

# **Brookfield OA**

## **Balance Sheet**

Period 07/31/2022

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### **Assets**

#### Cash

Cking - Western Alliance	304,834.11	
MMA - Western Alliance	736,455.86	
Total Cash	<u>1,041,289.97</u>	
Total Assets		<u><u>1,041,289.97</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	46,285.22	
Total Fund Balance	<u>1,041,201.97</u>	
Total Liabilities & Equity		<u><u>1,041,289.97</u></u>

# Brookfield OA

## Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	57,250.99	88.88%	316,876.75	81.67%
Total Assessments	57,250.99	88.88%	316,876.75	81.67%
<b>Other Income</b>				
Insurance Proceeds	0.00	0.00%	4,880.00	1.26%
Interest Income	100.27	0.16%	679.54	0.18%
Key/Remote Fee	25.00	0.04%	200.00	0.05%
Late Fee	51.13	0.08%	2,186.69	0.56%
AR Fee Income	336.36	0.52%	13,110.34	3.38%
Legal Expense Reimb	2,873.83	4.46%	20,753.86	5.35%
NSF Fees	(250.00)	-0.39%	25.00	0.01%
Violation Fine	1,529.03	2.37%	9,808.06	2.53%
Working Cap/Entry Fee	2,500.00	3.88%	19,500.00	5.03%
Total Other Income	7,165.62	11.12%	71,143.49	18.33%
Total Income	64,416.61	100.00%	388,020.24	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	0.00	0.00%	475.00	0.14%
Bank Charges - Return Pymt	0.00	0.00%	80.00	0.02%
Copies	521.80	1.90%	5,393.16	1.58%
Dues/Licenses/Permits	0.00	0.00%	95.00	0.03%
Admin-AR Fees	477.00	1.74%	9,517.00	2.78%
Legal Expense	2,708.50	9.88%	15,830.54	4.63%
Management Fees	3,979.00	14.51%	27,853.00	8.15%
Postage/Delivery	(87.08)	-0.32%	1,185.78	0.35%
Social Events	0.00	0.00%	3,131.38	0.92%
Website Hosting	86.60	0.32%	772.15	0.23%
Total Administrative Expenses	7,685.82	28.02%	64,333.01	18.83%
<b>Non-Recurring Expenses</b>				
NR-Plumbing	0.00	0.00%	5,880.00	1.72%
Total Non-Recurring Expenses	0.00	0.00%	5,880.00	1.72%
<b>Property Expenses</b>				
Access Ctrl-Keys/Remotes	1,000.00	3.65%	2,539.12	0.74%
Access Ctrl-Maint	0.00	0.00%	2,445.21	0.72%
Electrical Repair/Maint	0.00	0.00%	17,266.00	5.05%
Extermination	0.00	0.00%	189.44	0.06%
Irrigation Repair/Maint	0.00	0.00%	12,732.16	3.73%
Janitorial-Porter	668.48	2.44%	5,695.00	1.67%
Janitorial-Supplies	0.00	0.00%	810.41	0.24%
Landscape-Enhancements	0.00	0.00%	76,824.50	22.48%
Landscape-Maint	5,998.86	21.87%	41,991.99	12.29%
Maint/Repair	0.00	0.00%	13,169.40	3.85%
Pool/Spa-Maint/Supplies	1,380.19	5.03%	7,959.92	2.33%
Pool-Chemicals	1,737.55	6.34%	10,607.19	3.10%
Pool-Repairs	0.00	0.00%	8,825.60	2.58%
Security/Monitoring	5,818.45	21.21%	16,102.22	4.71%
Security/Safety/Monitoring	0.00	0.00%	174.93	0.05%
Total Property Expenses	16,603.53	60.54%	217,333.09	63.60%
<b>Tax/Ins/Interest Exp</b>				
Taxes-Property	0.00	0.00%	514.28	0.15%
Total Tax/Ins/Interest Exp	0.00	0.00%	514.28	0.15%
<b>Transfer Proof</b>				
Tran Entry Fee to RSV	4,000.00	14.58%	22,000.00	6.44%
Dep Entry Fee to RSV	(4,000.00)	-14.58%	(22,000.00)	-6.44%
Total Transfer Proof	0.00	0.00%	0.00	0.00%

# Brookfield OA

## Income Statement

Period 7/1/2022 To 7/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Utility Expenses</b>				
Communications/Inet	74.20	0.27%	396.76	0.12%
Electric	1,031.87	3.76%	11,532.45	3.37%
Tel/Cell/Pager	106.73	0.39%	929.12	0.27%
Trash	0.00	0.00%	463.76	0.14%
Water	1,925.51	7.02%	40,352.55	11.81%
Total Utility Expenses	3,138.31	11.44%	53,674.64	15.71%
Total Expense	27,427.66	100.00%	341,735.02	100.00%
Fund Change	36,988.95		46,285.22	

# Brookfield OA

## Budget Comparison

Period 7/1/2022 To 7/31/2022 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	57,250.99	122,056.00	(64,805.01)	53.09%	316,876.75	366,168.00	(49,291.25)	13.46%	488,224.00
Total Assessments	57,250.99	122,056.00	(64,805.01)	53.09%	316,876.75	366,168.00	(49,291.25)	13.46%	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	100.27	77.00	23.27	-30.22%	679.54	539.00	140.54	-26.07%	927.00
Key/Remote Fee	25.00	0.00	25.00	0.00%	200.00	0.00	200.00	0.00%	0.00
Late Fee	51.13	0.00	51.13	0.00%	2,186.69	0.00	2,186.69	0.00%	0.00
AR Fee Income	336.36	0.00	336.36	0.00%	13,110.34	0.00	13,110.34	0.00%	0.00
Legal Expense Reimb	2,873.83	0.00	2,873.83	0.00%	20,753.86	0.00	20,753.86	0.00%	0.00
NSF Fees	(250.00)	0.00	(250.00)	0.00%	25.00	0.00	25.00	0.00%	0.00
Violation Fine	1,529.03	0.00	1,529.03	0.00%	9,808.06	0.00	9,808.06	0.00%	0.00
Working Cap/Entry Fee	2,500.00	3,008.00	(508.00)	16.89%	19,500.00	21,056.00	(1,556.00)	7.39%	36,096.00
Total Other Income	7,165.62	3,085.00	4,080.62	-132.27%	71,143.49	21,595.00	49,548.49	-229.44%	37,023.00
Total Income	64,416.61	125,141.00	(60,724.39)	48.52%	388,020.24	387,763.00	257.24	-0.07%	525,247.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	125.00	(125.00)	100.00%	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	521.80	861.00	(339.20)	39.40%	5,393.16	6,028.00	(634.84)	10.53%	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	477.00	0.00	477.00	0.00%	9,517.00	0.00	9,517.00	0.00%	0.00
Legal Expense	2,708.50	6,382.00	(3,673.50)	57.56%	15,830.54	44,674.00	(28,843.46)	64.56%	76,587.00
Management Fees	3,979.00	3,979.00	0.00	0.00%	27,853.00	27,853.00	0.00	0.00%	47,746.68
Meeting Expense	0.00	13.00	(13.00)	100.00%	0.00	91.00	(91.00)	100.00%	152.76
Postage/Delivery	(87.08)	111.00	(198.08)	178.45%	1,185.78	777.00	408.78	-52.61%	1,335.00
Social Events	0.00	167.00	(167.00)	100.00%	3,131.38	1,169.00	1,962.38	-167.87%	2,000.00
Website Hosting	86.60	100.00	(13.40)	13.40%	772.15	700.00	72.15	-10.31%	1,194.35
Total Administrative Expenses	7,685.82	11,738.00	(4,052.18)	34.52%	64,333.01	81,937.00	(17,603.99)	21.48%	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-Keys/Remotes	1,000.00	0.00	1,000.00	0.00%	2,539.12	0.00	2,539.12	0.00%	0.00
Access Ctrl-Maint	0.00	142.00	(142.00)	100.00%	2,445.21	994.00	1,451.21	-146.00%	1,700.00
Electrical Repair/Maint	0.00	195.00	(195.00)	100.00%	17,266.00	1,365.00	15,901.00	-1164.91%	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	7,000.00	5,732.16	-81.89%	12,000.00
Janitorial-Porter	668.48	817.00	(148.52)	18.18%	5,695.00	5,719.00	(24.00)	0.42%	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	5,831.00	70,993.50	-1217.52%	10,000.00
Landscape-Maint	5,998.86	8,700.00	(2,701.14)	31.05%	41,991.99	60,900.00	(18,908.01)	31.05%	104,395.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	4,375.00	(4,375.00)	100.00%	7,500.00
Lighting	0.00	30.00	(30.00)	100.00%	0.00	210.00	(210.00)	100.00%	355.79
Maint/Repair	0.00	2,068.00	(2,068.00)	100.00%	13,169.40	14,476.00	(1,306.60)	9.03%	24,821.00
Pool/Spa-Maint/Supplies	1,380.19	1,083.00	297.19	-27.44%	7,959.92	7,581.00	378.92	-5.00%	13,000.00
Pool-Chemicals	1,737.55	271.00	1,466.55	-541.16%	10,607.19	1,897.00	8,710.19	-459.16%	3,252.00
Pool-Repairs	0.00	417.00	(417.00)	100.00%	8,825.60	2,919.00	5,906.60	-202.35%	5,000.00
Security/Monitoring	5,818.45	7,580.00	(1,761.55)	23.24%	16,102.22	22,740.00	(6,637.78)	29.19%	37,900.00
Security/Safety/Monitoring	0.00	31.00	(31.00)	100.00%	174.93	217.00	(42.07)	19.39%	33,950.98
Total Property Expenses	16,603.53	23,792.00	(7,188.47)	30.21%	217,333.09	136,224.00	81,109.09	-59.54%	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
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
<b>Transfer Proof</b>									
Tran Entry Fee to RSV	4,000.00	3,008.00	992.00	-32.98%	22,000.00	21,056.00	944.00	-4.48%	36,096.00
Dep Entry Fee to RSV	(4,000.00)	0.00	(4,000.00)	0.00%	(22,000.00)	0.00	(22,000.00)	0.00%	0.00
Total Transfer Proof	0.00	3,008.00	(3,008.00)	100.00%	0.00	21,056.00	(21,056.00)	100.00%	36,096.00
<b>Utility Expenses</b>									
Communications/Inet	74.20	52.00	22.20	-42.69%	396.76	364.00	32.76	-9.00%	629.00
Electric	1,031.87	1,792.00	(760.13)	42.42%	11,532.45	12,544.00	(1,011.55)	8.06%	21,500.00
Tel/Cell/Pager	106.73	194.00	(87.27)	44.98%	929.12	862.00	67.12	-7.79%	1,336.00
Trash	0.00	0.00	0.00	0.00%	463.76	0.00	463.76	0.00%	0.00
Water	1,925.51	3,503.00	(1,577.49)	45.03%	40,352.55	24,521.00	15,831.55	-64.56%	42,038.00
Total Utility Expenses	3,138.31	5,541.00	(2,402.69)	43.36%	53,674.64	38,291.00	15,383.64	-40.18%	65,503.00
Total Expense	27,427.66	44,079.00	(16,651.34)	37.78%	341,735.02	277,508.00	64,227.02	-23.14%	525,247.31
Fund Change	36,988.95	81,062.00	(44,073.05)	54.37%	46,285.22	110,255.00	(63,969.78)	58.02%	(0.31)

**Brookfield OA****12 Month Income Statement with Annual Variance Estimate****Period 7/1/2022 To 7/31/2022 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			
<b><u>INCOME</u></b>															
<b><u>Assessments</u></b>															
Assessments	69,997	16,709	46,766	67,702	24,614	33,838	57,251	0	0	122,056	0	0	438,933	488,224	(49,291)
TOTAL Assessments	69,997	16,709	46,766	67,702	24,614	33,838	57,251	0	0	122,056	0	0	438,933	488,224	(49,291)
<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	99	97	99	96	100	77	77	77	77	80	1,068	927	141
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	0	0	0	0	0	2,187	0	2,187
AR Fee Income	3,583	4,399	216	2,442	1,078	1,056	336	0	0	0	0	0	13,110	0	13,110
Legal Expense Reimb	2,212	4,737	712	2,908	3,234	4,077	2,874	0	0	0	0	0	20,754	0	20,754
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	0	0	0	0	0	9,808	0	9,808
Working Cap/Entry Fee	4,000	2,000	3,500	1,500	2,000	4,000	2,500	3,008	3,008	3,008	3,008	3,008	34,540	36,096	(1,556)
TOTAL Other Income	16,896	12,371	5,360	10,562	7,251	11,537	7,166	3,085	3,085	3,085	3,085	3,088	86,571	37,023	49,548
TOTAL INCOME	86,893	29,080	52,126	78,264	31,866	45,375	64,417	3,085	3,085	125,141	3,085	3,088	525,504	525,247	257
<b><u>EXPENSES</u></b>															
<b><u>Administrative Expenses</u></b>															
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	861	861	861	861	861	9,698	10,333	(635)
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	0	0	0	0	0	9,517	0	9,517
Legal Expense	1,099	1,449	1,614	436	5,547	2,978	2,709	6,382	6,382	6,382	6,382	6,385	47,744	76,587	(28,843)
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	13	13	13	13	10	62	153	(91)
Postage/Delivery	(16)	32	750	(478)	492	492	(87)	111	111	111	111	114	1,744	1,335	409
Social Events	628	2,393	0	110	0	0	0	167	167	167	167	163	3,962	2,000	1,962
Website Hosting	85	85	85	103	241	85	87	100	100	100	100	94	1,267	1,194	72
TOTAL Administrative Expense	6,351	12,135	8,849	4,792	13,955	10,565	7,686	11,613	11,613	11,613	11,613	11,605	122,390	139,994	(17,604)
<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-Keys/Remotes	0	0	0	0	0	1,539	1,000	0	0	0	0	0	2,539	0	2,539
Access Ctrl-Maint	2,130	15	30	90	180	0	0	142	142	142	142	138	3,151	1,700	1,451
Electrical Repair/Maint	0	0	12,225	2,150	0	2,891	0	195	195	195	195	200	18,246	2,345	15,901
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	1,000	1,000	1,000	1,000	1,000	17,732	12,000	5,732
Janitorial-Porter	757	604	604	724	1,200	1,136	668	817	817	817	817	813	9,776	9,800	(24)
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	833	833	833	833	837	80,994	10,000	70,994

**Brookfield OA****12 Month Income Statement with Annual Variance Estimate****Period 7/1/2022 To 7/31/2022 11:59:00 PM**

	<b>Operating</b>												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	8,700	8,700	8,700	8,700	8,695	85,487	104,395	(18,908)
Landscape-Tree Maint	0	0	0	0	0	0	0	625	625	625	625	625	3,125	7,500	(4,375)
Lighting	0	0	0	0	0	0	0	30	30	30	30	26	146	356	(210)
Maint/Repair	80	368	6,022	0	6,583	117	0	2,068	2,068	2,068	2,068	2,073	23,514	24,821	(1,307)
Pool/Spa-Maint/Supplies	2,516	0	368	1,212	1,380	1,104	1,380	1,083	1,083	1,083	1,083	1,087	13,379	13,000	379
Pool-Chemicals	1,149	1,731	408	408	3,018	2,156	1,738	271	271	271	271	271	11,962	3,252	8,710
Pool-Repairs	7,539	205	0	0	0	1,082	0	417	417	417	417	413	10,907	5,000	5,907
Security/Monitoring	0	0	0	0	1,083	9,201	5,818	7,580	7,580	0	0	0	31,262	37,900	(6,638)
Security/Safety/Monitoring	34	34	34	37	37	0	0	31	31	33,610	31	31	33,909	33,951	(42)
<b>TOTAL Property Expenses</b>	<b>21,665</b>	<b>9,437</b>	<b>25,724</b>	<b>85,273</b>	<b>25,965</b>	<b>32,665</b>	<b>16,604</b>	<b>23,792</b>	<b>23,792</b>	<b>49,791</b>	<b>16,212</b>	<b>16,209</b>	<b>347,129</b>	<b>266,020</b>	<b>81,109</b>
<b><u>Tax/Ins/Interest Exp</u></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
Taxes-Property	0	0	0	514	0	0	0	0	0	0	0	0	514	0	514
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>514</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,635</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,149</b>	<b>17,635</b>	<b>514</b>
<b><u>Transfer Proof</u></b>															
Tran Entry Fee to RSV	5,000	4,000	2,000	3,500	1,500	2,000	4,000	3,008	3,008	3,008	3,008	3,008	37,040	36,096	944
Dep Entry Fee to RSV	(5,000)	(4,000)	(2,000)	(3,500)	(1,500)	(2,000)	(4,000)	0	0	0	0	0	(22,000)	0	(22,000)
<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>3,008</b>	<b>3,008</b>	<b>3,008</b>	<b>3,008</b>	<b>3,008</b>	<b>15,040</b>	<b>36,096</b>	<b>(21,056)</b>
<b><u>Utility Expenses</u></b>															
Communications/Inet	54	54	54	54	54	54	74	52	52	52	52	57	662	629	33
Electric	1,607	2,631	2,284	1,060	1,577	1,342	1,032	1,792	1,792	1,792	1,792	1,788	20,488	21,500	(1,012)
Tel/Cell/Pager	20	106	243	106	105	243	107	70	70	194	70	70	1,403	1,336	67
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	1,926	3,503	3,503	3,503	3,503	3,505	57,870	42,038	15,832
<b>TOTAL Utility Expenses</b>	<b>7,080</b>	<b>6,969</b>	<b>4,919</b>	<b>4,571</b>	<b>7,521</b>	<b>19,477</b>	<b>3,138</b>	<b>5,417</b>	<b>5,417</b>	<b>5,541</b>	<b>5,417</b>	<b>5,420</b>	<b>80,887</b>	<b>65,503</b>	<b>15,384</b>
<b>TOTAL EXPENSES</b>	<b>40,976</b>	<b>28,542</b>	<b>39,492</b>	<b>95,150</b>	<b>47,441</b>	<b>62,706</b>	<b>27,428</b>	<b>43,830</b>	<b>61,465</b>	<b>69,953</b>	<b>36,250</b>	<b>36,242</b>	<b>589,474</b>	<b>525,247</b>	<b>64,227</b>
<b>Excess Revenue / Expense</b>	<b>45,917</b>	<b>539</b>	<b>12,634</b>	<b>(16,886)</b>	<b>(15,575)</b>	<b>(17,331)</b>	<b>36,989</b>	<b>(40,745)</b>	<b>(58,380)</b>	<b>55,188</b>	<b>(33,165)</b>	<b>(33,154)</b>	<b>(63,970)</b>	<b>0</b>	<b>(63,970)</b>