

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
1/1/2014 - 1/31/2014

	1/1/2014 - 1/31/2014			1/1/2014 - 1/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,080.00	\$46,080.00	\$0.00	\$46,080.00	\$46,080.00	\$0.00	\$552,960.00
3070 - Supplemental Fees	\$3,600.00	\$3,600.00	\$0.00	\$3,600.00	\$3,600.00	\$0.00	\$43,200.00
3180 - Late Fees	\$40.00	\$0.00	\$40.00	\$40.00	\$0.00	\$40.00	\$0.00
3230 - Other	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00
3260 - Rental	\$895.00	\$895.00	\$0.00	\$895.00	\$895.00	\$0.00	\$10,740.00
<u>Total Operating Income</u>	\$50,765.00	\$50,575.00	\$190.00	\$50,765.00	\$50,575.00	\$190.00	\$606,900.00
Total Income	\$50,765.00	\$50,575.00	\$190.00	\$50,765.00	\$50,575.00	\$190.00	\$606,900.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$4,970.00	\$4,970.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$3,623.40	\$3,623.40	\$0.00	\$3,623.40	\$3,623.40	\$0.00	\$43,480.80
<u>Total Other</u>	\$8,593.40	\$8,593.40	\$0.00	\$8,593.40	\$8,593.40	\$0.00	\$103,120.80
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
4015 - Administrative	\$807.03	\$250.00	(\$557.03)	\$807.03	\$250.00	(\$557.03)	\$3,000.00
4020 - Bad Debt	\$0.00	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
4023 - Carpet Cleaning	\$0.00	\$608.33	\$608.33	\$0.00	\$608.33	\$608.33	\$7,300.00
4025 - Cleaning	\$1,650.00	\$1,365.00	(\$285.00)	\$1,650.00	\$1,365.00	(\$285.00)	\$16,380.00
4030 - Clubhouse	\$680.10	\$583.33	(\$96.77)	\$680.10	\$583.33	(\$96.77)	\$7,000.00
4035 - Electricity	\$0.00	\$4,166.67	\$4,166.67	\$0.00	\$4,166.67	\$4,166.67	\$50,000.00
4040 - Elevator	\$1,654.92	\$550.00	(\$1,104.92)	\$1,654.92	\$550.00	(\$1,104.92)	\$6,600.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
4055 - Heating - Additional	\$8,970.46	\$4,583.33	(\$4,387.13)	\$8,970.46	\$4,583.33	(\$4,387.13)	\$55,000.00
4060 - Heating (Gas)	\$1,658.42	\$833.33	(\$825.09)	\$1,658.42	\$833.33	(\$825.09)	\$10,000.00
4065 - Ice Dam Removal	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$1,000.00
4070 - Insurance	\$7,941.51	\$5,958.33	(\$1,983.18)	\$7,941.51	\$5,958.33	(\$1,983.18)	\$71,500.00
4075 - Insurance Claim	\$3,153.20	\$4,000.00	\$846.80	\$3,153.20	\$4,000.00	\$846.80	\$4,000.00
4080 - Irrigation System	\$0.00	\$425.00	\$425.00	\$0.00	\$425.00	\$425.00	\$5,100.00
4085 - Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$28,000.00
4090 - Landscaping - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
4095 - Legal	(\$2,477.00)	\$416.67	\$2,893.67	(\$2,477.00)	\$416.67	\$2,893.67	\$5,000.00
4100 - Maintenance	\$185.00	\$2,083.33	\$1,898.33	\$185.00	\$2,083.33	\$1,898.33	\$25,000.00
4105 - Building Repairs	\$3,973.99	\$0.00	(\$3,973.99)	\$3,973.99	\$0.00	(\$3,973.99)	\$0.00
4107 - Maintenance - Buildings 2 & 3	\$3,904.30	\$583.33	(\$3,320.97)	\$3,904.30	\$583.33	(\$3,320.97)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$2,835.00	\$2,835.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$1,213.06	\$2,762.50	\$1,549.44	\$1,213.06	\$2,762.50	\$1,549.44	\$33,150.00
4120 - Owned Unit	\$296.00	\$458.33	\$162.33	\$296.00	\$458.33	\$162.33	\$5,500.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$180.00	\$180.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$653.00	\$500.00	(\$153.00)	\$653.00	\$500.00	(\$153.00)	\$6,000.00
4140 - Snow Removal - Contract	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00	\$30,000.00
4145 - Snow Removal - Extra	\$0.00	\$300.00	\$300.00	\$0.00	\$300.00	\$300.00	\$1,500.00
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00
4155 - Telephone	\$461.26	\$225.00	(\$236.26)	\$461.26	\$225.00	(\$236.26)	\$2,700.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$361.20	\$383.33	\$22.13	\$4,600.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
4165 - Tree Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
4170 - Water & Sewer	\$7,974.23	\$5,000.00	(\$2,974.23)	\$7,974.23	\$5,000.00	(\$2,974.23)	\$60,000.00
<u>Total Operating Expenses</u>	\$52,075.68	\$56,092.48	\$4,016.80	\$52,075.68	\$56,092.48	\$4,016.80	\$503,460.00
Total Expense	\$60,669.08	\$64,685.88	\$4,016.80	\$60,669.08	\$64,685.88	\$4,016.80	\$606,580.80
Total Operating Fund Net Income	(\$9,904.08)	(\$14,110.88)	\$4,206.80	(\$9,904.08)	(\$14,110.88)	\$4,206.80	\$319.20

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
1/1/2014 - 1/31/2014

	1/1/2014 - 1/31/2014			1/1/2014 - 1/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,970.00	\$4,970.00	\$0.00	\$4,970.00	\$4,970.00	\$0.00	\$59,640.00
9011 - Reserve Additional Funding	\$3,623.40	\$3,623.40	\$0.00	\$3,623.40	\$3,623.40	\$0.00	\$43,480.80
<u>Total Reserve Income</u>	\$8,593.40	\$8,593.40	\$0.00	\$8,593.40	\$8,593.40	\$0.00	\$103,120.80
Total Income	\$8,593.40	\$8,593.40	\$0.00	\$8,593.40	\$8,593.40	\$0.00	\$103,120.80
Expense							
<u>Reserve Expenses</u>							
9510 - Loan Interest	\$497.20	\$0.00	(\$497.20)	\$497.20	\$0.00	(\$497.20)	\$0.00
<u>Total Reserve Expenses</u>	\$497.20	\$0.00	(\$497.20)	\$497.20	\$0.00	(\$497.20)	\$0.00
Total Expense	\$497.20	\$0.00	(\$497.20)	\$497.20	\$0.00	(\$497.20)	\$0.00
Total Reserve Fund Net Income	\$8,096.20	\$8,593.40	(\$497.20)	\$8,096.20	\$8,593.40	(\$497.20)	\$103,120.80