

**Oak Bridge Condominium**  
**Budget Comparison Report - Operating Fund**  
**11/1/2014 - 11/30/2014**

	11/1/2014 - 11/30/2014			1/1/2014 - 11/30/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,341.00	\$46,080.00	\$261.00	\$508,779.00	\$506,880.00	\$1,899.00	\$552,960.00
3070 - Supplemental Fees	\$5,728.00	\$3,600.00	\$2,128.00	\$46,112.00	\$39,600.00	\$6,512.00	\$43,200.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$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	\$931.43	\$0.00	\$931.43	\$8,198.95	\$0.00	\$8,198.95	\$0.00
3230 - Other	\$960.00	\$0.00	\$960.00	\$5,359.00	\$0.00	\$5,359.00	\$0.00
3260 - Rental	\$0.00	\$895.00	(\$895.00)	\$1,790.00	\$9,845.00	(\$8,055.00)	\$10,740.00
<u>Total Operating Income</u>	\$53,960.43	\$50,575.00	\$3,385.43	\$578,648.33	\$556,325.00	\$22,323.33	\$606,900.00
<b>Total Income</b>	\$53,960.43	\$50,575.00	\$3,385.43	\$578,648.33	\$556,325.00	\$22,323.33	\$606,900.00
<b>Expense</b>							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$54,670.00	\$54,670.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$5,760.00	\$3,623.40	(\$2,136.60)	\$46,267.20	\$39,857.40	(\$6,409.80)	\$43,480.80
<u>Total Other</u>	\$10,730.00	\$8,593.40	(\$2,136.60)	\$100,937.20	\$94,527.40	(\$6,409.80)	\$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	\$1,004.32	\$250.00	(\$754.32)	\$6,201.64	\$2,750.00	(\$3,451.64)	\$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	\$6,691.63	\$3,041.63	\$7,300.00
4025 - Cleaning	\$1,978.50	\$1,365.00	(\$613.50)	\$20,618.25	\$15,015.00	(\$5,603.25)	\$16,380.00
4030 - Clubhouse	\$225.00	\$583.33	\$358.33	\$3,095.20	\$6,416.63	\$3,321.43	\$7,000.00
4035 - Electricity	\$4,386.01	\$4,166.67	(\$219.34)	\$49,229.08	\$45,833.37	(\$3,395.71)	\$50,000.00
4040 - Elevator	\$0.00	\$550.00	\$550.00	\$8,470.34	\$6,050.00	(\$2,420.34)	\$6,600.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$2,026.00	\$3,208.37	\$1,182.37	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$2,750.00	\$2,750.00	\$3,000.00
4055 - Heating - Additional	\$0.00	\$4,583.33	\$4,583.33	\$52,438.78	\$50,416.63	(\$2,022.15)	\$55,000.00
4060 - Heating (Gas)	\$2,029.78	\$833.33	(\$1,196.45)	\$11,402.90	\$9,166.63	(\$2,236.27)	\$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)	\$69,042.55	\$65,541.63	(\$3,500.92)	\$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	\$4,675.00	(\$208.49)	\$5,100.00
4085 - Landscaping	\$4,071.42	\$0.00	(\$4,071.42)	\$28,620.00	\$28,000.00	(\$620.00)	\$28,000.00
4090 - Landscaping - Other	\$0.00	\$0.00	\$0.00	\$1,104.47	\$1,500.00	\$395.53	\$1,500.00
4095 - Legal	\$0.00	\$416.67	\$416.67	\$955.25	\$4,583.37	\$3,628.12	\$5,000.00
4100 - Maintenance	\$719.49	\$2,083.33	\$1,363.84	\$12,922.91	\$22,916.63	\$9,993.72	\$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	(\$2,047.30)	\$583.33	\$2,630.63	\$20,709.09	\$6,416.63	(\$14,292.46)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$31,185.00	\$31,185.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$1,180.65	\$2,762.50	\$1,581.85	\$26,019.03	\$30,387.50	\$4,368.47	\$33,150.00
4120 - Owned Unit	\$0.00	\$458.33	\$458.33	\$516.00	\$5,041.63	\$4,525.63	\$5,500.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,985.94	\$1,980.00	(\$5.94)	\$2,160.00
4130 - Pool Maintenance	\$0.00	\$500.00	\$500.00	\$10,076.28	\$5,500.00	(\$4,576.28)	\$6,000.00
4135 - Rug Cleaning	\$0.00	\$0.00	\$0.00	\$500.00	\$0.00	(\$500.00)	\$0.00
4140 - Snow Removal - Contract	\$5,667.00	\$6,000.00	\$333.00	\$29,667.00	\$24,000.00	(\$5,667.00)	\$30,000.00
4145 - Snow Removal - Extra	\$0.00	\$300.00	\$300.00	\$737.50	\$1,200.00	\$462.50	\$1,500.00

**Oak Bridge Condominium**  
**Budget Comparison Report - Operating Fund**  
**11/1/2014 - 11/30/2014**

	11/1/2014 - 11/30/2014			1/1/2014 - 11/30/2014			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	\$0.00	\$225.00	\$225.00	\$2,639.19	\$2,475.00	(\$164.19)	\$2,700.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$4,011.95	\$4,216.63	\$204.68	\$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	\$0.00	\$5,000.00	\$5,000.00	\$40,218.27	\$55,000.00	\$14,781.73	\$60,000.00
<b>Total Operating Expenses</b>	<b>\$29,133.07</b>	<b>\$41,592.48</b>	<b>\$12,459.41</b>	<b>\$493,617.06</b>	<b>\$461,867.28</b>	<b>(\$31,749.78)</b>	<b>\$503,460.00</b>
<b>Total Expense</b>	<b>\$39,863.07</b>	<b>\$50,185.88</b>	<b>\$10,322.81</b>	<b>\$594,554.26</b>	<b>\$556,394.68</b>	<b>(\$38,159.58)</b>	<b>\$606,580.80</b>
<b>Total Operating Fund Net Income</b>	<b>\$14,097.36</b>	<b>\$389.12</b>	<b>\$13,708.24</b>	<b>(\$15,905.93)</b>	<b>(\$69.68)</b>	<b>(\$15,836.25)</b>	<b>\$319.20</b>

**Oak Bridge Condominium  
Budget Comparison Report - Reserve Fund  
11/1/2014 - 11/30/2014**

	11/1/2014 - 11/30/2014			1/1/2014 - 11/30/2014			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	\$54,670.00	\$54,670.00	\$0.00	\$59,640.00
9011 - Reserve Additional Funding	\$5,760.00	\$3,623.40	\$2,136.60	\$46,267.20	\$39,857.40	\$6,409.80	\$43,480.80
9020 - Reserve Interest	\$72.56	\$0.00	\$72.56	\$212.51	\$0.00	\$212.51	\$0.00
<u>Total Reserve Income</u>	\$10,802.56	\$8,593.40	\$2,209.16	\$101,149.71	\$94,527.40	\$6,622.31	\$103,120.80
<b>Total Income</b>	\$10,802.56	\$8,593.40	\$2,209.16	\$101,149.71	\$94,527.40	\$6,622.31	\$103,120.80
<b>Expense</b>							
<u>Reserve Expenses</u>							
9160 - Building Exterior	\$161,296.00	\$0.00	(\$161,296.00)	\$398,320.00	\$0.00	(\$398,320.00)	\$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	\$2,043.19	\$0.00	(\$2,043.19)	\$6,577.38	\$0.00	(\$6,577.38)	\$0.00
<u>Total Reserve Expenses</u>	\$163,339.19	\$0.00	(\$163,339.19)	\$486,610.98	\$0.00	(\$486,610.98)	\$0.00
<b>Total Expense</b>	\$163,339.19	\$0.00	(\$163,339.19)	\$486,610.98	\$0.00	(\$486,610.98)	\$0.00
<b>Total Reserve Fund Net Income</b>	(\$152,536.63)	\$8,593.40	(\$161,130.03)	(\$385,461.27)	\$94,527.40	(\$479,988.67)	\$103,120.80