

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
4/1/2015 - 4/30/2015

	4/1/2015 - 4/30/2015			1/1/2015 - 4/30/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$47,700.00	\$47,700.00	\$0.00	\$190,800.00	\$190,800.00	\$0.00	\$572,400.00
3070 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$23,040.00	\$23,040.00	\$0.00	\$69,120.00
3095 - Clubhouse	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$0.00
3180 - Late Fees	\$763.22	\$0.00	\$763.22	\$3,323.10	\$0.00	\$3,323.10	\$0.00
3230 - Other	(\$35.00)	\$0.00	(\$35.00)	\$950.00	\$0.00	\$950.00	\$0.00
<u>Total Operating Income</u>	\$54,263.22	\$53,460.00	\$803.22	\$218,188.10	\$213,840.00	\$4,348.10	\$641,520.00
Total Income	\$54,263.22	\$53,460.00	\$803.22	\$218,188.10	\$213,840.00	\$4,348.10	\$641,520.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$3,450.00	\$3,450.00	\$0.00	\$13,800.00	\$13,800.00	\$0.00	\$41,400.00
5915 - Additional Reserve Funding	\$5,760.00	\$5,760.00	\$0.00	\$23,040.00	\$23,040.00	\$0.00	\$69,120.00
<u>Total Other</u>	\$9,210.00	\$9,210.00	\$0.00	\$36,840.00	\$36,840.00	\$0.00	\$110,520.00
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$0.00	\$0.00	\$1,800.00	\$2,000.00	\$200.00	\$2,000.00
4015 - Administrative	\$396.23	\$458.33	\$62.10	\$1,414.87	\$1,833.32	\$418.45	\$5,500.00
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	\$0.00	\$2,433.32	\$2,433.32	\$7,300.00
4025 - Cleaning	\$1,707.70	\$1,800.00	\$92.30	\$6,313.57	\$7,200.00	\$886.43	\$21,600.00
4030 - Clubhouse	\$0.00	\$845.00	\$845.00	\$192.00	\$3,380.00	\$3,188.00	\$10,140.00
4035 - Electricity	\$4,866.06	\$5,416.67	\$550.61	\$21,470.57	\$21,666.68	\$196.11	\$65,000.00
4040 - Elevator	\$0.00	\$583.33	\$583.33	\$4,687.39	\$2,333.32	(\$2,354.07)	\$7,000.00
4045 - Fire System/Alarms	\$513.00	\$291.67	(\$221.33)	\$513.00	\$1,166.68	\$653.68	\$3,500.00
4055 - Heating - Additional	\$8,858.35	\$5,416.67	(\$3,441.68)	\$30,804.33	\$21,666.68	(\$9,137.65)	\$65,000.00
4060 - Heating (Gas)	\$1,885.57	\$1,250.00	(\$635.57)	\$6,774.08	\$5,000.00	(\$1,774.08)	\$15,000.00
4070 - Insurance	\$6,542.00	\$6,250.00	(\$292.00)	\$26,477.00	\$25,000.00	(\$1,477.00)	\$75,000.00
4080 - Irrigation System	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
4085 - Landscaping	\$0.00	\$1,166.67	\$1,166.67	\$0.00	\$4,666.68	\$4,666.68	\$14,000.00
4095 - Legal	\$0.00	\$625.00	\$625.00	\$1,612.50	\$2,500.00	\$887.50	\$7,500.00
4100 - Maintenance	\$3,473.65	\$1,666.67	(\$1,806.98)	\$10,037.01	\$6,666.68	(\$3,370.33)	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$1,839.10	\$833.33	(\$1,005.77)	\$10,058.20	\$3,333.32	(\$6,724.88)	\$10,000.00
4110 - Management Fees	\$2,865.62	\$2,865.62	\$0.00	\$11,462.48	\$11,462.48	\$0.00	\$34,387.42
4115 - On Site Maintenance	\$1,800.00	\$2,583.33	\$783.33	\$5,175.00	\$10,333.32	\$5,158.32	\$31,000.00
4120 - Owned Unit	\$563.79	\$0.00	(\$563.79)	\$563.79	\$0.00	(\$563.79)	\$0.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$720.00	\$720.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$3,857.61	\$500.00	(\$3,357.61)	\$5,021.31	\$2,000.00	(\$3,021.31)	\$6,000.00
4140 - Snow Removal - Contract	\$5,667.00	\$2,833.33	(\$2,833.67)	\$22,668.00	\$11,333.32	(\$11,334.68)	\$34,000.00
4145 - Snow Removal - Extra	\$0.00	\$0.00	\$0.00	\$13,430.00	\$0.00	(\$13,430.00)	\$0.00
4155 - Telephone	\$456.16	\$245.83	(\$210.33)	\$898.84	\$983.32	\$84.48	\$2,950.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$1,444.80	\$1,533.32	\$88.52	\$4,600.00
4165 - Tree Work	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00
4170 - Water & Sewer	\$4,293.11	\$5,416.67	\$1,123.56	\$17,084.99	\$21,666.68	\$4,581.69	\$65,000.00
<u>Total Operating Expenses</u>	\$50,126.15	\$42,469.78	(\$7,656.37)	\$200,623.73	\$181,879.12	(\$18,744.61)	\$523,137.42
Total Expense	\$59,336.15	\$51,679.78	(\$7,656.37)	\$237,463.73	\$218,719.12	(\$18,744.61)	\$633,657.42
Total Operating Fund Net Income	(\$5,072.93)	\$1,780.22	(\$6,853.15)	(\$19,275.63)	(\$4,879.12)	(\$14,396.51)	\$7,862.58

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
4/1/2015 - 4/30/2015

	4/1/2015 - 4/30/2015			1/1/2015 - 4/30/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$3,450.00	\$3,450.00	\$0.00	\$13,800.00	\$13,800.00	\$0.00	\$41,400.00
9011 - Reserve Additional Funding	\$5,760.00	\$5,760.00	\$0.00	\$23,040.00	\$23,040.00	\$0.00	\$69,120.00
9020 - Reserve Interest	\$10.21	\$0.00	\$10.21	\$37.26	\$0.00	\$37.26	\$0.00
<u>Total Reserve Income</u>	<u>\$9,220.21</u>	<u>\$9,210.00</u>	<u>\$10.21</u>	<u>\$36,877.26</u>	<u>\$36,840.00</u>	<u>\$37.26</u>	<u>\$110,520.00</u>
Total Income	\$9,220.21	\$9,210.00	\$10.21	\$36,877.26	\$36,840.00	\$37.26	\$110,520.00
Expense							
<u>Reserve Expenses</u>							
9150 - Boiler	\$6,018.00	\$0.00	(\$6,018.00)	\$6,018.00	\$0.00	(\$6,018.00)	\$0.00
9215 - Electrical	\$9,690.00	\$0.00	(\$9,690.00)	\$9,690.00	\$0.00	(\$9,690.00)	\$0.00
9275 - Venting	\$0.00	\$0.00	\$0.00	\$3,629.50	\$0.00	(\$3,629.50)	\$0.00
9510 - Loan Interest	\$2,970.37	\$0.00	(\$2,970.37)	\$11,412.90	\$0.00	(\$11,412.90)	\$0.00
<u>Total Reserve Expenses</u>	<u>\$18,678.37</u>	<u>\$0.00</u>	<u>(\$18,678.37)</u>	<u>\$30,750.40</u>	<u>\$0.00</u>	<u>(\$30,750.40)</u>	<u>\$0.00</u>
Total Expense	\$18,678.37	\$0.00	(\$18,678.37)	\$30,750.40	\$0.00	(\$30,750.40)	\$0.00
Total Reserve Fund Net Income	(\$9,458.16)	\$9,210.00	(\$18,668.16)	\$6,126.86	\$36,840.00	(\$30,713.14)	\$110,520.00