

**Oak Bridge Condominium**  
**Budget Comparison Report - Operating Fund**  
**5/1/2014 - 5/31/2014**

	5/1/2014 - 5/31/2014			1/1/2014 - 5/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,080.00	\$46,080.00	\$0.00	\$230,400.00	\$230,400.00	\$0.00	\$552,960.00
3070 - Supplemental Fees	\$3,600.00	\$3,600.00	\$0.00	\$18,000.00	\$18,000.00	\$0.00	\$43,200.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
3175 - Insurance Claim	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
3180 - Late Fees	\$758.76	\$0.00	\$758.76	\$3,639.09	\$0.00	\$3,639.09	\$0.00
3230 - Other	(\$3,977.60)	\$0.00	(\$3,977.60)	\$1,464.00	\$0.00	\$1,464.00	\$0.00
3260 - Rental	\$0.00	\$895.00	(\$895.00)	\$1,790.00	\$4,475.00	(\$2,685.00)	\$10,740.00
<b>Total Operating Income</b>	<b>\$51,461.16</b>	<b>\$50,575.00</b>	<b>\$886.16</b>	<b>\$260,343.09</b>	<b>\$252,875.00</b>	<b>\$7,468.09</b>	<b>\$606,900.00</b>
<b>Total Income</b>	<b>\$51,461.16</b>	<b>\$50,575.00</b>	<b>\$886.16</b>	<b>\$260,343.09</b>	<b>\$252,875.00</b>	<b>\$7,468.09</b>	<b>\$606,900.00</b>
<b>Expense</b>							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$24,850.00	\$24,850.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$3,623.40	\$3,623.40	\$0.00	\$18,117.00	\$18,117.00	\$0.00	\$43,480.80
<b>Total Other</b>	<b>\$8,593.40</b>	<b>\$8,593.40</b>	<b>\$0.00</b>	<b>\$42,967.00</b>	<b>\$42,967.00</b>	<b>\$0.00</b>	<b>\$103,120.80</b>
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$0.00	\$0.00	\$1,750.00	\$2,000.00	\$250.00	\$2,000.00
4015 - Administrative	\$127.16	\$250.00	\$122.84	\$2,295.09	\$1,250.00	(\$1,045.09)	\$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	\$3,650.00	\$608.33	(\$3,041.67)	\$3,650.00	\$3,041.65	(\$608.35)	\$7,300.00
4025 - Cleaning	\$0.00	\$1,365.00	\$1,365.00	\$6,780.75	\$6,825.00	\$44.25	\$16,380.00
4030 - Clubhouse	\$129.45	\$583.33	\$453.88	\$2,255.47	\$2,916.65	\$661.18	\$7,000.00
4035 - Electricity	\$4,973.93	\$4,166.67	(\$807.26)	\$22,794.73	\$20,833.35	(\$1,961.38)	\$50,000.00
4040 - Elevator	\$20.00	\$550.00	\$530.00	\$4,579.84	\$2,750.00	(\$1,829.84)	\$6,600.00
4045 - Fire System/Alarms	\$877.50	\$291.67	(\$585.83)	\$877.50	\$1,458.35	\$580.85	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00
4055 - Heating - Additional	\$9,055.16	\$4,583.33	(\$4,471.83)	\$41,069.00	\$22,916.65	(\$18,152.35)	\$55,000.00
4060 - Heating (Gas)	\$1,563.03	\$833.33	(\$729.70)	\$7,329.38	\$4,166.65	(\$3,162.73)	\$10,000.00
4065 - Ice Dam Removal	\$0.00	\$0.00	\$0.00	\$2,125.00	\$1,000.00	(\$1,125.00)	\$1,000.00
4070 - Insurance	\$5,968.51	\$5,958.33	(\$10.18)	\$31,816.55	\$29,791.65	(\$2,024.90)	\$71,500.00
4075 - Insurance Claim	\$0.00	\$0.00	\$0.00	\$7,044.80	\$4,000.00	(\$3,044.80)	\$4,000.00
4080 - Irrigation System	\$0.00	\$425.00	\$425.00	\$0.00	\$2,125.00	\$2,125.00	\$5,100.00
4085 - Landscaping	\$0.00	\$4,000.00	\$4,000.00	\$4,071.43	\$8,000.00	\$3,928.57	\$28,000.00
4090 - Landscaping - Other	\$0.00	\$215.00	\$215.00	\$0.00	\$430.00	\$430.00	\$1,500.00
4095 - Legal	\$1,862.00	\$416.67	(\$1,445.33)	(\$683.00)	\$2,083.35	\$2,766.35	\$5,000.00
4100 - Maintenance	\$674.36	\$2,083.33	\$1,408.97	\$3,535.85	\$10,416.65	\$6,880.80	\$25,000.00
4105 - Building Repairs	\$426.84	\$0.00	(\$426.84)	\$3,236.76	\$0.00	(\$3,236.76)	\$0.00
4107 - Maintenance - Buildings 2 & 3	\$2,268.00	\$583.33	(\$1,684.67)	\$16,077.91	\$2,916.65	(\$13,161.26)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$14,175.00	\$14,175.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$3,059.32	\$2,762.50	(\$296.82)	\$11,752.73	\$13,812.50	\$2,059.77	\$33,150.00
4120 - Owned Unit	\$296.00	\$458.33	\$162.33	\$1,734.00	\$2,291.65	\$557.65	\$5,500.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$900.00	\$900.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$983.81	\$500.00	(\$483.81)	\$4,405.22	\$2,500.00	(\$1,905.22)	\$6,000.00
4135 - Rug Cleaning	\$500.00	\$0.00	(\$500.00)	\$500.00	\$0.00	(\$500.00)	\$0.00
4140 - Snow Removal - Contract	\$0.00	\$0.00	\$0.00	\$24,000.00	\$18,000.00	(\$6,000.00)	\$30,000.00
4145 - Snow Removal - Extra	\$0.00	\$0.00	\$0.00	\$737.50	\$900.00	\$162.50	\$1,500.00
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$450.00	\$450.00
4155 - Telephone	\$221.16	\$225.00	\$3.84	\$1,315.12	\$1,125.00	(\$190.12)	\$2,700.00

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**5/1/2014 - 5/31/2014**

	5/1/2014 - 5/31/2014			1/1/2014 - 5/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
4160 - Trash Removal	\$372.45	\$383.33	\$10.88	\$1,817.25	\$1,916.65	\$99.40	\$4,600.00
4165 - Tree Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
4170 - Water & Sewer	\$8,550.14	\$5,000.00	(\$3,550.14)	\$15,666.43	\$25,000.00	\$9,333.57	\$60,000.00
<u>Total Operating Expenses</u>	\$48,593.82	\$39,507.48	(\$9,086.34)	\$237,610.31	\$221,242.40	(\$16,367.91)	\$503,460.00
<b>Total Expense</b>	\$57,187.22	\$48,100.88	(\$9,086.34)	\$280,577.31	\$264,209.40	(\$16,367.91)	\$606,580.80
Total Operating Fund Net Income	(\$5,726.06)	\$2,474.12	(\$8,200.18)	(\$20,234.22)	(\$11,334.40)	(\$8,899.82)	\$319.20

**Oak Bridge Condominium  
Budget Comparison Report - Reserve Fund  
5/1/2014 - 5/31/2014**

	5/1/2014 - 5/31/2014			1/1/2014 - 5/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,970.00	\$4,970.00	\$0.00	\$24,850.00	\$24,850.00	\$0.00	\$59,640.00
9011 - Reserve Additional Funding	\$3,623.40	\$3,623.40	\$0.00	\$18,117.00	\$18,117.00	\$0.00	\$43,480.80
9020 - Reserve Interest	\$14.50	\$0.00	\$14.50	\$48.19	\$0.00	\$48.19	\$0.00
<u>Total Reserve Income</u>	\$8,607.90	\$8,593.40	\$14.50	\$43,015.19	\$42,967.00	\$48.19	\$103,120.80
<b>Total Income</b>	\$8,607.90	\$8,593.40	\$14.50	\$43,015.19	\$42,967.00	\$48.19	\$103,120.80
<b>Expense</b>							
<u>Reserve Expenses</u>							
9510 - Loan Interest	\$451.93	\$0.00	(\$451.93)	\$2,305.81	\$0.00	(\$2,305.81)	\$0.00
<u>Total Reserve Expenses</u>	\$451.93	\$0.00	(\$451.93)	\$2,305.81	\$0.00	(\$2,305.81)	\$0.00
<b>Total Expense</b>	\$451.93	\$0.00	(\$451.93)	\$2,305.81	\$0.00	(\$2,305.81)	\$0.00
<b>Total Reserve Fund Net Income</b>	\$8,155.97	\$8,593.40	(\$437.43)	\$40,709.38	\$42,967.00	(\$2,257.62)	\$103,120.80