

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
9/1/2014 - 9/30/2014

	9/1/2014 - 9/30/2014			1/1/2014 - 9/30/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,341.00	\$46,080.00	\$261.00	\$416,097.00	\$414,720.00	\$1,377.00	\$552,960.00
3070 - Supplemental Fees	\$5,728.00	\$3,600.00	\$2,128.00	\$34,656.00	\$32,400.00	\$2,256.00	\$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	\$365.56	\$0.00	\$365.56	\$6,991.98	\$0.00	\$6,991.98	\$0.00
3230 - Other	\$300.00	\$0.00	\$300.00	\$3,164.00	\$0.00	\$3,164.00	\$0.00
3260 - Rental	\$0.00	\$895.00	(\$895.00)	\$1,790.00	\$8,055.00	(\$6,265.00)	\$10,740.00
Total Operating Income	\$52,734.56	\$50,575.00	\$2,159.56	\$471,058.36	\$455,175.00	\$15,883.36	\$606,900.00
Total Income	\$52,734.56	\$50,575.00	\$2,159.56	\$471,058.36	\$455,175.00	\$15,883.36	\$606,900.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$44,730.00	\$44,730.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$5,760.00	\$3,623.40	(\$2,136.60)	\$34,747.20	\$32,610.60	(\$2,136.60)	\$43,480.80
Total Other	\$10,730.00	\$8,593.40	(\$2,136.60)	\$79,477.20	\$77,340.60	(\$2,136.60)	\$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	\$136.16	\$250.00	\$113.84	\$4,502.53	\$2,250.00	(\$2,252.53)	\$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	\$5,474.97	\$1,824.97	\$7,300.00
4025 - Cleaning	\$0.00	\$1,365.00	\$1,365.00	\$14,686.75	\$12,285.00	(\$2,401.75)	\$16,380.00
4030 - Clubhouse	\$0.00	\$583.33	\$583.33	\$2,828.44	\$5,249.97	\$2,421.53	\$7,000.00
4035 - Electricity	\$4,513.96	\$4,166.67	(\$347.29)	\$40,564.83	\$37,500.03	(\$3,064.80)	\$50,000.00
4040 - Elevator	\$1,654.92	\$550.00	(\$1,104.92)	\$7,889.68	\$4,950.00	(\$2,939.68)	\$6,600.00
4045 - Fire System/Alarms	\$415.00	\$291.67	(\$123.33)	\$2,026.00	\$2,625.03	\$599.03	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$2,250.00	\$2,250.00	\$3,000.00
4055 - Heating - Additional	\$1,008.15	\$4,583.33	\$3,575.18	\$50,996.71	\$41,249.97	(\$9,746.74)	\$55,000.00
4060 - Heating (Gas)	\$283.75	\$833.33	\$549.58	\$9,106.27	\$7,499.97	(\$1,606.30)	\$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	\$6,542.00	\$5,958.33	(\$583.67)	\$55,958.55	\$53,624.97	(\$2,333.58)	\$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	\$4,883.49	\$425.00	(\$4,458.49)	\$4,883.49	\$3,825.00	(\$1,058.49)	\$5,100.00
4085 - Landscaping	\$4,191.43	\$4,000.00	(\$191.43)	\$20,477.15	\$24,000.00	\$3,522.85	\$28,000.00
4090 - Landscaping - Other	\$0.00	\$215.00	\$215.00	\$910.00	\$1,290.00	\$380.00	\$1,500.00
4095 - Legal	(\$826.75)	\$416.67	\$1,243.42	\$815.25	\$3,750.03	\$2,934.78	\$5,000.00
4100 - Maintenance	(\$1,817.77)	\$2,083.33	\$3,901.10	\$9,667.45	\$18,749.97	\$9,082.52	\$25,000.00
4105 - Building Repairs	\$0.00	\$0.00	\$0.00	\$7,660.77	\$0.00	(\$7,660.77)	\$0.00
4107 - Maintenance - Buildings 2 & 3	\$2,254.46	\$583.33	(\$1,671.13)	\$20,675.45	\$5,249.97	(\$15,425.48)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$25,515.00	\$25,515.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$2,450.14	\$2,762.50	\$312.36	\$21,934.16	\$24,862.50	\$2,928.34	\$33,150.00
4120 - Owned Unit	\$0.00	\$458.33	\$458.33	\$516.00	\$4,124.97	\$3,608.97	\$5,500.00
4125 - Pest Control	\$185.94	\$180.00	(\$5.94)	\$1,625.94	\$1,620.00	(\$5.94)	\$2,160.00
4130 - Pool Maintenance	\$270.33	\$500.00	\$229.67	\$9,300.59	\$4,500.00	(\$4,800.59)	\$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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	9/1/2014 - 9/30/2014			1/1/2014 - 9/30/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$450.00	\$450.00	\$450.00
4155 - Telephone	\$220.35	\$225.00	\$4.65	\$2,198.14	\$2,025.00	(\$173.14)	\$2,700.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$3,289.55	\$3,449.97	\$160.42	\$4,600.00
4165 - Tree Work	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	\$1,500.00
4170 - Water & Sewer	\$7,048.30	\$5,000.00	(\$2,048.30)	\$35,898.05	\$45,000.00	\$9,101.95	\$60,000.00
Total Operating Expenses	\$36,610.06	\$39,507.48	\$2,897.42	\$425,844.43	\$380,772.32	(\$45,072.11)	\$503,460.00
Total Expense	\$47,340.06	\$48,100.88	\$760.82	\$505,321.63	\$458,112.92	(\$47,208.71)	\$606,580.80
Total Operating Fund Net Income	\$5,394.50	\$2,474.12	\$2,920.38	(\$34,263.27)	(\$2,937.92)	(\$31,325.35)	\$319.20

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
9/1/2014 - 9/30/2014

	9/1/2014 - 9/30/2014			1/1/2014 - 9/30/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,970.00	\$4,970.00	\$0.00	\$44,730.00	\$44,730.00	\$0.00	\$59,640.00
9011 - Reserve Additional Funding	\$5,760.00	\$3,623.40	\$2,136.60	\$34,747.20	\$32,610.60	\$2,136.60	\$43,480.80
9020 - Reserve Interest	\$14.48	\$0.00	\$14.48	\$94.28	\$0.00	\$94.28	\$0.00
<u>Total Reserve Income</u>	\$10,744.48	\$8,593.40	\$2,151.08	\$79,571.48	\$77,340.60	\$2,230.88	\$103,120.80
Total Income	\$10,744.48	\$8,593.40	\$2,151.08	\$79,571.48	\$77,340.60	\$2,230.88	\$103,120.80
Expense							
<u>Reserve Expenses</u>							
9160 - Building Exterior	\$105,177.60	\$0.00	(\$105,177.60)	\$105,177.60	\$0.00	(\$105,177.60)	\$0.00
9170 - Building Interior	\$66,473.60	\$0.00	(\$66,473.60)	\$66,473.60	\$0.00	(\$66,473.60)	\$0.00
9270 - Streets & Walkways	\$0.00	\$0.00	\$0.00	\$15,240.00	\$0.00	(\$15,240.00)	\$0.00
9510 - Loan Interest	(\$59.04)	\$0.00	\$59.04	\$3,423.87	\$0.00	(\$3,423.87)	\$0.00
<u>Total Reserve Expenses</u>	\$171,592.16	\$0.00	(\$171,592.16)	\$190,315.07	\$0.00	(\$190,315.07)	\$0.00
Total Expense	\$171,592.16	\$0.00	(\$171,592.16)	\$190,315.07	\$0.00	(\$190,315.07)	\$0.00
Total Reserve Fund Net Income	(\$160,847.68)	\$8,593.40	(\$169,441.08)	(\$110,743.59)	\$77,340.60	(\$188,084.19)	\$103,120.80