

Brookfield OA

Balance Sheet

Period 10/31/2021

Assets

Cash

Cking - Western Alliance	219,643.44	
MMA - Western Alliance	709,645.79	
Total Cash	<u>929,289.23</u>	
Total Assets		<u><u>929,289.23</u></u>

Liabilities & Equity

Prepaid Assessments

Prepaid Assessments	176.00	
Total Prepaid Assessments	<u>176.00</u>	

Fund Balance

Fund Change-Prior Mgr	(97,470.35)	
Fund Change 2020	206,284.71	
Tran Fr Prior Mgr	710,492.57	
Fund Change	109,806.30	
Total Fund Balance	<u>929,113.23</u>	
Total Liabilities & Equity		<u><u>929,289.23</u></u>

Brookfield OA

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	56,389.02	81.69%	439,400.07	77.49%
Total Assessments	56,389.02	81.69%	439,400.07	77.49%
Other Income				
Interest Income	94.89	0.14%	915.49	0.16%
Key/Remote Fee	0.00	0.00%	75.00	0.01%
Late Fee	194.69	0.28%	2,648.41	0.47%
AR Fee Income	5,570.06	8.07%	47,387.68	8.36%
Legal Expense Reimb	3,875.73	5.61%	28,538.64	5.03%
NSF Fees	25.00	0.04%	175.00	0.03%
Violation Fine	1,380.04	2.00%	20,308.13	3.58%
Working Cap/Entry Fee	1,500.00	2.17%	27,556.00	4.86%
Total Other Income	12,640.41	18.31%	127,604.35	22.51%
Total Income	69,029.43	100.00%	567,004.42	100.00%
Expense				
Administrative Expenses				
Accounting	0.00	0.00%	550.00	0.12%
Bank Charges - Return Pymt	10.00	0.04%	70.00	0.02%
Copies	411.73	1.81%	9,233.65	2.02%
Dues/Licenses/Permits	0.00	0.00%	95.00	0.02%
Admin-AR Fees	238.00	1.04%	14,237.26	3.11%
Legal Expense	4,276.50	18.76%	58,177.51	12.72%
Management Fees	3,862.50	16.94%	38,625.00	8.45%
Meeting Expense	0.00	0.00%	101.84	0.02%
Payroll-Maint/Hskping	0.00	0.00%	12.73	0.00%
Postage/Delivery	146.04	0.64%	1,617.58	0.35%
Social Events	750.00	3.29%	2,086.43	0.46%
Website Hosting	85.28	0.37%	796.67	0.17%
Total Administrative Expenses	9,780.05	42.89%	125,603.67	27.47%
Property Expenses				
Access Ctrl-Keys/Remotes	0.00	0.00%	69.00	0.02%
Access Ctrl-Maint	105.00	0.46%	1,710.36	0.37%
Electrical Repair/Maint	0.00	0.00%	13,780.00	3.01%
Irrigation Repair/Maint	0.00	0.00%	6,302.91	1.38%
Janitorial-Porter	698.21	3.06%	6,992.97	1.53%
Janitorial-Supplies	0.00	0.00%	129.90	0.03%
Landscape-Enhancements	0.00	0.00%	574.05	0.13%
Landscape-Force Mow	0.00	0.00%	(150.00)	-0.03%
Landscape-Maint	1,399.63	6.14%	94,296.57	20.62%
Landscape-Replacements	0.00	0.00%	22,205.03	4.86%
Lighting	0.00	0.00%	207.00	0.05%
Maint/Repair	80.00	0.35%	9,258.60	2.03%
Pool/Spa-Maint/Supplies	1,617.61	7.09%	12,655.94	2.77%
Pool-Chemicals	1,072.80	4.71%	4,617.43	1.01%
Pool-Repairs	0.00	0.00%	37.92	0.01%
Security/Monitoring	0.00	0.00%	29,254.48	6.40%
Security/Safety/Monitoring	0.00	0.00%	36,739.49	8.04%
Total Property Expenses	4,973.25	21.81%	238,681.65	52.21%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	27,065.51	5.92%
Taxes-Property	0.00	0.00%	7,501.60	1.64%
Total Tax/Ins/Interest Exp	0.00	0.00%	34,567.11	7.56%
Transfer Proof				
Tran Entry Fee to RSV	2,500.00	10.96%	32,296.88	7.06%
Dep Entry Fee to RSV	(2,500.00)	-10.96%	(32,296.88)	-7.06%
Total Transfer Proof	0.00	0.00%	0.00	0.00%

Brookfield OA

Income Statement

Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Month to Date	%	Year to Date	%
Utility Expenses				
Communications/Inet	53.76	0.24%	537.60	0.12%
Electric	1,086.24	4.76%	16,094.71	3.52%
Tel/Cell/Pager	193.42	0.85%	1,292.92	0.28%
Water	6,713.53	29.44%	40,420.46	8.84%
Total Utility Expenses	8,046.95	35.29%	58,345.69	12.76%
Total Expense	22,800.25	100.00%	457,198.12	100.00%
Fund Change	46,229.18		109,806.30	

Brookfield OA
Budget Comparison
Period 10/1/2021 To 10/31/2021 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	56,389.02	40,685.00	15,704.02	-38.60%	439,400.07	406,850.00	32,550.07	-8.00%	488,224.00
Total Assessments	56,389.02	40,685.00	15,704.02	-38.60%	439,400.07	406,850.00	32,550.07	-8.00%	488,224.00
Other Income									
Interest Income	94.89	118.00	(23.11)	19.58%	915.49	1,180.00	(264.51)	22.42%	1,420.00
Key/Remote Fee	0.00	0.00	0.00	0.00%	75.00	0.00	75.00	0.00%	0.00
Late Fee	194.69	0.00	194.69	0.00%	2,648.41	0.00	2,648.41	0.00%	0.00
AR Fee Income	5,570.06	0.00	5,570.06	0.00%	47,387.68	0.00	47,387.68	0.00%	0.00
Legal Expense Reimb	3,875.73	0.00	3,875.73	0.00%	28,538.64	0.00	28,538.64	0.00%	0.00
NSF Fees	25.00	0.00	25.00	0.00%	175.00	0.00	175.00	0.00%	0.00
Violation Fine	1,380.04	0.00	1,380.04	0.00%	20,308.13	0.00	20,308.13	0.00%	0.00
Working Cap/Entry Fee	1,500.00	1,533.00	(33.00)	2.15%	27,556.00	15,330.00	12,226.00	-79.75%	18,400.00
Total Other Income	12,640.41	1,651.00	10,989.41	-665.62%	127,604.35	16,510.00	111,094.35	-672.89%	19,820.00
Total Income	69,029.43	42,336.00	26,693.43	-63.05%	567,004.42	423,360.00	143,644.42	-33.93%	508,044.00
Expense									
Administrative Expenses									
Accounting	0.00	0.00	0.00	0.00%	550.00	475.00	75.00	-15.79%	475.00
Bank Charges - Return Pytmt	10.00	0.00	10.00	0.00%	70.00	0.00	70.00	0.00%	0.00
Copies	411.73	917.00	(505.27)	55.10%	9,233.65	9,170.00	63.65	-0.69%	11,000.00
Dues/Licenses/Permits	0.00	0.00	0.00	0.00%	95.00	221.00	(126.00)	57.01%	221.00
Admin-AR Fees	238.00	0.00	238.00	0.00%	14,237.26	0.00	14,237.26	0.00%	0.00
Legal Expense	4,276.50	6,250.00	(1,973.50)	31.58%	58,177.51	62,500.00	(4,322.49)	6.92%	75,000.00
Management Fees	3,862.50	3,863.00	(0.50)	0.01%	38,625.00	38,630.00	(5.00)	0.01%	46,350.00
Meeting Expense	0.00	13.00	(13.00)	100.00%	101.84	130.00	(28.16)	21.66%	156.00
Payroll-Maint/Hskping	0.00	0.00	0.00	0.00%	12.73	0.00	12.73	0.00%	0.00
Postage/Delivery	146.04	1,000.00	(853.96)	85.40%	1,617.58	10,000.00	(8,382.42)	83.82%	12,000.00
Printing-Coupons/Stmts	0.00	1,500.00	(1,500.00)	100.00%	0.00	15,000.00	(15,000.00)	100.00%	18,000.00
Social Events	750.00	125.00	625.00	-500.00%	2,086.43	1,250.00	836.43	-66.91%	1,500.00
Website Hosting	85.28	0.00	85.28	0.00%	796.67	363.00	433.67	-119.47%	363.00
Total Administrative Expenses	9,780.05	13,668.00	(3,887.95)	28.45%	125,603.67	137,739.00	(12,135.33)	8.81%	165,065.00
Property Expenses									
Access Ctrl-Keys/Remotes	0.00	0.00	0.00	0.00%	69.00	0.00	69.00	0.00%	0.00
Access Ctrl-Maint	105.00	142.00	(37.00)	26.06%	1,710.36	1,420.00	290.36	-20.45%	1,700.00
Electrical Repair/Maint	0.00	0.00	0.00	0.00%	13,780.00	0.00	13,780.00	0.00%	0.00
Irrigation Repair/Maint	0.00	1,000.00	(1,000.00)	100.00%	6,302.91	10,000.00	(3,697.09)	36.97%	12,000.00
Janitorial-Porter	698.21	708.00	(9.79)	1.38%	6,992.97	7,080.00	(87.03)	1.23%	8,500.00
Janitorial-Supplies	0.00	0.00	0.00	0.00%	129.90	0.00	129.90	0.00%	0.00
Landscape-Enhancements	0.00	1,667.00	(1,667.00)	100.00%	574.05	16,670.00	(16,095.95)	96.56%	20,000.00
Landscape-Force Mow	0.00	0.00	0.00	0.00%	(150.00)	0.00	(150.00)	0.00%	0.00
Landscape-Maint	1,399.63	7,000.00	(5,600.37)	80.01%	94,296.57	70,000.00	24,296.57	-34.71%	84,000.00
Landscape-Replacements	0.00	0.00	0.00	0.00%	22,205.03	0.00	22,205.03	0.00%	0.00
Landscape-Tree Maint	0.00	625.00	(625.00)	100.00%	0.00	6,250.00	(6,250.00)	100.00%	7,500.00
Lighting	0.00	0.00	0.00	0.00%	207.00	0.00	207.00	0.00%	0.00
Maint/Repair	80.00	2,917.00	(2,837.00)	97.26%	9,258.60	29,170.00	(19,911.40)	68.26%	35,000.00
Pool Mgmt-Lfgds/Monitor	0.00	0.00	0.00	0.00%	0.00	40,000.00	(40,000.00)	100.00%	40,000.00
Pool/Spa-Maint/Supplies	1,617.61	1,050.00	567.61	-54.06%	12,655.94	10,500.00	2,155.94	-20.53%	12,600.00
Pool-Chemicals	1,072.80	0.00	1,072.80	0.00%	4,617.43	0.00	4,617.43	0.00%	0.00
Pool-Repairs	0.00	1,200.00	(1,200.00)	100.00%	37.92	12,000.00	(11,962.08)	99.68%	14,400.00
Security/Monitoring	0.00	91.00	(91.00)	100.00%	29,254.48	14,818.00	14,436.48	-97.43%	15,000.00
Security/Safety/Monitoring	0.00	0.00	0.00	0.00%	36,739.49	0.00	36,739.49	0.00%	0.00
Total Property Expenses	4,973.25	16,400.00	(11,426.75)	69.68%	238,681.65	217,908.00	20,773.65	-9.53%	250,700.00
Tax/Ins/Interest Exp									
Ins-D & O	0.00	0.00	0.00	0.00%	0.00	5,800.00	(5,800.00)	100.00%	5,800.00
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	27,065.51	10,995.00	16,070.51	-146.16%	10,995.00
Taxes-Property	0.00	0.00	0.00	0.00%	7,501.60	0.00	7,501.60	0.00%	0.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	34,567.11	16,795.00	17,772.11	-105.82%	16,795.00
Transfer Proof									
Tran Entry Fee to RSV	2,500.00	1,533.00	967.00	-63.08%	32,296.88	15,330.00	16,966.88	-110.68%	18,400.00
Dep Entry Fee to RSV	(2,500.00)	0.00	(2,500.00)	0.00%	(32,296.88)	0.00	(32,296.88)	0.00%	0.00
Total Transfer Proof	0.00	1,533.00	(1,533.00)	100.00%	0.00	15,330.00	(15,330.00)	100.00%	18,400.00
Utility Expenses									
Communications/Inet	53.76	53.00	0.76	-1.43%	537.60	530.00	7.60	-1.43%	630.00
Electric	1,086.24	1,792.00	(705.76)	39.38%	16,094.71	17,920.00	(1,825.29)	10.19%	21,500.00
Tel/Cel/Pager	193.42	75.00	118.42	-157.89%	1,292.92	1,125.00	167.92	-14.93%	1,400.00
Water	6,713.53	2,667.00	4,046.53	-151.73%	40,420.46	26,670.00	13,750.46	-51.56%	32,000.00
Total Utility Expenses	8,046.95	4,587.00	3,459.95	-75.43%	58,345.69	46,245.00	12,100.69	-26.17%	55,530.00
Total Expense	22,800.25	36,188.00	(13,387.75)	36.99%	457,198.12	434,017.00	23,181.12	-5.34%	506,490.00
Fund Change	46,229.18	6,148.00	40,081.18	-651.94%	109,806.30	(10,657.00)	120,463.30	0.00%	1,554.00

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 10/1/2021 To 10/31/2021 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2021	02/2021	03/2021	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021			
INCOME															
Assessments															
Assessments	71,337	18,720	55,510	65,543	21,311	34,723	56,276	21,280	38,310	56,389	40,685	40,689	520,774	488,224	32,550
TOTAL Assessments	71,337	18,720	55,510	65,543	21,311	34,723	56,276	21,280	38,310	56,389	40,685	40,689	520,774	488,224	32,550
Other Income															
Interest Income	94	85	92	89	92	89	93	95	92	95	118	122	1,155	1,420	(265)
Key/Remote Fee	0	0	25	0	25	(25)	0	50	0	0	0	0	75	0	75
Late Fee	232	347	417	372	69	581	36	222	177	195	0	0	2,648	0	2,648
AR Fee Income	2,046	8,237	5,356	5,306	5,749	2,742	5,261	4,904	2,217	5,570	0	0	47,388	0	47,388
Legal Expense Reimb	679	2,543	3,312	3,456	3,282	1,730	4,127	2,803	2,730	3,876	0	0	28,539	0	28,539
NSF Fees	(25)	75	25	25	0	25	0	0	25	25	0	0	175	0	175
Violation Fine	1,025	2,133	1,433	2,563	784	2,444	3,791	2,250	2,505	1,380	0	0	20,308	0	20,308
Working Cap/Entry Fee	1,556	1,500	5,500	2,500	1,500	3,259	5,241	2,500	2,500	1,500	1,533	1,537	30,626	18,400	12,226
TOTAL Other Income	5,606	14,921	16,161	14,310	11,501	10,846	18,549	12,824	10,247	12,640	1,651	1,659	130,914	19,820	111,094
TOTAL INCOME	76,944	33,641	71,671	79,853	32,812	45,568	74,825	34,104	48,556	69,029	42,336	42,348	651,688	508,044	143,644
EXPENSES															
Administrative Expenses															
Accounting	0	100	0	300	0	150	0	0	0	0	0	0	550	475	75
Bank Charges - Return Pymt	20	20	0	0	10	0	0	0	10	10	0	0	70	0	70
Copies	191	404	1,815	382	464	2,241	530	622	2,172	412	917	913	11,064	11,000	64
Dues/Licenses/Permits	0	0	0	0	0	95	0	0	0	0	0	0	95	221	(126)
Admin-AR Fees	345	1,889	4,143	1,303	1,224	457	416	1,604	2,618	238	0	0	14,237	0	14,237
Legal Expense	11,801	34	15,507	4,031	450	8,032	4,821	5,717	3,509	4,277	6,250	6,250	70,678	75,000	(4,322)
Management Fees	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,857	46,345	46,350	(5)
Meeting Expense	13	13	13	13	13	13	13	13	0	0	13	13	128	156	(28)
Payroll-Maint/Hskping	0	0	0	0	0	0	0	0	13	0	0	0	13	0	13
Postage/Delivery	(99)	252	454	(177)	(52)	651	(265)	(61)	768	146	1,000	1,000	3,618	12,000	(8,382)
Printing-Coupons/Stmts	0	0	0	0	0	0	0	0	0	0	1,500	1,500	3,000	18,000	(15,000)
Social Events	0	0	0	0	0	622	714	0	0	750	125	125	2,336	1,500	836
Website Hosting	85	(143)	85	101	241	85	85	85	85	85	0	0	797	363	434
TOTAL Administrative Expense	16,218	6,432	25,879	9,815	6,212	16,210	10,177	11,844	13,037	9,780	13,668	13,658	152,930	165,065	(12,135)
Property Expenses															
Access Ctrl-Keys/Remotes	0	0	0	0	0	69	0	0	0	0	0	0	69	0	69
Access Ctrl-Maint	0	0	0	30	60	225	675	435	180	105	142	138	1,990	1,700	290
Electrical Repair/Maint	0	0	0	13,780	0	0	0	0	0	0	0	0	13,780	0	13,780
Irrigation Repair/Maint	0	0	714	2,298	0	0	1,194	0	2,097	0	1,000	1,000	8,303	12,000	(3,697)
Janitorial-Porter	530	465	465	465	866	704	1,402	698	698	698	708	712	8,413	8,500	(87)
Janitorial-Supplies	0	0	0	0	0	0	0	130	0	0	0	0	130	0	130
Landscape-Enhancements	0	0	0	0	574	0	0	0	0	0	1,667	1,663	3,904	20,000	(16,096)
Landscape-Force Mow	0	0	0	0	0	0	(150)	0	0	0	0	0	(150)	0	(150)
Landscape-Maint	14,893	7,934	6,351	5,999	27,230	5,999	5,999	6,495	11,998	1,400	7,000	7,000	108,297	84,000	24,297
Landscape-Replacements	0	0	0	0	0	0	0	0	22,205	0	0	0	22,205	0	22,205

Brookfield OA**12 Month Income Statement with Annual Variance Estimate****Period 10/1/2021 To 10/31/2021 11:59:00 PM**

	Operating												Total	Budget	Variance
	01/2021	02/2021	03/2021	04/2021	05/2021	06/2021	07/2021	08/2021	09/2021	10/2021	11/2021	12/2021			
Landscape-Tree Maint	0	0	0	0	0	0	0	0	0	0	625	625	1,250	7,500	(6,250)
Lighting	0	0	0	207	0	0	0	0	0	0	0	0	207	0	207
Maint/Repair	90	390	2,049	0	2,460	523	1,304	2,363	0	80	2,917	2,913	15,089	35,000	(19,911)
Pool Mgmt-Lfgds/Monitor	0	0	0	0	0	0	0	0	0	0	0	0	0	40,000	(40,000)
Pool/Spa-Maint/Supplies	498	498	498	947	111	3,167	1,829	954	2,536	1,618	1,050	1,050	14,756	12,600	2,156
Pool-Chemicals	0	0	200	0	0	782	915	1,100	548	1,073	0	0	4,617	0	4,617
Pool-Repairs	0	0	0	0	0	0	0	0	38	0	1,200	1,200	2,438	14,400	(11,962)
Security/Monitoring	0	0	0	0	2,165	6,885	5,764	7,539	6,901	0	91	91	29,436	15,000	14,436
Security/Safety/Monitoring	31	31	34	34	34	34	34	34	36,475	0	0	0	36,739	0	36,739
TOTAL Property Expenses	16,043	9,318	10,311	23,760	33,500	18,387	18,966	19,749	83,675	4,973	16,400	16,392	271,474	250,700	20,774
<u>Tax/Ins/Interest Exp</u>															
Ins-D & O	0	0	0	0	0	0	0	0	0	0	0	0	0	5,800	(5,800)
Ins-F&EC or Package	0	0	0	0	0	0	0	0	27,066	0	0	0	27,066	10,995	16,071
Taxes-Property	0	0	0	0	0	0	0	0	7,502	0	0	0	7,502	0	7,502
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	0	0	34,567	0	0	0	34,567	16,795	17,772
<u>Transfer Proof</u>															
Tran Entry Fee to RSV	0	0	0	0	0	0	0	27,297	2,500	2,500	1,533	1,537	35,367	18,400	16,967
Dep Entry Fee to RSV	0	0	0	0	0	0	0	(27,297)	(2,500)	(2,500)	0	0	(32,297)	0	(32,297)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	0	1,533	1,537	3,070	18,400	(15,330)
<u>Utility Expenses</u>															
Communications/Inet	54	54	54	54	54	54	54	54	54	54	53	47	638	630	8
Electric	1,077	686	3,427	1,067	1,297	1,588	2,521	1,686	1,659	1,086	1,792	1,788	19,675	21,500	(1,825)
Tel/Cell/Pager	0	70	200	70	70	200	72	71	346	193	75	200	1,568	1,400	168
Water	3,153	0	4,406	2,508	3,300	4,345	5,607	4,298	6,089	6,714	2,667	2,663	45,750	32,000	13,750
TOTAL Utility Expenses	4,284	809	8,087	3,699	4,721	6,187	8,254	6,108	8,149	8,047	4,587	4,698	67,631	55,530	12,101
TOTAL EXPENSES	36,545	16,559	44,278	37,274	44,433	40,784	37,396	37,700	139,428	22,800	36,188	36,285	529,671	506,490	23,181
Excess Revenue / Expense	40,399	17,082	27,393	42,579	(11,621)	4,785	37,429	(3,596)	(90,872)	46,229	6,148	6,063	122,017	1,554	120,463