

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
9/1/2015 - 9/30/2015

	9/1/2015 - 9/30/2015			1/1/2015 - 9/30/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$47,700.00	\$47,700.00	\$0.00	\$429,300.00	\$429,300.00	\$0.00	\$572,400.00
3070 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$51,840.00	\$51,840.00	\$0.00	\$69,120.00
3080 - Winter Special Assessment	\$0.00	\$0.00	\$0.00	\$27,000.00	\$0.00	\$27,000.00	\$0.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
3180 - Late Fees	\$813.73	\$0.00	\$813.73	\$6,528.26	\$0.00	\$6,528.26	\$0.00
3190 - Move In/Out Fee	\$800.00	\$0.00	\$800.00	\$1,100.00	\$0.00	\$1,100.00	\$0.00
3230 - Other	\$90.00	\$0.00	\$90.00	\$1,782.50	\$0.00	\$1,782.50	\$0.00
Total Operating Income	\$55,163.73	\$53,460.00	\$1,703.73	\$517,625.76	\$481,140.00	\$36,485.76	\$641,520.00
Total Income	\$55,163.73	\$53,460.00	\$1,703.73	\$517,625.76	\$481,140.00	\$36,485.76	\$641,520.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$3,450.00	\$3,450.00	\$0.00	\$31,050.00	\$31,050.00	\$0.00	\$41,400.00
5915 - Additional Reserve Funding	\$5,760.00	\$5,760.00	\$0.00	\$51,840.00	\$51,840.00	\$0.00	\$69,120.00
Total Other	\$9,210.00	\$9,210.00	\$0.00	\$82,890.00	\$82,890.00	\$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	\$145.88	\$458.33	\$312.45	\$2,684.04	\$4,124.97	\$1,440.93	\$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	\$3,000.00	\$5,474.97	\$2,474.97	\$7,300.00
4025 - Cleaning	\$1,707.70	\$1,800.00	\$92.30	\$15,552.07	\$16,200.00	\$647.93	\$21,600.00
4030 - Clubhouse	\$1,112.00	\$845.00	(\$267.00)	\$2,571.12	\$7,605.00	\$5,033.88	\$10,140.00
4035 - Electricity	\$426.01	\$5,416.67	\$4,990.66	\$38,927.84	\$48,750.03	\$9,822.19	\$65,000.00
4040 - Elevator	\$1,704.87	\$583.33	(\$1,121.54)	\$9,546.36	\$5,249.97	(\$4,296.39)	\$7,000.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$1,830.00	\$2,625.03	\$795.03	\$3,500.00
4055 - Heating - Additional	(\$3,760.42)	\$5,416.67	\$9,177.09	\$39,327.58	\$48,750.03	\$9,422.45	\$65,000.00
4060 - Heating (Gas)	(\$902.24)	\$1,250.00	\$2,152.24	\$8,082.55	\$11,250.00	\$3,167.45	\$15,000.00
4070 - Insurance	\$6,519.45	\$6,250.00	(\$269.45)	\$57,539.40	\$56,250.00	(\$1,289.40)	\$75,000.00
4080 - Irrigation System	\$67.50	\$250.00	\$182.50	\$67.50	\$2,250.00	\$2,182.50	\$3,000.00
4085 - Landscaping	\$2,700.00	\$1,166.67	(\$1,533.33)	\$19,575.00	\$10,500.03	(\$9,074.97)	\$14,000.00
4095 - Legal	(\$134.98)	\$625.00	\$759.98	\$1,410.03	\$5,625.00	\$4,214.97	\$7,500.00
4100 - Maintenance	\$350.84	\$1,666.67	\$1,315.83	\$15,003.27	\$15,000.03	(\$3.24)	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$0.00	\$833.33	\$833.33	\$20,122.40	\$7,499.97	(\$12,622.43)	\$10,000.00
4110 - Management Fees	\$2,865.62	\$2,865.62	\$0.00	\$25,790.58	\$25,790.58	\$0.00	\$34,387.42
4115 - On Site Maintenance	\$1,584.78	\$2,583.33	\$998.55	\$12,674.56	\$23,249.97	\$10,575.41	\$31,000.00
4120 - Owned Unit	\$0.00	\$0.00	\$0.00	\$563.79	\$0.00	(\$563.79)	\$0.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,620.00	\$1,620.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$45.81	\$500.00	\$454.19	\$5,743.11	\$4,500.00	(\$1,243.11)	\$6,000.00
4140 - Snow Removal - Contract	\$0.00	\$2,833.33	\$2,833.33	\$22,668.00	\$25,499.97	\$2,831.97	\$34,000.00
4145 - Snow Removal - Extra	\$0.00	\$0.00	\$0.00	\$13,430.00	\$0.00	(\$13,430.00)	\$0.00
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$579.10	\$0.00	(\$579.10)	\$0.00
4155 - Telephone	\$228.07	\$245.83	\$17.76	\$1,811.74	\$2,212.47	\$400.73	\$2,950.00
4160 - Trash Removal	\$361.20	\$383.33	\$22.13	\$3,833.80	\$3,449.97	(\$383.83)	\$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	(\$3,840.00)	\$5,416.67	\$9,256.67	\$32,786.56	\$48,750.03	\$15,963.47	\$65,000.00
Total Operating Expenses	\$11,362.09	\$42,469.78	\$31,107.69	\$358,540.40	\$395,728.02	\$37,187.62	\$523,137.42
Total Expense	\$20,572.09	\$51,679.78	\$31,107.69	\$441,430.40	\$478,618.02	\$37,187.62	\$633,657.42
Total Operating Fund Net Income	\$34,591.64	\$1,780.22	\$32,811.42	\$76,195.36	\$2,521.98	\$73,673.38	\$7,862.58

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
9/1/2015 - 9/30/2015

	9/1/2015 - 9/30/2015			1/1/2015 - 9/30/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$3,450.00	\$3,450.00	\$0.00	\$31,050.00	\$31,050.00	\$0.00	\$41,400.00
9011 - Reserve Additional Funding	\$5,760.00	\$5,760.00	\$0.00	\$51,840.00	\$51,840.00	\$0.00	\$69,120.00
9020 - Reserve Interest	\$22.94	\$0.00	\$22.94	\$123.47	\$0.00	\$123.47	\$0.00
<u>Total Reserve Income</u>	\$9,232.94	\$9,210.00	\$22.94	\$83,013.47	\$82,890.00	\$123.47	\$110,520.00
Total Income	\$9,232.94	\$9,210.00	\$22.94	\$83,013.47	\$82,890.00	\$123.47	\$110,520.00
Expense							
<u>Reserve Expenses</u>							
9150 - Boiler	\$0.00	\$0.00	\$0.00	\$6,018.00	\$0.00	(\$6,018.00)	\$0.00
9160 - Building Exterior	\$40,000.00	\$0.00	(\$40,000.00)	\$73,460.00	\$0.00	(\$73,460.00)	\$0.00
9180 - Clubhouse Equipment	\$0.00	\$0.00	\$0.00	\$2,252.49	\$0.00	(\$2,252.49)	\$0.00
9215 - Electrical	\$0.00	\$0.00	\$0.00	\$9,690.00	\$0.00	(\$9,690.00)	\$0.00
9260 - Roof	\$0.00	\$0.00	\$0.00	\$8,205.00	\$0.00	(\$8,205.00)	\$0.00
9275 - Venting	\$0.00	\$0.00	\$0.00	\$3,629.50	\$0.00	(\$3,629.50)	\$0.00
9510 - Loan Interest	\$3,011.65	\$0.00	(\$3,011.65)	\$26,270.19	\$0.00	(\$26,270.19)	\$0.00
<u>Total Reserve Expenses</u>	\$43,011.65	\$0.00	(\$43,011.65)	\$129,525.18	\$0.00	(\$129,525.18)	\$0.00
Total Expense	\$43,011.65	\$0.00	(\$43,011.65)	\$129,525.18	\$0.00	(\$129,525.18)	\$0.00
Total Reserve Fund Net Income	<u>(\$33,778.71)</u>	\$9,210.00	(\$42,988.71)	<u>(\$46,511.71)</u>	\$82,890.00	(\$129,401.71)	\$110,520.00