

**Oak Bridge Condominium**  
**Budget Comparison Report - Operating Fund**  
**12/1/2015 - 12/31/2015**

	12/1/2015 - 12/31/2015			1/1/2015 - 12/31/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Operating Income</u>							
3065 - Condo Fees	\$47,700.00	\$47,700.00	\$0.00	\$572,400.00	\$572,400.00	\$0.00	\$572,400.00
3070 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$69,120.00	\$69,120.00	\$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	\$125.00	\$0.00	\$125.00	\$0.00
3180 - Late Fees	\$118.15	\$0.00	\$118.15	\$7,915.35	\$0.00	\$7,915.35	\$0.00
3190 - Move In/Out Fee	\$1,100.00	\$0.00	\$1,100.00	\$4,000.00	\$0.00	\$4,000.00	\$0.00
3230 - Other	\$185.00	\$0.00	\$185.00	\$2,002.50	\$0.00	\$2,002.50	\$0.00
<b>Total Operating Income</b>	<b>\$54,863.15</b>	<b>\$53,460.00</b>	<b>\$1,403.15</b>	<b>\$682,562.85</b>	<b>\$641,520.00</b>	<b>\$41,042.85</b>	<b>\$641,520.00</b>
<b>Total Income</b>	<b>\$54,863.15</b>	<b>\$53,460.00</b>	<b>\$1,403.15</b>	<b>\$682,562.85</b>	<b>\$641,520.00</b>	<b>\$41,042.85</b>	<b>\$641,520.00</b>
<b>Expense</b>							
<u>Other</u>							
5910 - Replacement Reserve	\$3,450.00	\$3,450.00	\$0.00	\$41,400.00	\$41,400.00	\$0.00	\$41,400.00
5915 - Additional Reserve Funding - Construction Loan	\$5,760.00	\$5,760.00	\$0.00	\$69,120.00	\$69,120.00	\$0.00	\$69,120.00
<b>Total Other</b>	<b>\$9,210.00</b>	<b>\$9,210.00</b>	<b>\$0.00</b>	<b>\$110,520.00</b>	<b>\$110,520.00</b>	<b>\$0.00</b>	<b>\$110,520.00</b>
<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	\$685.02	\$458.37	(\$226.65)	\$4,598.97	\$5,500.00	\$901.03	\$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	\$608.37	\$608.37	\$3,000.00	\$7,300.00	\$4,300.00	\$7,300.00
4025 - Cleaning	\$1,707.70	\$1,800.00	\$92.30	\$20,675.17	\$21,600.00	\$924.83	\$21,600.00
4030 - Clubhouse	\$0.00	\$845.00	\$845.00	\$3,026.19	\$10,140.00	\$7,113.81	\$10,140.00
4035 - Electricity	\$4,869.14	\$5,416.63	\$547.49	\$52,224.59	\$65,000.00	\$12,775.41	\$65,000.00
4040 - Elevator	\$1,745.70	\$583.37	(\$1,162.33)	\$11,292.06	\$7,000.00	(\$4,292.06)	\$7,000.00
4045 - Fire System/Alarms	\$0.00	\$291.63	\$291.63	\$1,830.00	\$3,500.00	\$1,670.00	\$3,500.00
4055 - Heating - Additional	\$9,079.86	\$5,416.63	(\$3,663.23)	\$51,318.72	\$65,000.00	\$13,681.28	\$65,000.00
4060 - Heating (Gas)	\$1,882.03	\$1,250.00	(\$632.03)	\$10,588.04	\$15,000.00	\$4,411.96	\$15,000.00
4070 - Insurance	\$6,065.45	\$6,250.00	\$184.55	\$75,735.75	\$75,000.00	(\$735.75)	\$75,000.00
4080 - Irrigation System	\$1,150.00	\$250.00	(\$900.00)	\$1,217.50	\$3,000.00	\$1,782.50	\$3,000.00
4085 - Landscaping	\$0.00	\$1,166.63	\$1,166.63	\$22,050.00	\$14,000.00	(\$8,050.00)	\$14,000.00
4095 - Legal	\$270.00	\$625.00	\$355.00	\$2,208.78	\$7,500.00	\$5,291.22	\$7,500.00
4100 - Maintenance	\$2,022.61	\$1,666.63	(\$355.98)	\$19,131.42	\$20,000.00	\$868.58	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$3,364.42	\$833.37	(\$2,531.05)	\$24,740.32	\$10,000.00	(\$14,740.32)	\$10,000.00
4110 - Management Fees	\$2,865.62	\$2,865.60	(\$0.02)	\$34,387.44	\$34,387.42	(\$0.02)	\$34,387.42
4115 - On Site Maintenance	\$1,990.90	\$2,583.37	\$592.47	\$18,388.51	\$31,000.00	\$12,611.49	\$31,000.00
4120 - Owned Unit	\$160.00	\$0.00	(\$160.00)	\$723.79	\$0.00	(\$723.79)	\$0.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$2,160.00	\$2,160.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$4,066.09	\$500.00	(\$3,566.09)	\$13,026.90	\$6,000.00	(\$7,026.90)	\$6,000.00
4140 - Snow Removal - Contract	\$4,200.00	\$2,833.37	(\$1,366.63)	\$26,868.00	\$34,000.00	\$7,132.00	\$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	\$556.88	\$0.00	(\$556.88)	\$1,715.08	\$0.00	(\$1,715.08)	\$0.00
4155 - Telephone	\$457.50	\$245.87	(\$211.63)	\$2,726.06	\$2,950.00	\$223.94	\$2,950.00
4160 - Trash Removal	\$361.20	\$383.37	\$22.17	\$4,917.40	\$4,600.00	(\$317.40)	\$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	\$4,803.33	\$5,416.63	\$613.30	\$52,302.86	\$65,000.00	\$12,697.14	\$65,000.00
<b>Total Operating Expenses</b>	<b>\$52,483.45</b>	<b>\$42,469.84</b>	<b>(\$10,013.61)</b>	<b>\$476,083.55</b>	<b>\$523,137.42</b>	<b>\$47,053.87</b>	<b>\$523,137.42</b>
<b>Total Expense</b>	<b>\$61,693.45</b>	<b>\$51,679.84</b>	<b>(\$10,013.61)</b>	<b>\$586,603.55</b>	<b>\$633,657.42</b>	<b>\$47,053.87</b>	<b>\$633,657.42</b>
<b>Total Operating Fund Net Income</b>	<b>(\$6,830.30)</b>	<b>\$1,780.16</b>	<b>(\$8,610.46)</b>	<b>\$95,959.30</b>	<b>\$7,862.58</b>	<b>\$88,096.72</b>	<b>\$7,862.58</b>

**Oak Bridge Condominium**  
**Budget Comparison Report - Reserve Fund**  
**12/1/2015 - 12/31/2015**

	12/1/2015 - 12/31/2015			1/1/2015 - 12/31/2015			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$3,450.00	\$3,450.00	\$0.00	\$41,400.00	\$41,400.00	\$0.00	\$41,400.00
9011 - Reserve Additional Funding - Construction Loan	\$5,760.00	\$5,760.00	\$0.00	\$69,120.00	\$69,120.00	\$0.00	\$69,120.00
9020 - Reserve Interest	\$33.75	\$0.00	\$33.75	\$185.76	\$0.00	\$185.76	\$0.00
<u>Total Reserve Income</u>	\$9,243.75	\$9,210.00	\$33.75	\$110,705.76	\$110,520.00	\$185.76	\$110,520.00
<b>Total Income</b>	\$9,243.75	\$9,210.00	\$33.75	\$110,705.76	\$110,520.00	\$185.76	\$110,520.00
<b>Expense</b>							
<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	\$0.00	\$0.00	\$0.00	\$73,460.00	\$0.00	(\$73,460.00)	\$0.00
9180 - Clubhouse Equipment	\$0.00	\$0.00	\$0.00	\$4,029.99	\$0.00	(\$4,029.99)	\$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
9505 - General Expenses	\$1,773.00	\$0.00	(\$1,773.00)	\$1,773.00	\$0.00	(\$1,773.00)	\$0.00
9510 - Loan Interest	\$2,866.16	\$0.00	(\$2,866.16)	\$35,012.68	\$0.00	(\$35,012.68)	\$0.00
<u>Total Reserve Expenses</u>	\$4,639.16	\$0.00	(\$4,639.16)	\$141,818.17	\$0.00	(\$141,818.17)	\$0.00
<b>Total Expense</b>	\$4,639.16	\$0.00	(\$4,639.16)	\$141,818.17	\$0.00	(\$141,818.17)	\$0.00
<b>Total Reserve Fund Net Income</b>	\$4,604.59	\$9,210.00	(\$4,605.41)	(\$31,112.41)	\$110,520.00	(\$141,632.41)	\$110,520.00