

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
12/1/2014 - 12/31/2014

	12/1/2014 - 12/31/2014			1/1/2014 - 12/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,341.00	\$46,080.00	\$261.00	\$555,120.00	\$552,960.00	\$2,160.00	\$552,960.00
3070 - Supplemental Fees	\$5,728.00	\$3,600.00	\$2,128.00	\$51,840.00	\$43,200.00	\$8,640.00	\$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	\$804.64	\$0.00	\$804.64	\$9,003.59	\$0.00	\$9,003.59	\$0.00
3230 - Other	\$1,085.00	\$0.00	\$1,085.00	\$6,444.00	\$0.00	\$6,444.00	\$0.00
3260 - Rental	\$0.00	\$895.00	(\$895.00)	\$1,790.00	\$10,740.00	(\$8,950.00)	\$10,740.00
Total Operating Income	\$53,958.64	\$50,575.00	\$3,383.64	\$632,606.97	\$606,900.00	\$25,706.97	\$606,900.00
Total Income	\$53,958.64	\$50,575.00	\$3,383.64	\$632,606.97	\$606,900.00	\$25,706.97	\$606,900.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,970.00	\$4,970.00	\$0.00	\$59,640.00	\$59,640.00	\$0.00	\$59,640.00
5915 - Additional Reserve Funding	\$5,760.00	\$3,623.40	(\$2,136.60)	\$52,027.20	\$43,480.80	(\$8,546.40)	\$43,480.80
Total Other	\$10,730.00	\$8,593.40	(\$2,136.60)	\$111,667.20	\$103,120.80	(\$8,546.40)	\$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	\$928.02	\$250.00	(\$678.02)	\$7,129.66	\$3,000.00	(\$4,129.66)	\$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	\$608.37	\$608.37	\$3,650.00	\$7,300.00	\$3,650.00	\$7,300.00
4025 - Cleaning	\$4,469.98	\$1,365.00	(\$3,104.98)	\$25,088.23	\$16,380.00	(\$8,708.23)	\$16,380.00
4030 - Clubhouse	\$0.00	\$583.37	\$583.37	\$3,095.20	\$7,000.00	\$3,904.80	\$7,000.00
4035 - Electricity	\$5,370.73	\$4,166.63	(\$1,204.10)	\$54,599.81	\$50,000.00	(\$4,599.81)	\$50,000.00
4040 - Elevator	\$0.00	\$550.00	\$550.00	\$8,470.34	\$6,600.00	(\$1,870.34)	\$6,600.00
4045 - Fire System/Alarms	\$0.00	\$291.63	\$291.63	\$2,026.00	\$3,500.00	\$1,474.00	\$3,500.00
4050 - Gutter Cleaning	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
4055 - Heating - Additional	\$9,448.44	\$4,583.37	(\$4,865.07)	\$61,887.22	\$55,000.00	(\$6,887.22)	\$55,000.00
4060 - Heating (Gas)	\$7,120.18	\$833.37	(\$6,286.81)	\$18,523.08	\$10,000.00	(\$8,523.08)	\$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	\$7,022.00	\$5,958.37	(\$1,063.63)	\$76,064.55	\$71,500.00	(\$4,564.55)	\$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	\$5,100.00	\$216.51	\$5,100.00
4085 - Landscaping	\$0.00	\$0.00	\$0.00	\$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	\$187.50	\$416.63	\$229.13	\$1,142.75	\$5,000.00	\$3,857.25	\$5,000.00
4100 - Maintenance	\$7,033.83	\$2,083.37	(\$4,950.46)	\$19,956.74	\$25,000.00	\$5,043.26	\$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	\$1,067.00	\$583.37	(\$483.63)	\$21,776.09	\$7,000.00	(\$14,776.09)	\$7,000.00
4110 - Management Fees	\$2,835.00	\$2,835.00	\$0.00	\$34,020.00	\$34,020.00	\$0.00	\$34,020.00
4115 - On Site Maintenance	\$1,446.58	\$2,762.50	\$1,315.92	\$27,465.61	\$33,150.00	\$5,684.39	\$33,150.00
4120 - Owned Unit	\$0.00	\$458.37	\$458.37	\$516.00	\$5,500.00	\$4,984.00	\$5,500.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$2,165.94	\$2,160.00	(\$5.94)	\$2,160.00
4130 - Pool Maintenance	\$22.20	\$500.00	\$477.80	\$10,098.48	\$6,000.00	(\$4,098.48)	\$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	\$35,334.00	\$30,000.00	(\$5,334.00)	\$30,000.00
4145 - Snow Removal - Extra	\$1,435.00	\$300.00	(\$1,135.00)	\$2,172.50	\$1,500.00	(\$672.50)	\$1,500.00

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	12/1/2014 - 12/31/2014			1/1/2014 - 12/31/2014			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	\$441.40	\$225.00	(\$216.40)	\$3,080.59	\$2,700.00	(\$380.59)	\$2,700.00
4160 - Trash Removal	\$361.20	\$383.37	\$22.17	\$4,373.15	\$4,600.00	\$226.85	\$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	\$9,414.86	\$5,000.00	(\$4,414.86)	\$49,633.13	\$60,000.00	\$10,366.87	\$60,000.00
<u>Total Operating Expenses</u>	\$64,450.92	\$41,592.72	(\$22,858.20)	\$558,067.98	\$503,460.00	(\$54,607.98)	\$503,460.00
Total Expense	\$75,180.92	\$50,186.12	(\$24,994.80)	\$669,735.18	\$606,580.80	(\$63,154.38)	\$606,580.80
Total Operating Fund Net Income	(\$21,222.28)	\$388.88	(\$21,611.16)	(\$37,128.21)	\$319.20	(\$37,447.41)	\$319.20

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
12/1/2014 - 12/31/2014

	12/1/2014 - 12/31/2014			1/1/2014 - 12/31/2014			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,970.00	\$4,970.00	\$0.00	\$59,640.00	\$59,640.00	\$0.00	\$59,640.00
9011 - Reserve Additional Funding	\$5,760.00	\$3,623.40	\$2,136.60	\$52,027.20	\$43,480.80	\$8,546.40	\$43,480.80
9020 - Reserve Interest	\$89.77	\$0.00	\$89.77	\$302.28	\$0.00	\$302.28	\$0.00
<u>Total Reserve Income</u>	\$10,819.77	\$8,593.40	\$2,226.37	\$111,969.48	\$103,120.80	\$8,848.68	\$103,120.80
Total Income	\$10,819.77	\$8,593.40	\$2,226.37	\$111,969.48	\$103,120.80	\$8,848.68	\$103,120.80
Expense							
<u>Reserve Expenses</u>							
9160 - Building Exterior	\$123,449.85	\$0.00	(\$123,449.85)	\$521,769.85	\$0.00	(\$521,769.85)	\$0.00
9170 - Building Interior	\$0.00	\$0.00	\$0.00	\$66,473.60	\$0.00	(\$66,473.60)	\$0.00
9215 - Electrical	\$3,648.76	\$0.00	(\$3,648.76)	\$3,648.76	\$0.00	(\$3,648.76)	\$0.00
9270 - Streets & Walkways	\$0.00	\$0.00	\$0.00	\$15,240.00	\$0.00	(\$15,240.00)	\$0.00
9275 - Venting	\$3,629.50	\$0.00	(\$3,629.50)	\$3,629.50	\$0.00	(\$3,629.50)	\$0.00
9290 - Windows	\$18,000.00	\$0.00	(\$18,000.00)	\$18,000.00	\$0.00	(\$18,000.00)	\$0.00
9510 - Loan Interest	\$2,509.44	\$0.00	(\$2,509.44)	\$9,086.82	\$0.00	(\$9,086.82)	\$0.00
<u>Total Reserve Expenses</u>	\$151,237.55	\$0.00	(\$151,237.55)	\$637,848.53	\$0.00	(\$637,848.53)	\$0.00
Total Expense	\$151,237.55	\$0.00	(\$151,237.55)	\$637,848.53	\$0.00	(\$637,848.53)	\$0.00
Total Reserve Fund Net Income	(\$140,417.78)	\$8,593.40	(\$149,011.18)	(\$525,879.05)	\$103,120.80	(\$628,999.85)	\$103,120.80