

# **Brookfield OA**

## **Balance Sheet**

Period 04/30/2022

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### **Assets**

#### Cash

Cking - Western Alliance	308,568.30	
MMA - Western Alliance	728,679.34	
Total Cash	<u>1,037,247.64</u>	
Total Assets		<u><u>1,037,247.64</u></u>

### **Liabilities & Equity**

#### Prepaid Assessments

Prepaid Assessments	135.00	
Total Prepaid Assessments	<u>135.00</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	42,195.89	
Total Fund Balance	<u>1,037,112.64</u>	
Total Liabilities & Equity		<u><u>1,037,247.64</u></u>

# Brookfield OA

## Income Statement

Period 4/1/2022 To 4/30/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	67,702.02	86.51%	201,173.84	81.66%
Total Assessments	67,702.02	86.51%	201,173.84	81.66%
<b>Other Income</b>				
Insurance Proceeds	0.00	0.00%	4,880.00	1.98%
Interest Income	89.56	0.11%	376.09	0.15%
Key/Remote Fee	25.00	0.03%	25.00	0.01%
Late Fee	450.29	0.58%	1,775.73	0.72%
AR Fee Income	2,441.56	3.12%	10,640.00	4.32%
Legal Expense Reimb	2,907.65	3.72%	10,568.70	4.29%
NSF Fees	0.00	0.00%	50.00	0.02%
Violation Fine	3,140.72	4.01%	5,866.72	2.38%
Working Cap/Entry Fee	1,500.00	1.92%	11,000.00	4.47%
Total Other Income	10,554.78	13.49%	45,182.24	18.34%
Total Income	78,256.80	100.00%	246,356.08	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Bank Charges - Return Pymt	10.00	0.01%	60.00	0.03%
Copies	119.48	0.13%	2,149.25	1.05%
Admin-AR Fees	512.00	0.54%	5,626.00	2.76%
Legal Expense	436.00	0.46%	4,597.50	2.25%
Management Fees	3,979.00	4.18%	15,916.00	7.80%
Postage/Delivery	(477.83)	-0.50%	288.31	0.14%
Social Events	109.90	0.12%	3,131.38	1.53%
Website Hosting	103.27	0.11%	359.11	0.18%
Total Administrative Expenses	4,791.82	5.04%	32,127.55	15.74%
<b>Non-Recurring Expenses</b>				
NR-Plumbing	0.00	0.00%	5,880.00	2.88%
Total Non-Recurring Expenses	0.00	0.00%	5,880.00	2.88%
<b>Property Expenses</b>				
Access Ctrl-Maint	90.00	0.09%	2,265.21	1.11%
Electrical Repair/Maint	2,150.00	2.26%	14,375.00	7.04%
Irrigation Repair/Maint	2,619.65	2.75%	4,561.66	2.23%
Janitorial-Porter	724.39	0.76%	2,690.60	1.32%
Janitorial-Supplies	290.01	0.30%	324.66	0.16%
Landscape-Enhancements	71,743.60	75.40%	71,743.60	35.14%
Landscape-Maint	5,998.85	6.30%	23,995.42	11.75%
Maint/Repair	0.00	0.00%	6,469.70	3.17%
Pool/Spa-Maint/Supplies	1,211.81	1.27%	4,095.39	2.01%
Pool-Chemicals	407.76	0.43%	3,696.21	1.81%
Pool-Repairs	0.00	0.00%	7,744.02	3.79%
Security/Safety/Monitoring	36.81	0.04%	138.12	0.07%
Total Property Expenses	85,272.88	89.62%	142,099.59	69.60%
<b>Tax/Ins/Interest Exp</b>				
Taxes-Property	514.28	0.54%	514.28	0.25%
Total Tax/Ins/Interest Exp	514.28	0.54%	514.28	0.25%
<b>Transfer Proof</b>				
Tran Entry Fee to RSV	3,500.00	3.68%	14,500.00	7.10%
Dep Entry Fee to RSV	(3,500.00)	-3.68%	(14,500.00)	-7.10%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
<b>Utility Expenses</b>				
Communications/Inet	53.76	0.06%	215.04	0.11%
Electric	1,060.14	1.11%	7,581.71	3.71%
Tel/Cell/Pager	105.68	0.11%	474.09	0.23%
Water	3,351.42	3.52%	15,267.93	7.48%

# **Brookfield OA**

## **Income Statement**

**Period 4/1/2022 To 4/30/2022 11:59:00 PM**

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	Month to Date	%	Year to Date	%
Total Utility Expenses	4,571.00	4.80%	23,538.77	11.53%
Total Expense	95,149.98	100.00%	204,160.19	100.00%
Fund Change	(16,893.18)		42,195.89	

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# Brookfield OA

## Budget Comparison

Period 4/1/2022 To 4/30/2022 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	67,702.02	122,056.00	(54,353.98)	44.53%	201,173.84	244,112.00	(42,938.16)	17.59%	488,224.00
Total Assessments	67,702.02	122,056.00	(54,353.98)	44.53%	201,173.84	244,112.00	(42,938.16)	17.59%	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	89.56	77.00	12.56	-16.31%	376.09	308.00	68.09	-22.11%	927.00
Key/Remote Fee	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	0.00%	0.00
Late Fee	450.29	0.00	450.29	0.00%	1,775.73	0.00	1,775.73	0.00%	0.00
AR Fee Income	2,441.56	0.00	2,441.56	0.00%	10,640.00	0.00	10,640.00	0.00%	0.00
Legal Expense Reimb	2,907.65	0.00	2,907.65	0.00%	10,568.70	0.00	10,568.70	0.00%	0.00
NSF Fees	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Violation Fine	3,140.72	0.00	3,140.72	0.00%	5,866.72	0.00	5,866.72	0.00%	0.00
Working Cap/Entry Fee	1,500.00	3,008.00	(1,508.00)	50.13%	11,000.00	12,032.00	(1,032.00)	8.58%	36,096.00
Total Other Income	10,554.78	3,085.00	7,469.78	-242.13%	45,182.24	12,340.00	32,842.24	-266.14%	37,023.00
Total Income	78,256.80	125,141.00	(46,884.20)	37.47%	246,356.08	256,452.00	(10,095.92)	3.94%	525,247.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	0.00	0.00	0.00	0.00%	0.00	425.00	(425.00)	100.00%	550.00
Bank Charges - Return Pymt	10.00	0.00	10.00	0.00%	60.00	0.00	60.00	0.00%	0.00
Copies	119.48	861.00	(741.52)	86.12%	2,149.25	3,445.00	(1,295.75)	37.61%	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	512.00	0.00	512.00	0.00%	5,626.00	0.00	5,626.00	0.00%	0.00
Legal Expense	436.00	6,382.00	(5,946.00)	93.17%	4,597.50	25,528.00	(20,930.50)	81.99%	76,587.00
Management Fees	3,979.00	3,979.00	0.00	0.00%	15,916.00	15,916.00	0.00	0.00%	47,746.68
Meeting Expense	0.00	13.00	(13.00)	100.00%	0.00	52.00	(52.00)	100.00%	152.76
Postage/Delivery	(477.83)	111.00	(588.83)	530.48%	288.31	444.00	(155.69)	35.07%	1,335.00
Social Events	109.90	167.00	(57.10)	34.19%	3,131.38	668.00	2,463.38	-368.77%	2,000.00
Website Hosting	103.27	100.00	3.27	-3.27%	359.11	400.00	(40.89)	10.22%	1,194.35
Total Administrative Expenses	4,791.82	11,613.00	(6,821.18)	58.74%	32,127.55	46,878.00	(14,750.45)	31.47%	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	90.00	142.00	(52.00)	36.62%	2,265.21	568.00	1,697.21	-298.80%	1,700.00
Electrical Repair/Maint	2,150.00	195.00	1,955.00	-1002.56%	14,375.00	780.00	13,595.00	-1742.95%	2,345.00
Irrigation Repair/Maint	2,619.65	1,000.00	1,619.65	-161.97%	4,561.66	4,000.00	561.66	-14.04%	12,000.00
Janitorial-Porter	724.39	817.00	(92.61)	11.34%	2,690.60	3,268.00	(577.40)	17.67%	9,800.00
Janitorial-Supplies	290.01	0.00	290.01	0.00%	324.66	0.00	324.66	0.00%	0.00
Landscape-Enhancements	71,743.60	833.00	70,910.60	-8512.68%	71,743.60	3,332.00	68,411.60	-2053.17%	10,000.00
Landscape-Maint	5,998.85	8,700.00	(2,701.15)	31.05%	23,995.42	34,800.00	(10,804.58)	31.05%	104,395.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	2,500.00	(2,500.00)	100.00%	7,500.00
Lighting	0.00	30.00	(30.00)	100.00%	0.00	120.00	(120.00)	100.00%	355.79
Maint/Repair	0.00	2,068.00	(2,068.00)	100.00%	6,469.70	8,272.00	(1,802.30)	21.79%	24,821.00
Pool/Spa-Maint/Supplies	1,211.81	1,083.00	128.81	-11.89%	4,095.39	4,332.00	(236.61)	5.46%	13,000.00
Pool-Chemicals	407.76	271.00	136.76	-50.46%	3,696.21	1,084.00	2,612.21	-240.98%	3,252.00
Pool-Repairs	0.00	417.00	(417.00)	100.00%	7,744.02	1,668.00	6,076.02	-364.27%	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	36.81	31.00	5.81	-18.74%	138.12	124.00	14.12	-11.39%	33,950.98
Total Property Expenses	85,272.88	16,212.00	69,060.88	-425.99%	142,099.59	64,848.00	77,251.59	-119.13%	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	514.28	0.00	514.28	0.00%	514.28	0.00	514.28	0.00%	0.00
Total Tax/Ins/Interest Exp	514.28	0.00	514.28	0.00%	514.28	0.00	514.28	0.00%	17,634.75
<b>Transfer Proof</b>									
Tran Entry Fee to RSV	3,500.00	3,008.00	492.00	-16.36%	14,500.00	12,032.00	2,468.00	-20.51%	36,096.00
Dep Entry Fee to RSV	(3,500.00)	0.00	(3,500.00)	0.00%	(14,500.00)	0.00	(14,500.00)	0.00%	0.00
Total Transfer Proof	0.00	3,008.00	(3,008.00)	100.00%	0.00	12,032.00	(12,032.00)	100.00%	36,096.00
<b>Utility Expenses</b>									
Communications/Inet	53.76	52.00	1.76	-3.38%	215.04	208.00	7.04	-3.38%	629.00
Electric	1,060.14	1,792.00	(731.86)	40.84%	7,581.71	7,168.00	413.71	-5.77%	21,500.00
Tel/Cell/Pager	105.68	194.00	(88.32)	45.53%	474.09	528.00	(53.91)	10.21%	1,336.00
Water	3,351.42	3,503.00	(151.58)	4.33%	15,267.93	14,012.00	1,255.93	-8.96%	42,038.00
Total Utility Expenses	4,571.00	5,541.00	(970.00)	17.51%	23,538.77	21,916.00	1,622.77	-7.40%	65,503.00
Total Expense	95,149.98	36,374.00	58,775.98	-161.59%	204,160.19	145,674.00	58,486.19	-40.15%	525,247.31
Fund Change	(16,893.18)	88,767.00	(105,660.18)	119.03%	42,195.89	110,778.00	(68,582.11)	61.91%	(0.31)

**Brookfield OA****12 Month Income Statement with Annual Variance Estimate****Period 4/1/2022 To 4/30/2022 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			
<b><u>INCOME</u></b>															
<b><u>Assessments</u></b>															
Assessments	69,997	16,709	46,766	67,702	0	0	122,056	0	0	122,056	0	0	445,286	488,224	(42,938)
TOTAL Assessments	69,997	16,709	46,766	67,702	0	0	122,056	0	0	122,056	0	0	445,286	488,224	(42,938)
<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	90	77	77	77	77	77	77	77	80	995	927	68
Key/Remote Fee	0	0	0	25	0	0	0	0	0	0	0	0	25	0	25
Late Fee	924	211	191	450	0	0	0	0	0	0	0	0	1,776	0	1,776
AR Fee Income	3,583	4,399	216	2,442	0	0	0	0	0	0	0	0	10,640	0	10,640
Legal Expense Reimb	2,212	4,737	712	2,908	0	0	0	0	0	0	0	0	10,569	0	10,569
NSF Fees	50	50	(50)	0	0	0	0	0	0	0	0	0	50	0	50
Violation Fine	1,149	886	691	3,141	0	0	0	0	0	0	0	0	5,867	0	5,867
Working Cap/Entry Fee	4,000	2,000	3,500	1,500	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	35,064	36,096	(1,032)
TOTAL Other Income	16,896	12,371	5,360	10,555	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,088	69,865	37,023	32,842
TOTAL INCOME	86,893	29,080	52,126	78,257	3,085	3,085	125,141	3,085	3,085	125,141	3,085	3,088	515,151	525,247	(10,096)
<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	20	10	0	0	0	0	0	0	0	0	60	0	60
Copies	223	265	1,542	119	861	861	861	861	861	861	861	861	9,037	10,333	(1,296)
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	0	0	0	0	0	0	0	0	5,626	0	5,626
Legal Expense	1,099	1,449	1,614	436	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,385	55,657	76,587	(20,931)
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	13	13	13	13	13	13	13	10	101	153	(52)
Postage/Delivery	(16)	32	750	(478)	111	111	111	111	111	111	111	114	1,179	1,335	(156)
Social Events	628	2,393	0	110	167	167	167	167	167	167	167	163	4,463	2,000	2,463
Website Hosting	85	85	85	103	100	100	100	100	100	100	100	94	1,153	1,194	(41)
TOTAL Administrative Expense	6,351	12,135	8,849	4,792	11,613	11,708	11,738	11,613	11,613	11,613	11,613	11,605	125,243	139,994	(14,750)
<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	30	90	142	142	142	142	142	142	142	138	3,397	1,700	1,697
Electrical Repair/Maint	0	0	12,225	2,150	195	195	195	195	195	195	195	200	15,940	2,345	13,595
Irrigation Repair/Maint	0	1,942	0	2,620	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,562	12,000	562
Janitorial-Porter	757	604	604	724	817	817	817	817	817	817	817	813	9,223	9,800	(577)
Janitorial-Supplies	0	0	35	290	0	0	0	0	0	0	0	0	325	0	325
Landscape-Enhancements	0	0	0	71,744	833	833	833	833	833	833	833	837	78,412	10,000	68,412
Landscape-Maint	7,460	4,537	5,999	5,999	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,695	93,590	104,395	(10,805)
Landscape-Tree Maint	0	0	0	0	625	625	625	625	625	625	625	625	5,000	7,500	(2,500)

**Brookfield OA****12 Month Income Statement with Annual Variance Estimate****Period 4/1/2022 To 4/30/2022 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			
Lighting	0	0	0	0	30	30	30	30	30	30	30	26	236	356	(120)
Maint/Repair	80	368	6,022	0	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,073	23,019	24,821	(1,802)
Pool/Spa-Maint/Supplies	2,516	0	368	1,212	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,087	12,763	13,000	(237)
Pool-Chemicals	1,149	1,731	408	408	271	271	271	271	271	271	271	271	5,864	3,252	2,612
Pool-Repairs	7,539	205	0	0	417	417	417	417	417	417	417	413	11,076	5,000	6,076
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	34	37	31	31	31	31	31	33,610	31	31	33,965	33,951	14
<b>TOTAL Property Expenses</b>	<b>21,665</b>	<b>9,437</b>	<b>25,724</b>	<b>85,273</b>	<b>23,792</b>	<b>23,792</b>	<b>23,792</b>	<b>23,792</b>	<b>23,792</b>	<b>49,791</b>	<b>16,212</b>	<b>16,209</b>	<b>343,271</b>	<b>266,020</b>	<b>77,252</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	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	38,564	36,096	2,468
Dep Entry Fee to RSV	(5,000)	(4,000)	(2,000)	(3,500)	0	0	0	0	0	0	0	0	(14,500)	0	(14,500)
<b>TOTAL Transfer Proof</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>3,008</b>	<b>3,008</b>	<b>3,008</b>	<b>24,064</b>	<b>36,096</b>	<b>(12,032)</b>
<b><u>Utility Expenses</u></b>															
Communications/Inet	54	54	54	54	52	52	52	52	52	52	52	57	636	629	7
Electric	1,607	2,631	2,284	1,060	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,788	21,914	21,500	414
Tel/Cell/Pager	20	106	243	106	70	70	194	70	70	194	70	70	1,282	1,336	(54)
Water	5,400	4,179	2,337	3,351	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,505	43,294	42,038	1,256
<b>TOTAL Utility Expenses</b>	<b>7,080</b>	<b>6,969</b>	<b>4,919</b>	<b>4,571</b>	<b>5,417</b>	<b>5,417</b>	<b>5,541</b>	<b>5,417</b>	<b>5,417</b>	<b>5,541</b>	<b>5,417</b>	<b>5,420</b>	<b>67,126</b>	<b>65,503</b>	<b>1,623</b>
<b>TOTAL EXPENSES</b>	<b>40,976</b>	<b>28,542</b>	<b>39,492</b>	<b>95,150</b>	<b>43,830</b>	<b>43,925</b>	<b>44,079</b>	<b>43,830</b>	<b>61,465</b>	<b>69,953</b>	<b>36,250</b>	<b>36,242</b>	<b>583,734</b>	<b>525,247</b>	<b>58,486</b>
<b>Excess Revenue / Expense</b>	<b>45,917</b>	<b>539</b>	<b>12,634</b>	<b>(16,893)</b>	<b>(40,745)</b>	<b>(40,840)</b>	<b>81,062</b>	<b>(40,745)</b>	<b>(58,380)</b>	<b>55,188</b>	<b>(33,165)</b>	<b>(33,154)</b>	<b>(68,582)</b>	<b>0</b>	<b>(68,582)</b>