

Oak Bridge Condominium Association - 2013 Budget

	2012 Budget	2013 Budget
Fee Income	509,760.00	509,760.00 \$236.00 includes \$20.00 supplemental fee
Violations	0.00	0.00
Buildings 2 & 3 Special Fee	86,400.00	86,400.00 \$60.00 add'l fee per unit bldgs. 2 & 3
Rental Fees	0.00	10,200.00
Clubhouse Rental	0.00	0.00
NSF Fee Income	0.00	0.00
Total Revenues	596,160.00	606,360.00
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Operating - Expenses		
Bad Debt Expense	20,000.00	10,000.00
Accounting	2,000.00	2,000.00 CPA yearly review & taxes
Legal	5,000.00	5,000.00 Charges for collections (charged back to unit)
Management Fees	40,326.00	40,326.00 No Increase
Insurance	56,000.00	65,000.00 Master Pol.Comm. Umbrella D&O, W. Comp. (0.3% increase)
Insurance Claim Expe	5,000.00	5,000.00 Deductible
Administrative	2,000.00	2,000.00 Mailings, postage & copies, coupons, etc.
Landscaping Fees	22,000.00	28,000.00 Contractual
Tree Work	3,000.00	1,500.00
Irrigation	2,000.00	3,000.00
Landscaping - other	2,000.00	1,500.00 includes work over and above the contract
Snow Removal contrac	20,000.00	17,000.00 Contractual
Snow Removal - extra	2,000.00	1,500.00 Loader work
Ice Dam Removal	10,000.00	10,000.00
Cleaning	19,980.00	20,000.00 Contractual
On Site Maintenance	30,000.00	38,000.00
Carpet Cleaning	3,000.00	5,400.00
Trash Removal	4,600.00	4,600.00 City of Concord
Elevator Contract	8,000.00	8,000.00 Bldgs. 2 & 3 elevators
Fire System/ Alarm	4,000.00	4,000.00
Gutter Cleaning	5,000.00	5,000.00
Pest Control	2,160.00	2,160.00 Contractual
Maintenance	28,620.00	21,000.00 General maintenance
Maintenance Bldgs. 2 & 3	8,500.00	8,500.00
Association Owned Unit	6,400.00	6,400.00 Includes condo fees, insurance, taxes & maintenance
Heating Expense (Gas)	11,000.00	10,000.00 Clubhouse heating fuel
Heat Expense -Add'l	67,000.00	52,000.00 Bldgs. 2 & 3
Water/Sewer	44,000.00	60,000.00
Electricity	44,000.00	50,000.00
Telephone	2,200.00	2,340.00
Clubhouse	2,000.00	8,000.00 Maintenance
Pool Maintenance	4,000.00	6,000.00 Daily pool monitoring/maintenance
Tax Payments/Refunds	0.00	450.00
Loan Payment	45,774.00	43,480.80 Monthly payment of \$3,623.40 (new roofs)
Total Operating Expe	531,560.00	547,156.80
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Profit/Loss before R	63,600.00	59,208.00
Reserve Contribution	63,600.00	59,208.00 \$4,934.00 p/month
Additional Reserve Transfer		43,480.80 \$3,623.40 monthly loan payment

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