses	0.00	0.00%	5,880.00	1.87%
Property Expenses				
Access Ctrl-Keys/Remotes	1,539.12	2.45%	1,539.12	0.49%
Access Ctrl-Maint	0.00	0.00%	2,445.21	0.78%
Electrical Repair/Maint	2,891.00	4.61%	17,266.00	5.49%
Extermination	189.44	0.30%	189.44	0.06%
Irrigation Repair/Maint	7,250.37	11.56%	12,732.16	4.05%
Janitorial-Porter	1,136.15	1.81%	5,026.52	1.60%
Janitorial-Supplies	0.00	0.00%	810.41	0.26%
Landscape-Enhancements	0.00	0.00%	76,824.50	24.44%
Landscape-Maint	5,998.85	9.57%	35,993.13	11.45%
Maint/Repair	116.91	0.19%	13,169.40	4.19%
Pool/Spa-Maint/Supplies	1,104.15	1.76%	6,579.73	2.09%
Pool-Chemicals	2,155.71	3.44%	8,869.64	2.82%
Pool-Repairs	1,081.58	1.72%	8,825.60	2.81%
Security/Monitoring	9,201.27	14.67%	10,283.77	3.27%
Security/Safety/Monitoring	0.00	0.00%	174.93	0.06%
Total Property Expenses	32,664.55	52.09%	200,729.56	63.86%
Tax/Ins/Interest Exp				
Taxes-Property	0.00	0.00%	514.28	0.16%
Total Tax/Ins/Interest Exp	0.00	0.00%	514.28	0.16%
Transfer Proof				
Tran Entry Fee to RSV	2,000.00	3.19%	18,000.00	5.73%
Dep Entry Fee to RSV	(2,000.00)	-3.19%	(18,000.00)	-5.73%
Total Transfer Proof	0.00	0.00%	0.00	0.00%

Brookfield OA

Income Statement

Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Utility Expenses				
Communications/Inet	53.76	0.09%	322.56	0.10%
Electric	1,342.02	2.14%	10,500.58	3.34%
Tel/Cell/Pager	242.81	0.39%	822.39	0.26%
Trash	156.36	0.25%	463.76	0.15%
Water	17,681.88	28.20%	38,427.04	12.23%
Total Utility Expenses	19,476.83	31.06%	50,536.33	16.08%
Total Expense	62,705.98	100.00%	314,307.36	100.00%
Fund Change	(17,331.43)		9,296.27	

Brookfield OA

Budget Comparison

Period 6/1/2022 To 6/30/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	33,837.51	0.00	33,837.51	0.00%	259,625.76	244,112.00	15,513.76	-6.36%	488,224.00
Total Assessments	33,837.51	0.00	33,837.51	0.00%	259,625.76	244,112.00	15,513.76	-6.36%	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	96.46	77.00	19.46	-25.27%	579.27	462.00	117.27	-25.38%	927.00
Key/Remote Fee	100.00	0.00	100.00	0.00%	175.00	0.00	175.00	0.00%	0.00
Late Fee	138.95	0.00	138.95	0.00%	2,135.56	0.00	2,135.56	0.00%	0.00
AR Fee Income	1,056.46	0.00	1,056.46	0.00%	12,773.98	0.00	12,773.98	0.00%	0.00
Legal Expense Reimb	4,076.86	0.00	4,076.86	0.00%	17,880.03	0.00	17,880.03	0.00%	0.00
NSF Fees	225.00	0.00	225.00	0.00%	275.00	0.00	275.00	0.00%	0.00
Violation Fine	1,843.31	0.00	1,843.31	0.00%	8,279.03	0.00	8,279.03	0.00%	0.00
Working Cap/Entry Fee	4,000.00	3,008.00	992.00	-32.98%	17,000.00	18,048.00	(1,048.00)	5.81%	36,096.00
Total Other Income	11,537.04	3,085.00	8,452.04	-273.97%	63,977.87	18,510.00	45,467.87	-245.64%	37,023.00
Total Income	45,374.55	3,085.00	42,289.55	-1370.81%	323,603.63	262,622.00	60,981.63	-23.22%	525,247.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	475.00	425.00	50.00	-11.76%	550.00
Bank Charges - Return Pymt	20.00	0.00	20.00	0.00%	80.00	0.00	80.00	0.00%	0.00
Copies	2,009.48	861.00	1,148.48	-133.39%	4,871.36	5,167.00	(295.64)	5.72%	10,333.00
Dues/Licenses/Permits	95.00	95.00	0.00	0.00%	95.00	95.00	0.00	0.00%	95.00
Admin-AR Fees	906.00	0.00	906.00	0.00%	9,040.00	0.00	9,040.00	0.00%	0.00
Legal Expense	2,977.50	6,382.00	(3,404.50)	53.35%	13,122.04	38,292.00	(25,169.96)	65.73%	76,587.00
Management Fees	3,979.00	3,979.00	0.00	0.00%	23,874.00	23,874.00	0.00	0.00%	47,746.68
Meeting Expense	0.00	13.00	(13.00)	100.00%	0.00	78.00	(78.00)	100.00%	152.76
Postage/Delivery	492.34	111.00	381.34	-343.55%	1,272.86	666.00	606.86	-91.12%	1,335.00
Social Events	0.00	167.00	(167.00)	100.00%	3,131.38	1,002.00	2,129.38	-212.51%	2,000.00
Website Hosting	85.28	100.00	(14.72)	14.72%	685.55	600.00	85.55	-14.26%	1,194.35
Total Administrative Expenses	10,564.60	11,708.00	(1,143.40)	9.77%	56,647.19	70,199.00	(13,551.81)	19.30%	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	1,539.12	0.00	1,539.12	0.00%	1,539.12	0.00	1,539.12	0.00%	0.00
Access Ctrl-Maint	0.00	142.00	(142.00)	100.00%	2,445.21	852.00	1,593.21	-187.00%	1,700.00
Electrical Repair/Maint	2,891.00	195.00	2,696.00	-1382.56%	17,266.00	1,170.00	16,096.00	-1375.73%	2,345.00
Extermination	189.44	0.00	189.44	0.00%	189.44	0.00	189.44	0.00%	0.00
Irrigation Repair/Maint	7,250.37	1,000.00	6,250.37	-625.04%	12,732.16	6,000.00	6,732.16	-112.20%	12,000.00
Janitorial-Porter	1,136.15	817.00	319.15	-39.06%	5,026.52	4,902.00	124.52	-2.54%	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	4,998.00	71,826.50	-1437.10%	10,000.00
Landscape-Maint	5,998.85	8,700.00	(2,701.15)	31.05%	35,993.13	52,200.00	(16,206.87)	31.05%	104,395.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	3,750.00	(3,750.00)	100.00%	7,500.00
Lighting	0.00	30.00	(30.00)	100.00%	0.00	180.00	(180.00)	100.00%	355.79
Maint/Repair	116.91	2,068.00	(1,951.09)	94.35%	13,169.40	12,408.00	761.40	-6.14%	24,821.00
Pool/Spa-Maint/Supplies	1,104.15	1,083.00	21.15	-1.95%	6,579.73	6,498.00	81.73	-1.26%	13,000.00
Pool-Chemicals	2,155.71	271.00	1,884.71	-695.46%	8,869.64	1,626.00	7,243.64	-445.49%	3,252.00
Pool-Repairs	1,081.58	417.00	664.58	-159.37%	8,825.60	2,502.00	6,323.60	-252.74%	5,000.00
Security/Monitoring	9,201.27	7,580.00	1,621.27	-21.39%	10,283.77	15,160.00	(4,876.23)	32.17%	37,900.00
Security/Safety/Monitoring	0.00	31.00	(31.00)	100.00%	174.93	186.00	(11.07)	5.95%	33,950.98
Total Property Expenses	32,664.55	23,792.00	8,872.55	-37.29%	200,729.56	112,432.00	88,297.56	-78.53%	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	2,000.00	3,008.00	(1,008.00)	33.51%	18,000.00	18,048.00	(48.00)	0.27%	36,096.00
Dep Entry Fee to RSV	(2,000.00)	0.00	(2,000.00)	0.00%	(18,000.00)	0.00	(18,000.00)	0.00%	0.00
Total Transfer Proof	0.00	3,008.00	(3,008.00)	100.00%	0.00	18,048.00	(18,048.00)	100.00%	36,096.00
Utility Expenses									
Communications/Inet	53.76	52.00	1.76	-3.38%	322.56	312.00	10.56	-3.38%	629.00
Electric	1,342.02	1,792.00	(449.98)	25.11%	10,500.58	10,752.00	(251.42)	2.34%	21,500.00
Tel/Cell/Pager	242.81	70.00	172.81	-246.87%	822.39	668.00	154.39	-23.11%	1,336.00
Trash	156.36	0.00	156.36	0.00%	463.76	0.00	463.76	0.00%	0.00
Water	17,681.88	3,503.00	14,178.88	-404.76%	38,427.04	21,018.00	17,409.04	-82.83%	42,038.00
Total Utility Expenses	19,476.83	5,417.00	14,059.83	-259.55%	50,536.33	32,750.00	17,786.33	-54.31%	65,503.00
Total Expense	62,705.98	43,925.00	18,780.98	-42.76%	314,307.36	233,429.00	80,878.36	-34.65%	525,247.31
Fund Change	(17,331.43)	(40,840.00)	23,508.57	57.56%	9,296.27	29,193.00	(19,896.73)	68.16%	(0.31)

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 6/1/2022 To 6/30/2022 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			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	69,997	16,709	46,766	67,702	24,614	33,838	122,056	0	0	122,056	0	0	503,738	488,224	15,514
TOTAL Assessments	69,997	16,709	46,766	67,702	24,614	33,838	122,056	0	0	122,056	0	0	503,738	488,224	15,514
<u>Other Income</u>															
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	77	77	77	77	77	80	1,044	927	117
Key/Remote Fee	0	0	0	25	50	100	0	0	0	0	0	0	175	0	175
Late Fee	924	211	191	450	221	139	0	0	0	0	0	0	2,136	0	2,136
AR Fee Income	3,583	4,399	216	2,442	1,078	1,056	0	0	0	0	0	0	12,774	0	12,774
Legal Expense Reimb	2,212	4,737	712	2,908	3,234	4,077	0	0	0	0	0	0	17,880	0	17,880
NSF Fees	50	50	(50)	0	0	225	0	0	0	0	0	0	275	0	275
Violation Fine	1,149	886	691	3,141	569	1,843	0	0	0	0	0	0	8,279	0	8,279
Working Cap/Entry Fee	4,000	2,000	3,500	1,500	2,000	4,000	3,008	3,008	3,008	3,008	3,008	3,008	35,048	36,096	(1,048)
TOTAL Other Income	16,896	12,371	5,360	10,562	7,251	11,537	3,085	3,085	3,085	3,085	3,085	3,088	82,491	37,023	45,468
TOTAL INCOME	86,893	29,080	52,126	78,264	31,866	45,375	125,141	3,085	3,085	125,141	3,085	3,088	586,229	525,247	60,982
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	475	0	125	0	0	0	0	0	600	550	50
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	861	861	861	861	861	861	10,037	10,333	(296)
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	0	0	0	0	0	0	9,040	0	9,040
Legal Expense	1,099	1,449	1,614	436	5,547	2,978	6,382	6,382	6,382	6,382	6,382	6,385	51,417	76,587	(25,170)
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	13	13	13	13	13	10	75	153	(78)
Postage/Delivery	(16)	32	750	(478)	492	492	111	111	111	111	111	114	1,942	1,335	607
Social Events	628	2,393	0	110	0	0	167	167	167	167	167	163	4,129	2,000	2,129
Website Hosting	85	85	85	103	241	85	100	100	100	100	100	94	1,280	1,194	86
TOTAL Administrative Expense	6,351	12,135	8,849	4,792	13,955	10,565	11,738	11,613	11,613	11,613	11,613	11,605	126,442	139,994	(13,552)
<u>Non-Recurring Expenses</u>															
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
<u>Property Expenses</u>															
Access Ctrl-Keys/Remotes	0	0	0	0	0	1,539	0	0	0	0	0	0	1,539	0	1,539
Access Ctrl-Maint	2,130	15	30	90	180	0	142	142	142	142	142	138	3,293	1,700	1,593
Electrical Repair/Maint	0	0	12,225	2,150	0	2,891	195	195	195	195	195	200	18,441	2,345	16,096
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	1,000	1,000	1,000	1,000	1,000	1,000	18,732	12,000	6,732
Janitorial-Porter	757	604	604	724	1,200	1,136	817	817	817	817	817	813	9,925	9,800	125
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	833	833	833	833	833	837	81,827	10,000	71,827

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 6/1/2022 To 6/30/2022 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	8,700	8,700	8,700	8,700	8,700	8,695	88,188	104,395	(16,207)
Landscape-Tree Maint	0	0	0	0	0	0	625	625	625	625	625	625	3,750	7,500	(3,750)
Lighting	0	0	0	0	0	0	30	30	30	30	30	26	176	356	(180)
Maint/Repair	80	368	6,022	0	6,583	117	2,068	2,068	2,068	2,068	2,068	2,073	25,582	24,821	761
Pool/Spa-Maint/Supplies	2,516	0	368	1,212	1,380	1,104	1,083	1,083	1,083	1,083	1,083	1,087	13,082	13,000	82
Pool-Chemicals	1,149	1,731	408	408	3,018	2,156	271	271	271	271	271	271	10,496	3,252	7,244
Pool-Repairs	7,539	205	0	0	0	1,082	417	417	417	417	417	413	11,324	5,000	6,324
Security/Monitoring	0	0	0	0	1,083	9,201	7,580	7,580	7,580	0	0	0	33,024	37,900	(4,876)
Security/Safety/Monitoring	34	34	34	37	37	0	31	31	31	33,610	31	31	33,940	33,951	(11)
TOTAL Property Expenses	21,665	9,437	25,724	85,273	25,965	32,665	23,792	23,792	23,792	49,791	16,212	16,209	354,317	266,020	88,298
<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	3,008	3,008	3,008	3,008	3,008	3,008	36,048	36,096	(48)
Dep Entry Fee to RSV	(5,000)	(4,000)	(2,000)	(3,500)	(1,500)	(2,000)	0	0	0	0	0	0	(18,000)	0	(18,000)
TOTAL Transfer Proof	0	0	0	0	0	0	3,008	3,008	3,008	3,008	3,008	3,008	18,048	36,096	(18,048)
<u>Utility Expenses</u>															
Communications/Inet	54	54	54	54	54	54	52	52	52	52	52	57	640	629	11
Electric	1,607	2,631	2,284	1,060	1,577	1,342	1,792	1,792	1,792	1,792	1,792	1,788	21,249	21,500	(251)
Tel/Cell/Pager	20	106	243	106	105	243	194	70	70	194	70	70	1,490	1,336	154
Trash	0	0	0	0	307	156	0	0	0	0	0	0	464	0	464
Water	5,400	4,179	2,337	3,351	5,477	17,682	3,503	3,503	3,503	3,503	3,503	3,505	59,447	42,038	17,409
TOTAL Utility Expenses	7,080	6,969	4,919	4,571	7,521	19,477	5,541	5,417	5,417	5,541	5,417	5,420	83,289	65,503	17,786
TOTAL EXPENSES	40,976	28,542	39,492	95,150	47,441	62,706	44,079	43,830	61,465	69,953	36,250	36,242	606,126	525,247	80,878
Excess Revenue / Expense	45,917	539	12,634	(16,886)	(15,575)	(17,331)	81,062	(40,745)	(58,380)	55,188	(33,165)	(33,154)	(19,897)	0	(19,897)