

Brookfield OA

Balance Sheet

Period 03/31/2022

Assets

Cash

Cking - Western Alliance	329,227.04	
MMA - Western Alliance	725,089.78	
Total Cash	<u>1,054,316.82</u>	
Total Assets		<u><u>1,054,316.82</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Assessments	311.00	
Total Prepaid Assessments	<u>311.00</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	59,089.07	
Total Fund Balance	<u>1,054,005.82</u>	
Total Liabilities & Equity		<u><u>1,054,316.82</u></u>

Brookfield OA

Income Statement

Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	46,765.92	89.72%	133,471.82	79.40%
Total Assessments	46,765.92	89.72%	133,471.82	79.40%
Other Income				
Insurance Proceeds	0.00	0.00%	4,880.00	2.90%
Interest Income	99.35	0.19%	286.53	0.17%
Late Fee	190.55	0.37%	1,325.44	0.79%
AR Fee Income	216.36	0.42%	8,198.44	4.88%
Legal Expense Reimb	712.46	1.37%	7,661.05	4.56%
NSF Fees	(50.00)	-0.10%	50.00	0.03%
Violation Fine	691.00	1.33%	2,726.00	1.62%
Working Cap/Entry Fee	3,500.00	6.71%	9,500.00	5.65%
Total Other Income	5,359.72	10.28%	34,627.46	20.60%
Total Income	52,125.64	100.00%	168,099.28	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	20.00	0.05%	50.00	0.05%
Copies	1,541.91	3.90%	2,029.77	1.86%
Admin-AR Fees	860.00	2.18%	5,114.00	4.69%
Legal Expense	1,613.50	4.09%	4,161.50	3.82%
Management Fees	3,979.00	10.08%	11,937.00	10.95%
Postage/Delivery	749.50	1.90%	766.14	0.70%
Social Events	0.00	0.00%	3,021.48	2.77%
Website Hosting	85.28	0.22%	255.84	0.23%
Total Administrative Expenses	8,849.19	22.41%	27,335.73	25.08%
Non-Recurring Expenses				
NR-Plumbing	0.00	0.00%	5,880.00	5.39%
Total Non-Recurring Expenses	0.00	0.00%	5,880.00	5.39%
Property Expenses				
Access Ctrl-Maint	30.00	0.08%	2,175.21	2.00%
Electrical Repair/Maint	12,225.00	30.96%	12,225.00	11.21%
Irrigation Repair/Maint	0.00	0.00%	1,942.01	1.78%
Janitorial-Porter	604.39	1.53%	1,966.21	1.80%
Janitorial-Supplies	34.65	0.09%	34.65	0.03%
Landscape-Maint	5,998.86	15.19%	17,996.57	16.51%
Maint/Repair	6,021.76	15.25%	6,469.70	5.93%
Pool/Spa-Maint/Supplies	368.05	0.93%	2,883.58	2.65%
Pool-Chemicals	407.76	1.03%	3,288.45	3.02%
Pool-Repairs	0.00	0.00%	7,744.02	7.10%
Security/Safety/Monitoring	33.77	0.09%	101.31	0.09%
Total Property Expenses	25,724.24	65.14%	56,826.71	52.13%
Transfer Proof				
Tran Entry Fee to RSV	2,000.00	5.06%	11,000.00	10.09%
Dep Entry Fee to RSV	(2,000.00)	-5.06%	(11,000.00)	-10.09%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Inet	53.76	0.14%	161.28	0.15%
Electric	2,284.26	5.78%	6,521.57	5.98%
Tel/Cell/Pager	243.05	0.62%	368.41	0.34%
Water	2,337.46	5.92%	11,916.51	10.93%
Total Utility Expenses	4,918.53	12.45%	18,967.77	17.40%
Total Expense	39,491.96	100.00%	109,010.21	100.00%
Fund Change	12,633.68		59,089.07	

Brookfield OA
Budget Comparison
Period 3/1/2022 To 3/31/2022 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	46,765.92	0.00	46,765.92	0.00%	133,471.82	122,056.00	11,415.82	-9.35%	488,224.00
Total Assessments	46,765.92	0.00	46,765.92	0.00%	133,471.82	122,056.00	11,415.82	-9.35%	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	99.35	77.00	22.35	-29.03%	286.53	231.00	55.53	-24.04%	927.00
Late Fee	190.55	0.00	190.55	0.00%	1,325.44	0.00	1,325.44	0.00%	0.00
AR Fee Income	216.36	0.00	216.36	0.00%	8,198.44	0.00	8,198.44	0.00%	0.00
Legal Expense Reimb	712.46	0.00	712.46	0.00%	7,661.05	0.00	7,661.05	0.00%	0.00
NSF Fees	(50.00)	0.00	(50.00)	0.00%	50.00	0.00	50.00	0.00%	0.00
Violation Fine	691.00	0.00	691.00	0.00%	2,726.00	0.00	2,726.00	0.00%	0.00
Working Cap/Entry Fee	3,500.00	3,008.00	492.00	-16.36%	9,500.00	9,024.00	476.00	-5.27%	36,096.00
Total Other Income	5,359.72	3,085.00	2,274.72	-73.73%	34,627.46	9,255.00	25,372.46	-274.15%	37,023.00
Total Income	52,125.64	3,085.00	49,040.64	-1589.65%	168,099.28	131,311.00	36,788.28	-28.02%	525,247.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	425.00	(425.00)	100.00%	550.00
Bank Charges - Return Pymt	20.00	0.00	20.00	0.00%	50.00	0.00	50.00	0.00%	0.00
Copies	1,541.91	861.00	680.91	-79.08%	2,029.77	2,584.00	(554.23)	21.45%	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	860.00	0.00	860.00	0.00%	5,114.00	0.00	5,114.00	0.00%	0.00
Legal Expense	1,613.50	6,382.00	(4,768.50)	74.72%	4,161.50	19,146.00	(14,984.50)	78.26%	76,587.00
Management Fees	3,979.00	3,979.00	0.00	0.00%	11,937.00	11,937.00	0.00	0.00%	47,746.68
Meeting Expense	0.00	13.00	(13.00)	100.00%	0.00	39.00	(39.00)	100.00%	152.76
Postage/Delivery	749.50	111.00	638.50	-575.23%	766.14	333.00	433.14	-130.07%	1,335.00
Social Events	0.00	167.00	(167.00)	100.00%	3,021.48	501.00	2,520.48	-503.09%	2,000.00
Website Hosting	85.28	100.00	(14.72)	14.72%	255.84	300.00	(44.16)	14.72%	1,194.35
Total Administrative Expenses	8,849.19	11,613.00	(2,763.81)	23.80%	27,335.73	35,265.00	(7,929.27)	22.48%	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-Maint	30.00	142.00	(112.00)	78.87%	2,175.21	426.00	1,749.21	-410.61%	1,700.00
Electrical Repair/Maint	12,225.00	195.00	12,030.00	-6169.23%	12,225.00	585.00	11,640.00	-1989.74%	2,345.00
Irrigation Repair/Maint	0.00	1,000.00	(1,000.00)	100.00%	1,942.01	3,000.00	(1,057.99)	35.27%	12,000.00
Janitorial-Porter	604.39	817.00	(212.61)	26.02%	1,966.21	2,451.00	(484.79)	19.78%	9,800.00
Janitorial-Supplies	34.65	0.00	34.65	0.00%	34.65	0.00	34.65	0.00%	0.00
Landscape-Enhancements	0.00	833.00	(833.00)	100.00%	0.00	2,499.00	(2,499.00)	100.00%	10,000.00
Landscape-Maint	5,998.86	8,700.00	(2,701.14)	31.05%	17,996.57	26,100.00	(8,103.43)	31.05%	104,395.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	1,875.00	(1,875.00)	100.00%	7,500.00
Lighting	0.00	30.00	(30.00)	100.00%	0.00	90.00	(90.00)	100.00%	355.79
Maint/Repair	6,021.76	2,068.00	3,953.76	-191.19%	6,469.70	6,204.00	265.70	-4.28%	24,821.00
Pool/Spa-Maint/Supplies	368.05	1,083.00	(714.95)	66.02%	2,883.58	3,249.00	(365.42)	11.25%	13,000.00
Pool-Chemicals	407.76	271.00	136.76	-50.46%	3,288.45	813.00	2,475.45	-304.48%	3,252.00
Pool-Repairs	0.00	417.00	(417.00)	100.00%	7,744.02	1,251.00	6,493.02	-519.03%	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%	101.31	93.00	8.31	-8.94%	33,950.98
Total Property Expenses	25,724.24	16,212.00	9,512.24	-58.67%	56,826.71	48,636.00	8,190.71	-16.84%	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
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,634.75
Transfer Proof									
Tran Entry Fee to RSV	2,000.00	3,008.00	(1,008.00)	33.51%	11,000.00	9,024.00	1,976.00	-21.90%	36,096.00
Dep Entry Fee to RSV	(2,000.00)	0.00	(2,000.00)	0.00%	(11,000.00)	0.00	(11,000.00)	0.00%	0.00
Total Transfer Proof	0.00	3,008.00	(3,008.00)	100.00%	0.00	9,024.00	(9,024.00)	100.00%	36,096.00
Utility Expenses									
Communications/Inet	53.76	52.00	1.76	-3.38%	161.28	156.00	5.28	-3.38%	629.00
Electric	2,284.26	1,792.00	492.26	-27.47%	6,521.57	5,376.00	1,145.57	-21.31%	21,500.00
Tel/Cell/Pager	243.05	70.00	173.05	-247.21%	368.41	334.00	34.41	-10.30%	1,336.00
Water	2,337.46	3,503.00	(1,165.54)	33.27%	11,916.51	10,509.00	1,407.51	-13.39%	42,038.00
Total Utility Expenses	4,918.53	5,417.00	(498.47)	9.20%	18,967.77	16,375.00	2,592.77	-15.83%	65,503.00
Total Expense	39,491.96	36,250.00	3,241.96	-8.94%	109,010.21	109,300.00	(289.79)	0.27%	525,247.31
Fund Change	12,633.68	(33,165.00)	45,798.68	138.09%	59,089.07	22,011.00	37,078.07	-168.45%	(0.31)

Brookfield OA
12 Month Income Statement with Annual Variance Estimate
Period 3/1/2022 To 3/31/2022 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			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	69,997	16,709	46,766	122,056	0	0	122,056	0	0	122,056	0	0	499,640	488,224	11,416
TOTAL Assessments	69,997	16,709	46,766	122,056	0	0	122,056	0	0	122,056	0	0	499,640	488,224	11,416
<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	77	77	77	77	77	77	77	77	80	983	927	56
Late Fee	924	211	191	0	0	0	0	0	0	0	0	0	1,325	0	1,325
AR Fee Income	3,583	4,399	216	0	0	0	0	0	0	0	0	0	8,198	0	8,198
Legal Expense Reimb	2,212	4,737	712	0	0	0	0	0	0	0	0	0	7,661	0	7,661
NSF Fees	50	50	(50)	0	0	0	0	0	0	0	0	0	50	0	50
Violation Fine	1,149	886	691	0	0	0	0	0	0	0	0	0	2,726	0	2,726
Working Cap/Entry Fee	4,000	2,000	3,500	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	36,572	36,096	476
TOTAL Other Income	16,896	12,371	5,360	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,088	62,395	37,023	25,372
TOTAL INCOME	86,893	29,080	52,126	125,141	3,085	3,085	125,141	3,085	3,085	125,141	3,085	3,088	562,035	525,247	36,788
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	0	0	0	0	0	125	0	0	0	0	0	125	550	(425)
Bank Charges - Return Pymt	10	20	20	0	0	0	0	0	0	0	0	0	50	0	50
Copies	223	265	1,542	861	861	861	861	861	861	861	861	861	9,779	10,333	(554)
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	0	0	0	0	0	0	0	0	0	5,114	0	5,114
Legal Expense	1,099	1,449	1,614	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,385	61,603	76,587	(14,985)
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	13	13	13	13	13	13	13	13	10	114	153	(39)
Postage/Delivery	(16)	32	750	111	111	111	111	111	111	111	111	114	1,768	1,335	433
Social Events	628	2,393	0	167	167	167	167	167	167	167	167	163	4,520	2,000	2,520
Website Hosting	85	85	85	100	100	100	100	100	100	100	100	94	1,150	1,194	(44)
TOTAL Administrative Expense	6,351	12,135	8,849	11,613	11,613	11,708	11,738	11,613	11,613	11,613	11,613	11,605	132,065	139,994	(7,929)
<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-Maint	2,130	15	30	142	142	142	142	142	142	142	142	138	3,449	1,700	1,749
Electrical Repair/Maint	0	0	12,225	195	195	195	195	195	195	195	195	200	13,985	2,345	11,640
Irrigation Repair/Maint	0	1,942	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,942	12,000	(1,058)
Janitorial-Porter	757	604	604	817	817	817	817	817	817	817	817	813	9,315	9,800	(485)
Janitorial-Supplies	0	0	35	0	0	0	0	0	0	0	0	0	35	0	35
Landscape-Enhancements	0	0	0	833	833	833	833	833	833	833	833	837	7,501	10,000	(2,499)
Landscape-Maint	7,460	4,537	5,999	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,695	96,292	104,395	(8,103)
Landscape-Tree Maint	0	0	0	625	625	625	625	625	625	625	625	625	5,625	7,500	(1,875)
Lighting	0	0	0	30	30	30	30	30	30	30	30	26	266	356	(90)

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 3/1/2022 To 3/31/2022 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			
Maint/Repair	80	368	6,022	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,073	25,087	24,821	266
Pool/Spa-Maint/Supplies	2,516	0	368	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,087	12,635	13,000	(365)
Pool-Chemicals	1,149	1,731	408	271	271	271	271	271	271	271	271	271	5,727	3,252	2,475
Pool-Repairs	7,539	205	0	417	417	417	417	417	417	417	417	413	11,493	5,000	6,493
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	31	31	31	31	31	31	33,610	31	31	33,959	33,951	8
TOTAL Property Expenses	21,665	9,437	25,724	16,212	23,792	23,792	23,792	23,792	23,792	49,791	16,212	16,209	274,210	266,020	8,191
<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
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	0	0	17,635	0	0	0	17,635	17,635	0
<u>Transfer Proof</u>															
Tran Entry Fee to RSV	5,000	4,000	2,000	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	38,072	36,096	1,976
Dep Entry Fee to RSV	(5,000)	(4,000)	(2,000)	0	0	0	0	0	0	0	0	0	(11,000)	0	(11,000)
TOTAL Transfer Proof	0	0	0	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	27,072	36,096	(9,024)
<u>Utility Expenses</u>															
Communications/Inet	54	54	54	52	52	52	52	52	52	52	52	57	634	629	5
Electric	1,607	2,631	2,284	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,788	22,646	21,500	1,146
Tel/Cell/Pager	20	106	243	194	70	70	194	70	70	194	70	70	1,370	1,336	34
Water	5,400	4,179	2,337	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,505	43,446	42,038	1,408
TOTAL Utility Expenses	7,080	6,969	4,919	5,541	5,417	5,417	5,541	5,417	5,417	5,541	5,417	5,420	68,096	65,503	2,593
TOTAL EXPENSES	40,976	28,542	39,492	36,374	43,830	43,925	44,079	43,830	61,465	69,953	36,250	36,242	524,958	525,247	(290)
Excess Revenue / Expense	45,917	539	12,634	88,767	(40,745)	(40,840)	81,062	(40,745)	(58,380)	55,188	(33,165)	(33,154)	37,078	0	37,078