

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
7/1/2014 - 7/31/2014

	7/1/2014 - 7/31/2014			1/1/2014 - 7/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,080.00	\$46,080.00	\$0.00	\$322,560.00	\$322,560.00	\$0.00	\$552,960.00
3070 - Supplemental Fees	\$3,600.00	\$3,600.00	\$0.00	\$25,200.00	\$25,200.00	\$0.00	\$43,200.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
3175 - Insurance Claim	\$0.00	\$0.00	\$0.00	\$8,309.38	\$0.00	\$8,309.38	\$0.00
3180 - Late Fees	\$539.02	\$0.00	\$539.02	\$5,138.65	\$0.00	\$5,138.65	\$0.00
3230 - Other	\$375.00	\$0.00	\$375.00	\$2,014.00	\$0.00	\$2,014.00	\$0.00
3260 - Rental	\$0.00	\$895.00	(\$895.00)	\$1,790.00	\$6,265.00	(\$4,475.00)	\$10,740.00
Total Operating Income	\$50,594.02	\$50,575.00	\$19.02	\$365,062.03	\$354,025.00	\$11,037.03	\$606,900.00
Total Income	\$50,594.02	\$50,575.00	\$19.02	\$365,062.03	\$354,025.00	\$11,037.03	\$606,900.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$34,790.00	\$34,790.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$3,623.40	\$3,623.40	\$0.00	\$25,363.80	\$25,363.80	\$0.00	\$43,480.80
Total Other	\$8,593.40	\$8,593.40	\$0.00	\$60,153.80	\$60,153.80	\$0.00	\$103,120.80
<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	\$663.26	\$250.00	(\$413.26)	\$3,556.64	\$1,750.00	(\$1,806.64)	\$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	\$3,650.00	\$4,258.31	\$608.31	\$7,300.00
4025 - Cleaning	\$0.00	\$1,365.00	\$1,365.00	\$8,757.25	\$9,555.00	\$797.75	\$16,380.00
4030 - Clubhouse	\$477.00	\$583.33	\$106.33	\$2,828.44	\$4,083.31	\$1,254.87	\$7,000.00
4035 - Electricity	\$4,961.18	\$4,166.67	(\$794.51)	\$31,443.12	\$29,166.69	(\$2,276.43)	\$50,000.00
4040 - Elevator	\$0.00	\$550.00	\$550.00	\$6,234.76	\$3,850.00	(\$2,384.76)	\$6,600.00
4045 - Fire System/Alarms	\$478.75	\$291.67	(\$187.08)	\$1,611.00	\$2,041.69	\$430.69	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00
4055 - Heating - Additional	\$1,923.50	\$4,583.33	\$2,659.83	\$48,581.24	\$32,083.31	(\$16,497.93)	\$55,000.00
4060 - Heating (Gas)	\$265.65	\$833.33	\$567.68	\$8,515.35	\$5,833.31	(\$2,682.04)	\$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	\$8,805.00	\$5,958.33	(\$2,846.67)	\$42,874.55	\$41,708.31	(\$1,166.24)	\$71,500.00
4075 - Insurance Claim	\$0.00	\$0.00	\$0.00	\$39,155.18	\$4,000.00	(\$35,155.18)	\$4,000.00
4080 - Irrigation System	\$0.00	\$425.00	\$425.00	\$0.00	\$2,975.00	\$2,975.00	\$5,100.00
4085 - Landscaping	\$4,071.43	\$4,000.00	(\$71.43)	\$12,214.29	\$16,000.00	\$3,785.71	\$28,000.00
4090 - Landscaping - Other	\$0.00	\$215.00	\$215.00	\$0.00	\$860.00	\$860.00	\$1,500.00
4095 - Legal	(\$533.00)	\$416.67	\$949.67	(\$1,216.00)	\$2,916.69	\$4,132.69	\$5,000.00
4100 - Maintenance	\$753.99	\$2,083.33	\$1,329.34	\$5,088.08	\$14,583.31	\$9,495.23	\$25,000.00
4105 - Building Repairs	\$3,835.61	\$0.00	(\$3,835.61)	\$7,617.37	\$0.00	(\$7,617.37)	\$0.00
4107 - Maintenance - Buildings 2 & 3	\$1,370.00	\$583.33	(\$786.67)	\$18,256.99	\$4,083.31	(\$14,173.68)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$19,845.00	\$19,845.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$2,999.64	\$2,762.50	(\$237.14)	\$17,108.87	\$19,337.50	\$2,228.63	\$33,150.00
4120 - Owned Unit	(\$1,184.00)	\$458.33	\$1,642.33	\$516.00	\$3,208.31	\$2,692.31	\$5,500.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,260.00	\$1,260.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$1,772.85	\$500.00	(\$1,272.85)	\$8,646.61	\$3,500.00	(\$5,146.61)	\$6,000.00
4135 - Rug Cleaning	\$0.00	\$0.00	\$0.00	\$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

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	Actual	Budget	Variance	Actual	Budget	Variance	
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$450.00	\$450.00
4155 - Telephone	\$221.16	\$225.00	\$3.84	\$1,757.44	\$1,575.00	(\$182.44)	\$2,700.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$2,539.65	\$2,683.31	\$143.66	\$4,600.00
4165 - Tree Work	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$1,500.00
4170 - Water & Sewer	\$4,174.90	\$5,000.00	\$825.10	\$19,841.33	\$35,000.00	\$15,158.67	\$60,000.00
<u>Total Operating Expenses</u>	\$38,433.12	\$40,007.48	\$1,574.36	\$339,795.66	\$301,257.36	(\$38,538.30)	\$503,460.00
Total Expense	\$47,026.52	\$48,600.88	\$1,574.36	\$399,949.46	\$361,411.16	(\$38,538.30)	\$606,580.80
Total Operating Fund Net Income	\$3,567.50	\$1,974.12	\$1,593.38	(\$34,887.43)	(\$7,386.16)	(\$27,501.27)	\$319.20

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
7/1/2014 - 7/31/2014

	7/1/2014 - 7/31/2014			1/1/2014 - 7/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,970.00	\$4,970.00	\$0.00	\$34,790.00	\$34,790.00	\$0.00	\$59,640.00
9011 - Reserve Additional Funding	\$3,623.40	\$3,623.40	\$0.00	\$25,363.80	\$25,363.80	\$0.00	\$43,480.80
9020 - Reserve Interest	\$10.31	\$0.00	\$10.31	\$70.79	\$0.00	\$70.79	\$0.00
<u>Total Reserve Income</u>	\$8,603.71	\$8,593.40	\$10.31	\$60,224.59	\$60,153.80	\$70.79	\$103,120.80
Total Income	\$8,603.71	\$8,593.40	\$10.31	\$60,224.59	\$60,153.80	\$70.79	\$103,120.80
Expense							
<u>Reserve Expenses</u>							
9270 - Streets & Walkways	\$0.00	\$0.00	\$0.00	\$15,240.00	\$0.00	(\$15,240.00)	\$0.00
9510 - Loan Interest	\$364.34	\$0.00	(\$364.34)	\$3,091.64	\$0.00	(\$3,091.64)	\$0.00
<u>Total Reserve Expenses</u>	\$364.34	\$0.00	(\$364.34)	\$18,331.64	\$0.00	(\$18,331.64)	\$0.00
Total Expense	\$364.34	\$0.00	(\$364.34)	\$18,331.64	\$0.00	(\$18,331.64)	\$0.00
Total Reserve Fund Net Income	\$8,239.37	\$8,593.40	(\$354.03)	\$41,892.95	\$60,153.80	(\$18,260.85)	\$103,120.80