

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
10/1/2014 - 10/31/2014

	10/1/2014 - 10/31/2014			1/1/2014 - 10/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,341.00	\$46,080.00	\$261.00	\$462,438.00	\$460,800.00	\$1,638.00	\$552,960.00
3070 - Supplemental Fees	\$5,728.00	\$3,600.00	\$2,128.00	\$40,384.00	\$36,000.00	\$4,384.00	\$43,200.00
3095 - Clubhouse	\$50.00	\$0.00	\$50.00	\$100.00	\$0.00	\$100.00	\$0.00
3175 - Insurance Claim	\$0.00	\$0.00	\$0.00	\$8,309.38	\$0.00	\$8,309.38	\$0.00
3180 - Late Fees	\$275.54	\$0.00	\$275.54	\$7,267.52	\$0.00	\$7,267.52	\$0.00
3230 - Other	\$1,235.00	\$0.00	\$1,235.00	\$4,399.00	\$0.00	\$4,399.00	\$0.00
3260 - Rental	\$0.00	\$895.00	(\$895.00)	\$1,790.00	\$8,950.00	(\$7,160.00)	\$10,740.00
<u>Total Operating Income</u>	<u>\$53,629.54</u>	<u>\$50,575.00</u>	<u>\$3,054.54</u>	<u>\$524,687.90</u>	<u>\$505,750.00</u>	<u>\$18,937.90</u>	<u>\$606,900.00</u>
Total Income	\$53,629.54	\$50,575.00	\$3,054.54	\$524,687.90	\$505,750.00	\$18,937.90	\$606,900.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$49,700.00	\$49,700.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$5,760.00	\$3,623.40	(\$2,136.60)	\$40,507.20	\$36,234.00	(\$4,273.20)	\$43,480.80
<u>Total Other</u>	<u>\$10,730.00</u>	<u>\$8,593.40</u>	<u>(\$2,136.60)</u>	<u>\$90,207.20</u>	<u>\$85,934.00</u>	<u>(\$4,273.20)</u>	<u>\$103,120.80</u>
<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	\$694.79	\$250.00	(\$444.79)	\$5,197.32	\$2,500.00	(\$2,697.32)	\$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	\$6,083.30	\$2,433.30	\$7,300.00
4025 - Cleaning	\$3,953.00	\$1,365.00	(\$2,588.00)	\$18,639.75	\$13,650.00	(\$4,989.75)	\$16,380.00
4030 - Clubhouse	\$41.76	\$583.33	\$541.57	\$2,870.20	\$5,833.30	\$2,963.10	\$7,000.00
4035 - Electricity	\$4,278.24	\$4,166.67	(\$111.57)	\$44,843.07	\$41,666.70	(\$3,176.37)	\$50,000.00
4040 - Elevator	\$580.66	\$550.00	(\$30.66)	\$8,470.34	\$5,500.00	(\$2,970.34)	\$6,600.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$2,026.00	\$2,916.70	\$890.70	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$3,000.00
4055 - Heating - Additional	\$1,442.07	\$4,583.33	\$3,141.26	\$52,438.78	\$45,833.30	(\$6,605.48)	\$55,000.00
4060 - Heating (Gas)	\$266.85	\$833.33	\$566.48	\$9,373.12	\$8,333.30	(\$1,039.82)	\$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)	\$62,500.55	\$59,583.30	(\$2,917.25)	\$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	\$4,883.49	\$4,250.00	(\$633.49)	\$5,100.00
4085 - Landscaping	\$4,071.43	\$4,000.00	(\$71.43)	\$24,548.58	\$28,000.00	\$3,451.42	\$28,000.00
4090 - Landscaping - Other	\$194.47	\$210.00	\$15.53	\$1,104.47	\$1,500.00	\$395.53	\$1,500.00
4095 - Legal	\$140.00	\$416.67	\$276.67	\$955.25	\$4,166.70	\$3,211.45	\$5,000.00
4100 - Maintenance	\$2,535.97	\$2,083.33	(\$452.64)	\$12,203.42	\$20,833.30	\$8,629.88	\$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	\$2,080.94	\$583.33	(\$1,497.61)	\$22,756.39	\$5,833.30	(\$16,923.09)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$28,350.00	\$28,350.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$2,904.22	\$2,762.50	(\$141.72)	\$24,838.38	\$27,625.00	\$2,786.62	\$33,150.00
4120 - Owned Unit	\$0.00	\$458.33	\$458.33	\$516.00	\$4,583.30	\$4,067.30	\$5,500.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,805.94	\$1,800.00	(\$5.94)	\$2,160.00
4130 - Pool Maintenance	\$775.69	\$500.00	(\$275.69)	\$10,076.28	\$5,000.00	(\$5,076.28)	\$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	\$441.05	\$225.00	(\$216.05)	\$2,639.19	\$2,250.00	(\$389.19)	\$2,700.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$3,650.75	\$3,833.30	\$182.55	\$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	\$4,320.22	\$5,000.00	\$679.78	\$40,218.27	\$50,000.00	\$9,781.73	\$60,000.00
Total Operating Expenses	\$38,639.56	\$39,502.48	\$862.92	\$464,483.99	\$420,274.80	(\$44,209.19)	\$503,460.00
Total Expense	\$49,369.56	\$48,095.88	(\$1,273.68)	\$554,691.19	\$506,208.80	(\$48,482.39)	\$606,580.80
Total Operating Fund Net Income	\$4,259.98	\$2,479.12	\$1,780.86	(\$30,003.29)	(\$458.80)	(\$29,544.49)	\$319.20

**Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
10/1/2014 - 10/31/2014**

	10/1/2014 - 10/31/2014			1/1/2014 - 10/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,970.00	\$4,970.00	\$0.00	\$49,700.00	\$49,700.00	\$0.00	\$59,640.00
9011 - Reserve Additional Funding	\$5,760.00	\$3,623.40	\$2,136.60	\$40,507.20	\$36,234.00	\$4,273.20	\$43,480.80
9020 - Reserve Interest	\$45.67	\$0.00	\$45.67	\$139.95	\$0.00	\$139.95	\$0.00
<u>Total Reserve Income</u>	\$10,775.67	\$8,593.40	\$2,182.27	\$90,347.15	\$85,934.00	\$4,413.15	\$103,120.80
Total Income	\$10,775.67	\$8,593.40	\$2,182.27	\$90,347.15	\$85,934.00	\$4,413.15	\$103,120.80
Expense							
<u>Reserve Expenses</u>							
9160 - Building Exterior	\$131,846.40	\$0.00	(\$131,846.40)	\$237,024.00	\$0.00	(\$237,024.00)	\$0.00
9170 - Building Interior	\$0.00	\$0.00	\$0.00	\$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	\$1,110.32	\$0.00	(\$1,110.32)	\$4,534.19	\$0.00	(\$4,534.19)	\$0.00
<u>Total Reserve Expenses</u>	\$132,956.72	\$0.00	(\$132,956.72)	\$323,271.79	\$0.00	(\$323,271.79)	\$0.00
Total Expense	\$132,956.72	\$0.00	(\$132,956.72)	\$323,271.79	\$0.00	(\$323,271.79)	\$0.00
Total Reserve Fund Net Income	(\$122,181.05)	\$8,593.40	(\$130,774.45)	(\$232,924.64)	\$85,934.00	(\$318,858.64)	\$103,120.80