

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
2/1/2014 - 2/28/2014

	2/1/2014 - 2/28/2014			1/1/2014 - 2/28/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,080.00	\$46,080.00	\$0.00	\$92,160.00	\$92,160.00	\$0.00	\$52,960.00
3070 - Supplemental Fees	\$3,600.00	\$3,600.00	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$43,200.00
3180 - Late Fees	\$789.69	\$0.00	\$789.69	\$829.69	\$0.00	\$829.69	\$0.00
3230 - Other	\$1,000.00	\$0.00	\$1,000.00	\$1,150.00	\$0.00	\$1,150.00	\$0.00
3260 - Rental	\$895.00	\$895.00	\$0.00	\$1,790.00	\$1,790.00	\$0.00	\$10,740.00
Total Operating Income	\$52,364.69	\$50,575.00	\$1,789.69	\$103,129.69	\$101,150.00	\$1,979.69	\$606,900.00
Total Income	\$52,364.69	\$50,575.00	\$1,789.69	\$103,129.69	\$101,150.00	\$1,979.69	\$606,900.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$9,940.00	\$9,940.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$3,623.40	\$3,623.40	\$0.00	\$7,246.80	\$7,246.80	\$0.00	\$43,480.80
Total Other	\$8,593.40	\$8,593.40	\$0.00	\$17,186.80	\$17,186.80	\$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	\$781.24	\$250.00	(\$531.24)	\$1,588.27	\$500.00	(\$1,088.27)	\$3,000.00
4020 - Bad Debt	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
4023 - Carpet Cleaning	\$0.00	\$608.33	\$608.33	\$0.00	\$1,216.66	\$1,216.66	\$7,300.00
4025 - Cleaning	\$1,177.75	\$1,365.00	\$187.25	\$2,827.75	\$2,730.00	(\$97.75)	\$16,380.00
4030 - Clubhouse	\$1,188.28	\$583.33	(\$604.95)	\$1,868.38	\$1,166.66	(\$701.72)	\$7,000.00
4035 - Electricity	\$6,432.08	\$4,166.67	(\$2,265.41)	\$6,432.08	\$8,333.34	\$1,901.26	\$50,000.00
4040 - Elevator	\$0.00	\$550.00	\$550.00	\$1,654.92	\$1,100.00	(\$554.92)	\$6,600.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$0.00	\$583.34	\$583.34	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
4055 - Heating - Additional	\$0.00	\$4,583.33	\$4,583.33	\$8,970.46	\$9,166.66	\$196.20	\$55,000.00
4060 - Heating (Gas)	\$0.00	\$833.33	\$833.33	\$1,658.42	\$1,666.66	\$8.24	\$10,000.00
4065 - Ice Dam Removal	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00
4070 - Insurance	\$5,969.51	\$5,958.33	(\$11.18)	\$13,911.02	\$11,916.66	(\$1,994.36)	\$71,500.00
4075 - Insurance Claim	\$0.00	\$0.00	\$0.00	\$3,153.20	\$4,000.00	\$846.80	\$4,000.00
4080 - Irrigation System	\$0.00	\$425.00	\$425.00	\$0.00	\$850.00	\$850.00	\$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	\$350.00	\$416.67	\$66.67	(\$2,127.00)	\$833.34	\$2,960.34	\$5,000.00
4100 - Maintenance	\$295.00	\$2,083.33	\$1,788.33	\$480.00	\$4,166.66	\$3,686.66	\$25,000.00
4105 - Building Repairs	\$0.00	\$0.00	\$0.00	\$3,973.99	\$0.00	(\$3,973.99)	\$0.00
4107 - Maintenance - Buildings 2 & 3	\$4,796.47	\$583.33	(\$4,213.14)	\$8,700.77	\$1,166.66	(\$7,534.11)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$5,670.00	\$5,670.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$2,526.92	\$2,762.50	\$235.58	\$3,739.98	\$5,525.00	\$1,785.02	\$33,150.00
4120 - Owned Unit	\$296.00	\$458.33	\$162.33	\$592.00	\$916.66	\$324.66	\$5,500.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$360.00	\$360.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$222.62	\$500.00	\$277.38	\$875.62	\$1,000.00	\$124.38	\$6,000.00
4140 - Snow Removal - Contract	\$6,000.00	\$6,000.00	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$30,000.00
4145 - Snow Removal - Extra	\$2,862.50	\$300.00	(\$2,562.50)	\$2,862.50	\$600.00	(\$2,262.50)	\$1,500.00
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00
4155 - Telephone	\$37.77	\$225.00	\$187.23	\$499.03	\$450.00	(\$49.03)	\$2,700.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$722.40	\$766.66	\$44.26	\$4,600.00

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4165 - Tree Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
4170 - Water & Sewer	\$937.58	\$5,000.00	\$4,062.42	\$8,911.81	\$10,000.00	\$1,088.19	\$60,000.00
Total Operating Expenses	\$37,249.92	\$42,092.48	\$4,842.56	\$89,325.60	\$98,184.96	\$8,859.36	\$503,460.00
Total Expense	\$45,843.32	\$50,685.88	\$4,842.56	\$106,512.40	\$115,371.76	\$8,859.36	\$606,580.80
Total Operating Fund Net Income	\$6,521.37	(\$110.88)	\$6,632.25	(\$3,382.71)	(\$14,221.76)	\$10,839.05	\$319.20