

Brookfield OA

Balance Sheet

Period 01/31/2022

Assets

Cash

Cking - Western Alliance	322,006.60	
MMA - Western Alliance	718,914.89	
Total Cash	<u>1,040,921.49</u>	
Total Assets		<u><u>1,040,921.49</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	45,916.74	
Total Fund Balance	<u>1,040,833.49</u>	
Total Liabilities & Equity		<u><u>1,040,921.49</u></u>

Brookfield OA

Income Statement

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

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	69,996.78	80.55%	69,996.78	80.55%
Total Assessments	69,996.78	80.55%	69,996.78	80.55%
Other Income				
Insurance Proceeds	4,880.00	5.62%	4,880.00	5.62%
Interest Income	97.93	0.11%	97.93	0.11%
Late Fee	924.29	1.06%	924.29	1.06%
AR Fee Income	3,583.23	4.12%	3,583.23	4.12%
Legal Expense Reimb	2,211.99	2.55%	2,211.99	2.55%
NSF Fees	50.00	0.06%	50.00	0.06%
Violation Fine	1,149.00	1.32%	1,149.00	1.32%
Working Cap/Entry Fee	4,000.00	4.60%	4,000.00	4.60%
Total Other Income	16,896.44	19.45%	16,896.44	19.45%
Total Income	86,893.22	100.00%	86,893.22	100.00%
Expense				
Administrative Expenses				
Bank Charges - Return Pymt	10.00	0.02%	10.00	0.02%
Copies	223.23	0.54%	223.23	0.54%
Admin-AR Fees	342.00	0.83%	342.00	0.83%
Legal Expense	1,099.00	2.68%	1,099.00	2.68%
Management Fees	3,979.00	9.71%	3,979.00	9.71%
Postage/Delivery	(15.64)	-0.04%	(15.64)	-0.04%
Social Events	628.20	1.53%	628.20	1.53%
Website Hosting	85.28	0.21%	85.28	0.21%
Total Administrative Expenses	6,351.07	15.50%	6,351.07	15.50%
Non-Recurring Expenses				
NR-Plumbing	5,880.00	14.35%	5,880.00	14.35%
Total Non-Recurring Expenses	5,880.00	14.35%	5,880.00	14.35%
Property Expenses				
Access Ctrl-Maint	2,130.21	5.20%	2,130.21	5.20%
Janitorial-Porter	757.43	1.85%	757.43	1.85%
Landscape-Maint	7,460.24	18.21%	7,460.24	18.21%
Maint/Repair	80.00	0.20%	80.00	0.20%
Pool/Spa-Maint/Supplies	2,515.53	6.14%	2,515.53	6.14%
Pool-Chemicals	1,149.38	2.80%	1,149.38	2.80%
Pool-Repairs	7,538.78	18.40%	7,538.78	18.40%
Security/Safety/Monitoring	33.77	0.08%	33.77	0.08%
Total Property Expenses	21,665.34	52.87%	21,665.34	52.87%
Transfer Proof				
Tran Entry Fee to RSV	5,000.00	12.20%	5,000.00	12.20%
Dep Entry Fee to RSV	(5,000.00)	-12.20%	(5,000.00)	-12.20%
Total Transfer Proof	0.00	0.00%	0.00	0.00%
Utility Expenses				
Communications/Inet	53.76	0.13%	53.76	0.13%
Electric	1,606.57	3.92%	1,606.57	3.92%
Tel/Cell/Pager	19.64	0.05%	19.64	0.05%
Water	5,400.10	13.18%	5,400.10	13.18%
Total Utility Expenses	7,080.07	17.28%	7,080.07	17.28%
Total Expense	40,976.48	100.00%	40,976.48	100.00%
Fund Change	45,916.74		45,916.74	

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

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	69,996.78	122,056.00	(52,059.22)	42.65%	69,996.78	122,056.00	(52,059.22)	42.65%	488,224.00
Total Assessments	69,996.78	122,056.00	(52,059.22)	42.65%	69,996.78	122,056.00	(52,059.22)	42.65%	488,224.00
Other Income									
Insurance Proceeds	4,880.00	0.00	4,880.00	0.00%	4,880.00	0.00	4,880.00	0.00%	0.00
Interest Income	97.93	77.00	20.93	-27.18%	97.93	77.00	20.93	-27.18%	927.00
Late Fee	924.29	0.00	924.29	0.00%	924.29	0.00	924.29	0.00%	0.00
AR Fee Income	3,583.23	0.00	3,583.23	0.00%	3,583.23	0.00	3,583.23	0.00%	0.00
Legal Expense Reimb	2,211.99	0.00	2,211.99	0.00%	2,211.99	0.00	2,211.99	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	1,149.00	0.00	1,149.00	0.00%	1,149.00	0.00	1,149.00	0.00%	0.00
Working Cap/Entry Fee	4,000.00	3,008.00	992.00	-32.98%	4,000.00	3,008.00	992.00	-32.98%	36,096.00
Total Other Income	16,896.44	3,085.00	13,811.44	-447.70%	16,896.44	3,085.00	13,811.44	-447.70%	37,023.00
Total Income	86,893.22	125,141.00	(38,247.78)	30.56%	86,893.22	125,141.00	(38,247.78)	30.56%	525,247.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	550.00
Bank Charges - Return Pymt	10.00	0.00	10.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Copies	223.23	862.00	(638.77)	74.10%	223.23	862.00	(638.77)	74.10%	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	342.00	0.00	342.00	0.00%	342.00	0.00	342.00	0.00%	0.00
Legal Expense	1,099.00	6,382.00	(5,283.00)	82.78%	1,099.00	6,382.00	(5,283.00)	82.78%	76,587.00
Management Fees	3,979.00	3,979.00	0.00	0.00%	3,979.00	3,979.00	0.00	0.00%	47,746.68
Meeting Expense	0.00	13.00	(13.00)	100.00%	0.00	13.00	(13.00)	100.00%	152.76
Postage/Delivery	(15.64)	111.00	(126.64)	114.09%	(15.64)	111.00	(126.64)	114.09%	1,335.00
Social Events	628.20	167.00	461.20	-276.17%	628.20	167.00	461.20	-276.17%	2,000.00
Website Hosting	85.28	100.00	(14.72)	14.72%	85.28	100.00	(14.72)	14.72%	1,194.35
Total Administrative Expenses	6,351.07	11,614.00	(5,262.93)	45.32%	6,351.07	11,614.00	(5,262.93)	45.32%	139,993.79
Non-Recurring Expenses									
NR-Plumbing	5,880.00	0.00	5,880.00	0.00%	5,880.00	0.00	5,880.00	0.00%	0.00
Total Non-Recurring Expenses	5,880.00	0.00	5,880.00	0.00%	5,880.00	0.00	5,880.00	0.00%	0.00
Property Expenses									
Access Ctrl-Maint	2,130.21	142.00	1,988.21	-1400.15%	2,130.21	142.00	1,988.21	-1400.15%	1,700.00
Electrical Repair/Maint	0.00	195.00	(195.00)	100.00%	0.00	195.00	(195.00)	100.00%	2,345.00
Irrigation Repair/Maint	0.00	1,000.00	(1,000.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	12,000.00
Janitorial-Porter	757.43	817.00	(59.57)	7.29%	757.43	817.00	(59.57)	7.29%	9,800.00
Landscape-Enhancements	0.00	833.00	(833.00)	100.00%	0.00	833.00	(833.00)	100.00%	10,000.00
Landscape-Maint	7,460.24	8,700.00	(1,239.76)	14.25%	7,460.24	8,700.00	(1,239.76)	14.25%	104,395.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	625.00	(625.00)	100.00%	7,500.00
Lighting	0.00	30.00	(30.00)	100.00%	0.00	30.00	(30.00)	100.00%	355.79
Maint/Repair	80.00	2,068.00	(1,988.00)	96.13%	80.00	2,068.00	(1,988.00)	96.13%	24,821.00
Pool/Spa-Maint/Supplies	2,515.53	1,083.00	1,432.53	-132.27%	2,515.53	1,083.00	1,432.53	-132.27%	13,000.00
Pool-Chemicals	1,149.38	271.00	878.38	-324.13%	1,149.38	271.00	878.38	-324.13%	3,252.00
Pool-Repairs	7,538.78	417.00	7,121.78	-1707.86%	7,538.78	417.00	7,121.78	-1707.86%	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%	33.77	31.00	2.77	-8.94%	33,950.98
Total Property Expenses	21,665.34	16,212.00	5,453.34	-33.64%	21,665.34	16,212.00	5,453.34	-33.64%	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	5,000.00	3,008.00	1,992.00	-66.22%	5,000.00	3,008.00	1,992.00	-66.22%	36,096.00
Dep Entry Fee to RSV	(5,000.00)	0.00	(5,000.00)	0.00%	(5,000.00)	0.00	(5,000.00)	0.00%	0.00
Total Transfer Proof	0.00	3,008.00	(3,008.00)	100.00%	0.00	3,008.00	(3,008.00)	100.00%	36,096.00
Utility Expenses									
Communications/Inet	53.76	52.00	1.76	-3.38%	53.76	52.00	1.76	-3.38%	629.00
Electric	1,606.57	1,792.00	(185.43)	10.35%	1,606.57	1,792.00	(185.43)	10.35%	21,500.00
Tel/Cell/Pager	19.64	194.00	(174.36)	89.88%	19.64	194.00	(174.36)	89.88%	1,336.00
Water	5,400.10	3,503.00	1,897.10	-54.16%	5,400.10	3,503.00	1,897.10	-54.16%	42,038.00
Total Utility Expenses	7,080.07	5,541.00	1,539.07	-27.78%	7,080.07	5,541.00	1,539.07	-27.78%	65,503.00
Total Expense	40,976.48	36,375.00	4,601.48	-12.65%	40,976.48	36,375.00	4,601.48	-12.65%	525,247.31
Fund Change	45,916.74	88,766.00	(42,849.26)	48.27%	45,916.74	88,766.00	(42,849.26)	48.27%	(0.31)

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 1/1/2022 To 1/31/2022 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	0	0	122,056	0	0	122,056	0	0	122,056	0	0	436,165	488,224	(52,059)
TOTAL Assessments	69,997	0	0	122,056	0	0	122,056	0	0	122,056	0	0	436,165	488,224	(52,059)
<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	77	77	77	77	77	77	77	77	77	77	80	948	927	21
Late Fee	924	0	0	0	0	0	0	0	0	0	0	0	924	0	924
AR Fee Income	3,583	0	0	0	0	0	0	0	0	0	0	0	3,583	0	3,583
Legal Expense Reimb	2,212	0	0	0	0	0	0	0	0	0	0	0	2,212	0	2,212
NSF Fees	50	0	0	0	0	0	0	0	0	0	0	0	50	0	50
Violation Fine	1,149	0	0	0	0	0	0	0	0	0	0	0	1,149	0	1,149
Working Cap/Entry Fee	4,000	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	37,088	36,096	992
TOTAL Other Income	16,896	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,085	3,088	50,834	37,023	13,811
TOTAL INCOME	86,893	3,085	3,085	125,141	3,085	3,085	125,141	3,085	3,085	125,141	3,085	3,088	486,999	525,247	(38,248)
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	0	425	0	0	0	0	125	0	0	0	0	0	550	550	0
Bank Charges - Return Pymt	10	0	0	0	0	0	0	0	0	0	0	0	10	0	10
Copies	223	861	861	861	861	861	861	861	861	861	861	861	9,694	10,333	(639)
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	95	0
Admin-AR Fees	342	0	0	0	0	0	0	0	0	0	0	0	342	0	342
Legal Expense	1,099	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,382	6,385	71,304	76,587	(5,283)
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	13	13	13	13	13	13	13	13	13	13	10	140	153	(13)
Postage/Delivery	(16)	111	111	111	111	111	111	111	111	111	111	114	1,208	1,335	(127)
Social Events	628	167	167	167	167	167	167	167	167	167	167	163	2,461	2,000	461
Website Hosting	85	100	100	100	100	100	100	100	100	100	100	94	1,180	1,194	(15)
TOTAL Administrative Expense	6,351	12,038	11,613	11,613	11,613	11,708	11,738	11,613	11,613	11,613	11,613	11,605	134,731	139,994	(5,263)
<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	142	142	142	142	142	142	142	142	142	142	138	3,688	1,700	1,988
Electrical Repair/Maint	0	195	195	195	195	195	195	195	195	195	195	200	2,150	2,345	(195)
Irrigation Repair/Maint	0	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,000	12,000	(1,000)
Janitorial-Porter	757	817	817	817	817	817	817	817	817	817	817	813	9,740	9,800	(60)
Landscape-Enhancements	0	833	833	833	833	833	833	833	833	833	833	837	9,167	10,000	(833)
Landscape-Maint	7,460	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,700	8,695	103,155	104,395	(1,240)
Landscape-Tree Maint	0	625	625	625	625	625	625	625	625	625	625	625	6,875	7,500	(625)
Lighting	0	30	30	30	30	30	30	30	30	30	30	26	326	356	(30)
Maint/Repair	80	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,073	22,833	24,821	(1,988)

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 1/1/2022 To 1/31/2022 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			
Pool/Spa-Maint/Supplies	2,516	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,087	14,433	13,000	1,433
Pool-Chemicals	1,149	271	271	271	271	271	271	271	271	271	271	271	4,130	3,252	878
Pool-Repairs	7,539	417	417	417	417	417	417	417	417	417	417	413	12,122	5,000	7,122
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	31	31	31	31	31	31	31	31	33,610	31	31	33,954	33,951	3
TOTAL Property Expenses	21,665	16,212	16,212	16,212	23,792	23,792	23,792	23,792	23,792	49,791	16,212	16,209	271,473	266,020	5,453
<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	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	38,088	36,096	1,992
Dep Entry Fee to RSV	(5,000)	0	0	0	0	0	0	0	0	0	0	0	(5,000)	0	(5,000)
TOTAL Transfer Proof	0	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	33,088	36,096	(3,008)
<u>Utility Expenses</u>															
Communications/Inet	54	52	52	52	52	52	52	52	52	52	52	57	631	629	2
Electric	1,607	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,788	21,315	21,500	(185)
Tel/Cell/Pager	20	70	70	194	70	70	194	70	70	194	70	70	1,162	1,336	(174)
Water	5,400	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,503	3,505	43,935	42,038	1,897
TOTAL Utility Expenses	7,080	5,417	5,417	5,541	5,417	5,417	5,541	5,417	5,417	5,541	5,417	5,420	67,042	65,503	1,539
TOTAL EXPENSES	40,976	36,675	36,250	36,374	43,830	43,925	44,079	43,830	61,465	69,953	36,250	36,242	529,849	525,247	4,601
Excess Revenue / Expense	45,917	(33,590)	(33,165)	88,767	(40,745)	(40,840)	81,062	(40,745)	(58,380)	55,188	(33,165)	(33,154)	(42,850)	0	(42,849)