

# **Brookfield OA**

## **Balance Sheet**

Period 09/30/2022

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### **Assets**

#### Cash

|                          |                     |                            |
|--------------------------|---------------------|----------------------------|
| Cking - Western Alliance | 269,973.85          |                            |
| MMA - Western Alliance   | 743,141.06          |                            |
| Total Cash               | <u>1,013,114.91</u> |                            |
| Total Assets             |                     | <u><u>1,013,114.91</u></u> |

### **Liabilities & Equity**

#### Prepaid Assessments

|                           |               |  |
|---------------------------|---------------|--|
| Prepaid Assessments       | 113.00        |  |
| Total Prepaid Assessments | <u>113.00</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                | 18,085.16           |                            |
| Total Fund Balance         | <u>1,013,001.91</u> |                            |
| Total Liabilities & Equity |                     | <u><u>1,013,114.91</u></u> |

# Brookfield OA

## Income Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

|                                | Month to Date | %       | Year to Date | %       |
|--------------------------------|---------------|---------|--------------|---------|
| <b>Operating Income</b>        |               |         |              |         |
| <b>Assessments</b>             |               |         |              |         |
| Assessments                    | 32,649.56     | 80.93%  | 376,430.90   | 80.88%  |
| Total Assessments              | 32,649.56     | 80.93%  | 376,430.90   | 80.88%  |
| <b>Other Income</b>            |               |         |              |         |
| Insurance Proceeds             | 0.00          | 0.00%   | 4,880.00     | 1.05%   |
| Interest Income                | 97.08         | 0.24%   | 876.73       | 0.19%   |
| Key/Remote Fee                 | 25.00         | 0.06%   | 225.00       | 0.05%   |
| Late Fee                       | 244.86        | 0.61%   | 2,595.14     | 0.56%   |
| AR Fee Income                  | 1,241.92      | 3.08%   | 15,455.95    | 3.32%   |
| Legal Expense Reimb            | 3,598.24      | 8.92%   | 26,528.66    | 5.70%   |
| NSF Fees                       | 0.00          | 0.00%   | 25.00        | 0.01%   |
| Violation Fine                 | 1,486.69      | 3.69%   | 13,916.75    | 2.99%   |
| Working Cap/Entry Fee          | 1,000.00      | 2.48%   | 24,500.00    | 5.26%   |
| Total Other Income             | 7,693.79      | 19.07%  | 89,003.23    | 19.12%  |
| Total Income                   | 40,343.35     | 100.00% | 465,434.13   | 100.00% |
| <b>Expense</b>                 |               |         |              |         |
| <b>Administrative Expenses</b> |               |         |              |         |
| Accounting                     | 0.00          | 0.00%   | 475.00       | 0.11%   |
| Bank Charges - Return Pymt     | 0.00          | 0.00%   | 80.00        | 0.02%   |
| Copies                         | 3,244.00      | 8.34%   | 9,428.18     | 2.11%   |
| Dues/Licenses/Permits          | 0.00          | 0.00%   | 95.00        | 0.02%   |
| Admin-AR Fees                  | 572.00        | 1.47%   | 13,018.00    | 2.91%   |
| Legal Expense                  | 3,219.50      | 8.27%   | 27,532.65    | 6.15%   |
| Management Fees                | 3,979.00      | 10.22%  | 35,811.00    | 8.01%   |
| Meeting Expense                | 1,215.00      | 3.12%   | 1,215.00     | 0.27%   |
| Postage/Delivery               | 710.61        | 1.83%   | 1,623.80     | 0.36%   |
| Social Events                  | 0.00          | 0.00%   | 3,131.38     | 0.70%   |
| Website Hosting                | 86.60         | 0.22%   | 945.35       | 0.21%   |
| Total Administrative Expenses  | 13,026.71     | 33.48%  | 93,355.36    | 20.87%  |
| <b>Non-Recurring Expenses</b>  |               |         |              |         |
| NR-Plumbing                    | 0.00          | 0.00%   | 5,880.00     | 1.31%   |
| Total Non-Recurring Expenses   | 0.00          | 0.00%   | 5,880.00     | 1.31%   |
| <b>Property Expenses</b>       |               |         |              |         |
| Access Ctrl-Keys/Remotes       | 100.00        | 0.26%   | 1,987.96     | 0.44%   |
| Access Ctrl-Maint              | 0.00          | 0.00%   | 4,005.21     | 0.90%   |
| Electrical Repair/Maint        | 0.00          | 0.00%   | 17,266.00    | 3.86%   |
| Extermination                  | 0.00          | 0.00%   | 189.44       | 0.04%   |
| Irrigation Repair/Maint        | 0.00          | 0.00%   | 12,732.16    | 2.85%   |
| Janitorial-Porter              | 0.00          | 0.00%   | 7,472.32     | 1.67%   |
| Janitorial-Supplies            | 6.77          | 0.02%   | 817.18       | 0.18%   |
| Landscape-Enhancements         | 0.00          | 0.00%   | 76,824.50    | 17.17%  |
| Landscape-Maint                | 6,179.27      | 15.88%  | 53,843.41    | 12.04%  |
| Landscape-Mulch                | 0.00          | 0.00%   | 18,579.73    | 4.15%   |
| Maint/Repair                   | 80.00         | 0.21%   | 13,249.40    | 2.96%   |
| Pool/Spa-Maint/Supplies        | 1,320.65      | 3.39%   | 10,384.72    | 2.32%   |
| Pool-Chemicals                 | 1,456.64      | 3.74%   | 14,703.23    | 3.29%   |
| Pool-Repairs                   | 0.00          | 0.00%   | 8,981.46     | 2.01%   |
| Security/Monitoring            | 4,594.07      | 11.81%  | 33,117.57    | 7.40%   |
| Security/Safety/Monitoring     | 0.00          | 0.00%   | 174.93       | 0.04%   |
| Total Property Expenses        | 13,737.40     | 35.30%  | 274,329.22   | 61.32%  |
| <b>Tax/Ins/Interest Exp</b>    |               |         |              |         |
| Ins-F&EC or Package            | 7,246.00      | 18.62%  | 7,246.00     | 1.62%   |
| Taxes-Property                 | 0.00          | 0.00%   | 514.28       | 0.11%   |
| Total Tax/Ins/Interest Exp     | 7,246.00      | 18.62%  | 7,760.28     | 1.73%   |
| <b>Transfer Proof</b>          |               |         |              |         |
| Tran Entry Fee to RSV          | 4,000.00      | 10.28%  | 28,500.00    | 6.37%   |

# Brookfield OA

## Income Statement

Period 9/1/2022 To 9/30/2022 11:59:00 PM

|                         | Month to Date | %       | Year to Date | %       |
|-------------------------|---------------|---------|--------------|---------|
| Dep Entry Fee to RSV    | (4,000.00)    | -10.28% | (28,500.00)  | -6.37%  |
| Total Transfer Proof    | 0.00          | 0.00%   | 0.00         | 0.00%   |
| <b>Utility Expenses</b> |               |         |              |         |
| Communications/Inet     | 64.52         | 0.17%   | 525.80       | 0.12%   |
| Electric                | 2,189.17      | 5.63%   | 15,460.89    | 3.46%   |
| Tel/Cell/Pager          | 263.48        | 0.68%   | 1,301.33     | 0.29%   |
| Trash                   | 303.44        | 0.78%   | 921.24       | 0.21%   |
| Water                   | 2,083.93      | 5.36%   | 47,814.85    | 10.69%  |
| Total Utility Expenses  | 4,904.54      | 12.60%  | 66,024.11    | 14.76%  |
| Total Expense           | 38,914.65     | 100.00% | 447,348.97   | 100.00% |
| Fund Change             | 1,428.70      |         | 18,085.16    |         |

# Brookfield OA

## Budget Comparison

Period 9/1/2022 To 9/30/2022 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                    | 32,649.56               | 0.00        | 32,649.56   | 0.00%     | 376,430.90             | 366,168.00 | 10,262.90   | -2.80%   | 488,224.00 |
| Total Assessments              | 32,649.56               | 0.00        | 32,649.56   | 0.00%     | 376,430.90             | 366,168.00 | 10,262.90   | -2.80%   | 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                | 97.08                   | 77.00       | 20.08       | -26.08%   | 876.73                 | 693.00     | 183.73      | -26.51%  | 927.00     |
| Key/Remote Fee                 | 25.00                   | 0.00        | 25.00       | 0.00%     | 225.00                 | 0.00       | 225.00      | 0.00%    | 0.00       |
| Late Fee                       | 244.86                  | 0.00        | 244.86      | 0.00%     | 2,595.14               | 0.00       | 2,595.14    | 0.00%    | 0.00       |
| AR Fee Income                  | 1,241.92                | 0.00        | 1,241.92    | 0.00%     | 15,455.95              | 0.00       | 15,455.95   | 0.00%    | 0.00       |
| Legal Expense Reimb            | 3,598.24                | 0.00        | 3,598.24    | 0.00%     | 26,528.66              | 0.00       | 26,528.66   | 0.00%    | 0.00       |
| NSF Fees                       | 0.00                    | 0.00        | 0.00        | 0.00%     | 25.00                  | 0.00       | 25.00       | 0.00%    | 0.00       |
| Violation Fine                 | 1,486.69                | 0.00        | 1,486.69    | 0.00%     | 13,916.75              | 0.00       | 13,916.75   | 0.00%    | 0.00       |
| Working Cap/Entry Fee          | 1,000.00                | 3,008.00    | (2,008.00)  | 66.76%    | 24,500.00              | 27,072.00  | (2,572.00)  | 9.50%    | 36,096.00  |
| Total Other Income             | 7,693.79                | 3,085.00    | 4,608.79    | -149.39%  | 89,003.23              | 27,765.00  | 61,238.23   | -220.56% | 37,023.00  |
| Total Income                   | 40,343.35               | 3,085.00    | 37,258.35   | -1207.73% | 465,434.13             | 393,933.00 | 71,501.13   | -18.15%  | 525,247.00 |
| <b>Expense</b>                 |                         |             |             |           |                        |            |             |          |            |
| <b>Administrative Expenses</b> |                         |             |             |           |                        |            |             |          |            |
| Accounting                     | 0.00                    | 0.00        | 0.00        | 0.00%     | 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                         | 3,244.00                | 861.00      | 2,383.00    | -276.77%  | 9,428.18               | 7,750.00   | 1,678.18    | -21.65%  | 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                  | 572.00                  | 0.00        | 572.00      | 0.00%     | 13,018.00              | 0.00       | 13,018.00   | 0.00%    | 0.00       |
| Legal Expense                  | 3,219.50                | 6,382.00    | (3,162.50)  | 49.55%    | 27,532.65              | 57,438.00  | (29,905.35) | 52.07%   | 76,587.00  |
| Management Fees                | 3,979.00                | 3,979.00    | 0.00        | 0.00%     | 35,811.00              | 35,811.00  | 0.00        | 0.00%    | 47,746.68  |
| Meeting Expense                | 1,215.00                | 13.00       | 1,202.00    | -9246.15% | 1,215.00               | 117.00     | 1,098.00    | -938.46% | 152.76     |
| Postage/Delivery               | 710.61                  | 111.00      | 599.61      | -540.19%  | 1,623.80               | 999.00     | 624.80      | -62.54%  | 1,335.00   |
| Social Events                  | 0.00                    | 167.00      | (167.00)    | 100.00%   | 3,131.38               | 1,503.00   | 1,628.38    | -108.34% | 2,000.00   |
| Website Hosting                | 86.60                   | 100.00      | (13.40)     | 13.40%    | 945.35                 | 900.00     | 45.35       | -5.04%   | 1,194.35   |
| Total Administrative Expenses  | 13,026.71               | 11,613.00   | 1,413.71    | -12.17%   | 93,355.36              | 105,163.00 | (11,807.64) | 11.23%   | 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       | 100.00                  | 0.00        | 100.00      | 0.00%     | 1,987.96               | 0.00       | 1,987.96    | 0.00%    | 0.00       |
| Access Ctrl-Maint              | 0.00                    | 142.00      | (142.00)    | 100.00%   | 4,005.21               | 1,278.00   | 2,727.21    | -213.40% | 1,700.00   |
| Electrical Repair/Maint        | 0.00                    | 195.00      | (195.00)    | 100.00%   | 17,266.00              | 1,755.00   | 15,511.00   | -883.82% | 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              | 9,000.00   | 3,732.16    | -41.47%  | 12,000.00  |
| Janitorial-Porter              | 0.00                    | 817.00      | (817.00)    | 100.00%   | 7,472.32               | 7,353.00   | 119.32      | -1.62%   | 9,800.00   |
| Janitorial-Supplies            | 6.77                    | 0.00        | 6.77        | 0.00%     | 817.18                 | 0.00       | 817.18      | 0.00%    | 0.00       |
| Landscape-Enhancements         | 0.00                    | 833.00      | (833.00)    | 100.00%   | 76,824.50              | 7,497.00   | 69,327.50   | -924.74% | 10,000.00  |
| Landscape-Maint                | 6,179.27                | 8,700.00    | (2,520.73)  | 28.97%    | 53,843.41              | 78,300.00  | (24,456.59) | 31.23%   | 104,395.00 |
| Landscape-Mulch                | 0.00                    | 0.00        | 0.00        | 0.00%     | 18,579.73              | 0.00       | 18,579.73   | 0.00%    | 0.00       |
| Landscape-Tree Maint           | 0.00                    | 625.00      | (625.00)    | 100.00%   | 0.00                   | 5,625.00   | (5,625.00)  | 100.00%  | 7,500.00   |
| Lighting                       | 0.00                    | 30.00       | (30.00)     | 100.00%   | 0.00                   | 270.00     | (270.00)    | 100.00%  | 355.79     |
| Maint/Repair                   | 80.00                   | 2,068.00    | (1,988.00)  | 96.13%    | 13,249.40              | 18,612.00  | (5,362.60)  | 28.81%   | 24,821.00  |
| Pool/Spa-Maint/Supplies        | 1,320.65                | 1,083.00    | 237.65      | -21.94%   | 10,384.72              | 9,747.00   | 637.72      | -6.54%   | 13,000.00  |
| Pool-Chemicals                 | 1,456.64                | 271.00      | 1,185.64    | -437.51%  | 14,703.23              | 2,439.00   | 12,264.23   | -502.84% | 3,252.00   |
| Pool-Repairs                   | 0.00                    | 417.00      | (417.00)    | 100.00%   | 8,981.46               | 3,753.00   | 5,228.46    | -139.31% | 5,000.00   |
| Security/Monitoring            | 4,594.07                | 7,580.00    | (2,985.93)  | 39.39%    | 33,117.57              | 37,900.00  | (4,782.43)  | 12.62%   | 37,900.00  |
| Security/Safety/Monitoring     | 0.00                    | 31.00       | (31.00)     | 100.00%   | 174.93                 | 279.00     | (104.07)    | 37.30%   | 33,950.98  |
| Total Property Expenses        | 13,737.40               | 23,792.00   | (10,054.60) | 42.26%    | 274,329.22             | 183,808.00 | 90,521.22   | -49.25%  | 266,019.77 |
| <b>Tax/Ins/Interest Exp</b>    |                         |             |             |           |                        |            |             |          |            |
| Ins-D & O                      | 0.00                    | 6,090.00    | (6,090.00)  | 100.00%   | 0.00                   | 6,090.00   | (6,090.00)  | 100.00%  | 6,090.00   |
| Ins-F&EC or Package            | 7,246.00                | 11,544.75   | (4,298.75)  | 37.24%    | 7,246.00               | 11,544.75  | (4,298.75)  | 37.24%   | 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     | 7,246.00                | 17,634.75   | (10,388.75) | 58.91%    | 7,760.28               | 17,634.75  | (9,874.47)  | 55.99%   | 17,634.75  |
| <b>Transfer Proof</b>          |                         |             |             |           |                        |            |             |          |            |
| Tran Entry Fee to RSV          | 4,000.00                | 3,008.00    | 992.00      | -32.98%   | 28,500.00              | 27,072.00  | 1,428.00    | -5.27%   | 36,096.00  |
| Dep Entry Fee to RSV           | (4,000.00)              | 0.00        | (4,000.00)  | 0.00%     | (28,500.00)            | 0.00       | (28,500.00) | 0.00%    | 0.00       |
| Total Transfer Proof           | 0.00                    | 3,008.00    | (3,008.00)  | 100.00%   | 0.00                   | 27,072.00  | (27,072.00) | 100.00%  | 36,096.00  |
| <b>Utility Expenses</b>        |                         |             |             |           |                        |            |             |          |            |
| Communications/Inet            | 64.52                   | 52.00       | 12.52       | -24.08%   | 525.80                 | 468.00     | 57.80       | -12.35%  | 629.00     |
| Electric                       | 2,189.17                | 1,792.00    | 397.17      | -22.16%   | 15,460.89              | 16,128.00  | (667.11)    | 4.14%    | 21,500.00  |
| Tel/Cell/Pager                 | 263.48                  | 70.00       | 193.48      | -276.40%  | 1,301.33               | 1,002.00   | 299.33      | -29.87%  | 1,336.00   |
| Trash                          | 303.44                  | 0.00        | 303.44      | 0.00%     | 921.24                 | 0.00       | 921.24      | 0.00%    | 0.00       |
| Water                          | 2,083.93                | 3,503.00    | (1,419.07)  | 40.51%    | 47,814.85              | 31,527.00  | 16,287.85   | -51.66%  | 42,038.00  |
| Total Utility Expenses         | 4,904.54                | 5,417.00    | (512.46)    | 9.46%     | 66,024.11              | 49,125.00  | 16,899.11   | -34.40%  | 65,503.00  |
| Total Expense                  | 38,914.65               | 61,464.75   | (22,550.10) | 36.69%    | 447,348.97             | 382,802.75 | 64,546.22   | -16.86%  | 525,247.31 |
| Fund Change                    | 1,428.70                | (58,379.75) | 59,808.45   | 102.45%   | 18,085.16              | 11,130.25  | 6,954.91    | -62.49%  | (0.31)     |

**Brookfield OA**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 9/1/2022 To 9/30/2022 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  | 24,614  | 33,838  | 57,251  | 26,905  | 32,650  | 122,056 | 0       | 0       | 498,487 | 488,224 | 10,263   |
| TOTAL Assessments                     | 69,997    | 16,709  | 46,766  | 67,702  | 24,614  | 33,838  | 57,251  | 26,905  | 32,650  | 122,056 | 0       | 0       | 498,487 | 488,224 | 10,263   |
| <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     | 100     | 97      | 77      | 77      | 80      | 1,111   | 927     | 184      |
| Key/Remote Fee                        | 0         | 0       | 0       | 25      | 50      | 100     | 25      | 0       | 25      | 0       | 0       | 0       | 225     | 0       | 225      |
| Late Fee                              | 924       | 211     | 191     | 450     | 221     | 139     | 51      | 164     | 245     | 0       | 0       | 0       | 2,595   | 0       | 2,595    |
| AR Fee Income                         | 3,583     | 4,399   | 216     | 2,442   | 1,078   | 1,056   | 336     | 1,104   | 1,242   | 0       | 0       | 0       | 15,456  | 0       | 15,456   |
| Legal Expense Reimb                   | 2,212     | 4,737   | 712     | 2,908   | 3,234   | 4,077   | 2,874   | 2,177   | 3,598   | 0       | 0       | 0       | 26,529  | 0       | 26,529   |
| 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   | 2,622   | 1,487   | 0       | 0       | 0       | 13,917  | 0       | 13,917   |
| Working Cap/Entry Fee                 | 4,000     | 2,000   | 3,500   | 1,500   | 2,000   | 4,000   | 2,500   | 4,000   | 1,000   | 3,008   | 3,008   | 3,008   | 33,524  | 36,096  | (2,572)  |
| TOTAL Other Income                    | 16,896    | 12,371  | 5,360   | 10,562  | 7,251   | 11,537  | 7,166   | 10,166  | 7,694   | 3,085   | 3,085   | 3,088   | 98,261  | 37,023  | 61,238   |
| TOTAL INCOME                          | 86,893    | 29,080  | 52,126  | 78,264  | 31,866  | 45,375  | 64,417  | 37,071  | 40,343  | 125,141 | 3,085   | 3,088   | 596,748 | 525,247 | 71,501   |
| <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     | 791     | 3,244   | 861     | 861     | 861     | 12,011  | 10,333  | 1,678    |
| 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     | 2,929   | 572     | 0       | 0       | 0       | 13,018  | 0       | 13,018   |
| Legal Expense                         | 1,099     | 1,449   | 1,614   | 436     | 5,547   | 2,978   | 2,709   | 8,483   | 3,220   | 6,382   | 6,382   | 6,385   | 46,682  | 76,587  | (29,905) |
| 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       | 0       | 1,215   | 13      | 13      | 10      | 1,251   | 153     | 1,098    |
| Postage/Delivery                      | (16)      | 32      | 750     | (478)   | 492     | 492     | (87)    | (273)   | 711     | 111     | 111     | 114     | 1,960   | 1,335   | 625      |
| Social Events                         | 628       | 2,393   | 0       | 110     | 0       | 0       | 0       | 0       | 0       | 167     | 167     | 163     | 3,628   | 2,000   | 1,628    |
| Website Hosting                       | 85        | 85      | 85      | 103     | 241     | 85      | 87      | 87      | 87      | 100     | 100     | 94      | 1,240   | 1,194   | 45       |
| TOTAL Administrative Expense          | 6,351     | 12,135  | 8,849   | 4,792   | 13,955  | 10,565  | 7,686   | 15,996  | 13,027  | 11,613  | 11,613  | 11,605  | 128,186 | 139,994 | (11,808) |
| <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   | (651)   | 100     | 0       | 0       | 0       | 1,988   | 0       | 1,988    |
| Access Ctrl-Maint                     | 2,130     | 15      | 30      | 90      | 180     | 0       | 0       | 1,560   | 0       | 142     | 142     | 138     | 4,427   | 1,700   | 2,727    |
| Electrical Repair/Maint               | 0         | 0       | 12,225  | 2,150   | 0       | 2,891   | 0       | 0       | 0       | 195     | 195     | 200     | 17,856  | 2,345   | 15,511   |
| 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       | 0       | 0       | 1,000   | 1,000   | 1,000   | 15,732  | 12,000  | 3,732    |
| Janitorial-Porter                     | 757       | 604     | 604     | 724     | 1,200   | 1,136   | 668     | 1,777   | 0       | 817     | 817     | 813     | 9,919   | 9,800   | 119      |
| Janitorial-Supplies                   | 0         | 0       | 35      | 290     | 486     | 0       | 0       | 0       | 7       | 0       | 0       | 0       | 817     | 0       | 817      |
| Landscape-Enhancements                | 0         | 0       | 0       | 71,744  | 5,081   | 0       | 0       | 0       | 0       | 833     | 833     | 837     | 79,328  | 10,000  | 69,328   |

**Brookfield OA****12 Month Income Statement with Annual Variance Estimate****Period 9/1/2022 To 9/30/2022 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         |                |                |                 |
| Landscape-Maint                    | 7,460            | 4,537         | 5,999         | 5,999           | 5,999           | 5,999           | 5,999         | 5,672           | 6,179         | 8,700         | 8,700           | 8,695           | 79,938         | 104,395        | (24,457)        |
| Landscape-Mulch                    | 0                | 0             | 0             | 0               | 0               | 0               | 0             | 18,580          | 0             | 0             | 0               | 0               | 18,580         | 0              | 18,580          |
| Landscape-Tree Maint               | 0                | 0             | 0             | 0               | 0               | 0               | 0             | 0               | 0             | 625           | 625             | 625             | 1,875          | 7,500          | (5,625)         |
| Lighting                           | 0                | 0             | 0             | 0               | 0               | 0               | 0             | 0               | 0             | 30            | 30              | 26              | 86             | 356            | (270)           |
| Maint/Repair                       | 80               | 368           | 6,022         | 0               | 6,583           | 117             | 0             | 0               | 80            | 2,068         | 2,068           | 2,073           | 19,458         | 24,821         | (5,363)         |
| Pool/Spa-Maint/Supplies            | 2,516            | 0             | 368           | 1,212           | 1,380           | 1,104           | 1,380         | 1,104           | 1,321         | 1,083         | 1,083           | 1,087           | 13,638         | 13,000         | 638             |
| Pool-Chemicals                     | 1,149            | 1,731         | 408           | 408             | 3,018           | 2,156           | 1,738         | 2,639           | 1,457         | 271           | 271             | 271             | 15,516         | 3,252          | 12,264          |
| Pool-Repairs                       | 7,539            | 205           | 0             | 0               | 0               | 1,082           | 0             | 156             | 0             | 417           | 417             | 413             | 10,228         | 5,000          | 5,228           |
| Security/Monitoring                | 0                | 0             | 0             | 0               | 1,083           | 9,201           | 5,818         | 12,421          | 4,594         | 0             | 0               | 0               | 33,118         | 37,900         | (4,782)         |
| Security/Safety/Monitoring         | 34               | 34            | 34            | 37              | 37              | 0               | 0             | 0               | 0             | 33,610        | 31              | 31              | 33,847         | 33,951         | (104)           |
| <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>43,259</b>   | <b>13,737</b> | <b>49,791</b> | <b>16,212</b>   | <b>16,209</b>   | <b>356,541</b> | <b>266,020</b> | <b>90,521</b>   |
| <b><u>Tax/Ins/Interest Exp</u></b> |                  |               |               |                 |                 |                 |               |                 |               |               |                 |                 |                |                |                 |
| Ins-D & O                          | 0                | 0             | 0             | 0               | 0               | 0               | 0             | 0               | 0             | 0             | 0               | 0               | 0              | 6,090          | (6,090)         |
| Ins-F&EC or Package                | 0                | 0             | 0             | 0               | 0               | 0               | 0             | 0               | 7,246         | 0             | 0               | 0               | 7,246          | 11,545         | (4,299)         |
| 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>7,246</b>  | <b>0</b>      | <b>0</b>        | <b>0</b>        | <b>7,760</b>   | <b>17,635</b>  | <b>(9,874)</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         | 2,500           | 4,000         | 3,008         | 3,008           | 3,008           | 37,524         | 36,096         | 1,428           |
| Dep Entry Fee to RSV               | (5,000)          | (4,000)       | (2,000)       | (3,500)         | (1,500)         | (2,000)         | (4,000)       | (2,500)         | (4,000)       | 0             | 0               | 0               | (28,500)       | 0              | (28,500)        |
| <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>0</b>        | <b>0</b>      | <b>3,008</b>  | <b>3,008</b>    | <b>3,008</b>    | <b>9,024</b>   | <b>36,096</b>  | <b>(27,072)</b> |
| <b><u>Utility Expenses</u></b>     |                  |               |               |                 |                 |                 |               |                 |               |               |                 |                 |                |                |                 |
| Communications/Inet                | 54               | 54            | 54            | 54              | 54              | 54              | 74            | 65              | 65            | 52            | 52              | 57              | 687            | 629            | 58              |
| Electric                           | 1,607            | 2,631         | 2,284         | 1,060           | 1,577           | 1,342           | 1,032         | 1,739           | 2,189         | 1,792         | 1,792           | 1,788           | 20,833         | 21,500         | (667)           |
| Tel/Cell/Pager                     | 20               | 106           | 243           | 106             | 105             | 243             | 107           | 109             | 263           | 194           | 70              | 70              | 1,635          | 1,336          | 299             |
| Trash                              | 0                | 0             | 0             | 0               | 307             | 156             | 0             | 154             | 303           | 0             | 0               | 0               | 921            | 0              | 921             |
| Water                              | 5,400            | 4,179         | 2,337         | 3,351           | 5,477           | 17,682          | 1,926         | 5,378           | 2,084         | 3,503         | 3,503           | 3,505           | 58,326         | 42,038         | 16,288          |
| <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>7,445</b>    | <b>4,905</b>  | <b>5,541</b>  | <b>5,417</b>    | <b>5,420</b>    | <b>82,402</b>  | <b>65,503</b>  | <b>16,899</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>66,699</b>   | <b>38,915</b> | <b>69,953</b> | <b>36,250</b>   | <b>36,242</b>   | <b>589,794</b> | <b>525,247</b> | <b>64,546</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>(29,629)</b> | <b>1,429</b>  | <b>55,188</b> | <b>(33,165)</b> | <b>(33,154)</b> | <b>6,955</b>   | <b>0</b>       | <b>6,955</b>    |