

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
4/1/2016 - 4/30/2016

	4/1/2016 - 4/30/2016			1/1/2016 - 4/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$175,680.00	\$175,680.00	\$0.00	\$527,040.00
3066 - Buildings 2 & 3 - Additional Fees	\$8,880.00	\$8,880.00	\$0.00	\$35,520.00	\$35,520.00	\$0.00	\$106,560.00
3070 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$23,040.00	\$23,040.00	\$0.00	\$69,120.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
3180 - Late Fees	\$439.41	\$0.00	\$439.41	\$1,834.94	\$0.00	\$1,834.94	\$0.00
3190 - Move In/Out Fee	\$500.00	\$0.00	\$500.00	\$1,900.00	\$0.00	\$1,900.00	\$0.00
3230 - Other	\$665.00	\$0.00	\$665.00	\$1,140.00	\$0.00	\$1,140.00	\$0.00
3260 - Rental	\$1,000.00	\$0.00	\$1,000.00	\$4,000.00	\$0.00	\$4,000.00	\$0.00
<u>Total Operating Income</u>	\$61,164.41	\$58,560.00	\$2,604.41	\$243,164.94	\$234,240.00	\$8,924.94	\$702,720.00
Total Income	\$61,164.41	\$58,560.00	\$2,604.41	\$243,164.94	\$234,240.00	\$8,924.94	\$702,720.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,392.00	\$4,392.00	\$0.00	\$17,568.00	\$17,568.00	\$0.00	\$52,704.00
5915 - Additional Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$26,820.00	\$26,820.00	\$0.00	\$80,460.00
5920 - Additional Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$8,200.00	\$8,200.00	\$0.00	\$24,600.00
<u>Total Other</u>	\$13,147.00	\$13,147.00	\$0.00	\$52,588.00	\$52,588.00	\$0.00	\$157,764.00
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
4015 - Administrative	\$319.97	\$583.33	\$263.36	\$2,045.87	\$2,333.32	\$287.45	\$7,000.00
4023 - Carpet Cleaning	\$2,700.00	\$608.33	(\$2,091.67)	\$2,700.00	\$2,433.32	(\$266.68)	\$7,300.00
4025 - Cleaning	\$0.00	\$1,750.00	\$1,750.00	\$3,500.00	\$7,000.00	\$3,500.00	\$21,000.00
4030 - Clubhouse	\$734.00	\$916.67	\$182.67	\$734.00	\$3,666.68	\$2,932.68	\$11,000.00
4031 - Contingency	\$0.00	\$532.33	\$532.33	\$0.00	\$2,129.32	\$2,129.32	\$6,388.00
4032 - Crack Sealing	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
4033 - Dryer Vent Cleaning	\$0.00	\$562.50	\$562.50	\$0.00	\$2,250.00	\$2,250.00	\$6,750.00
4035 - Electricity	\$4,737.21	\$5,000.00	\$262.79	\$19,839.33	\$20,000.00	\$160.67	\$60,000.00
4040 - Elevator	\$1,132.41	\$833.33	(\$299.08)	\$3,453.54	\$3,333.32	(\$120.22)	\$10,000.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$1,798.81	\$1,166.68	(\$632.13)	\$3,500.00
4055 - Heating - Additional	\$3,782.22	\$5,250.00	\$1,467.78	\$20,151.91	\$21,000.00	\$848.09	\$63,000.00
4060 - Heating (Gas)	\$662.68	\$1,250.00	\$587.32	\$4,061.70	\$5,000.00	\$938.30	\$15,000.00
4070 - Insurance	\$8,075.45	\$5,583.33	(\$2,492.12)	\$26,271.80	\$22,333.32	(\$3,938.48)	\$67,000.00
4080 - Irrigation System	\$0.00	\$385.00	\$385.00	\$0.00	\$1,540.00	\$1,540.00	\$4,620.00
4085 - Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$22,500.00
4095 - Legal	\$0.00	\$833.33	\$833.33	\$393.75	\$3,333.32	\$2,939.57	\$10,000.00
4100 - Maintenance	\$634.59	\$1,666.67	\$1,032.08	\$2,074.56	\$6,666.68	\$4,592.12	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$3,327.65	\$2,500.00	(\$827.65)	\$14,933.78	\$10,000.00	(\$4,933.78)	\$30,000.00
4110 - Management Fees	\$3,094.87	\$3,094.83	(\$0.04)	\$12,379.48	\$12,379.32	(\$0.16)	\$37,138.00
4115 - On Site Maintenance	\$3,446.60	\$1,625.00	(\$1,821.60)	\$8,469.10	\$6,500.00	(\$1,969.10)	\$19,500.00
4120 - Owned Unit	\$0.00	\$0.00	\$0.00	\$598.88	\$0.00	(\$598.88)	\$0.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$720.00	\$720.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$37.39	\$666.67	\$629.28	\$1,663.65	\$2,666.68	\$1,003.03	\$8,000.00
4133 - Reserve Analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
4140 - Snow Removal - Contract	\$4,200.00	\$0.00	(\$4,200.00)	\$16,800.00	\$14,250.00	(\$2,550.00)	\$19,000.00
4145 - Snow Removal - Extra	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00	\$10,000.00

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	Actual	Budget	Variance	Actual	Budget	Variance	
4150 - Taxes	\$0.00	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$1,200.00
4155 - Telephone	\$297.87	\$233.33	(\$64.54)	\$776.29	\$933.32	\$157.03	\$2,800.00
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	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
4170 - Water & Sewer	\$5,559.03	\$5,000.00	(\$559.03)	\$20,271.00	\$20,000.00	(\$271.00)	\$60,000.00
Total Operating Expenses	\$43,283.14	\$40,829.66	(\$2,453.48)	\$165,082.25	\$188,568.64	\$23,486.39	\$544,956.00
Total Expense	\$56,430.14	\$53,976.66	(\$2,453.48)	\$217,670.25	\$241,156.64	\$23,486.39	\$702,720.00
Total Operating Fund Net Income	\$4,734.27	\$4,583.34	\$150.93	\$25,494.69	(\$6,916.64)	\$32,411.33	\$0.00

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
4/1/2016 - 4/30/2016

	4/1/2016 - 4/30/2016			1/1/2016 - 4/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,392.00	\$4,392.00	\$0.00	\$17,568.00	\$17,568.00	\$0.00	\$52,704.00
9011 - Reserve Additional Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$26,820.00	\$26,820.00	\$0.00	\$80,460.00
9012 - Reserve Additional Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$8,200.00	\$8,200.00	\$0.00	\$24,600.00
9020 - Reserve Interest	\$9.78	\$0.00	\$9.78	\$60.13	\$0.00	\$60.13	\$0.00
<u>Total Reserve Income</u>	\$13,156.78	\$13,147.00	\$9.78	\$52,648.13	\$52,588.00	\$60.13	\$157,764.00
Total Income	\$13,156.78	\$13,147.00	\$9.78	\$52,648.13	\$52,588.00	\$60.13	\$157,764.00
Expense							
<u>Reserve Expenses</u>							
9160 - Building Exterior	\$0.00	\$0.00	\$0.00	\$89,335.25	\$0.00	(\$89,335.25)	\$0.00
9180 - Clubhouse Equipment	\$0.00	\$0.00	\$0.00	\$4,670.25	\$0.00	(\$4,670.25)	\$0.00
9210 - Doors & Entries	\$632.50	\$0.00	(\$632.50)	\$632.50	\$0.00	(\$632.50)	\$0.00
9230 - Foundation	\$0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	(\$10,400.00)	\$0.00
9510 - Loan Interest	\$3,229.43	\$0.00	(\$3,229.43)	\$12,809.57	\$0.00	(\$12,809.57)	\$0.00
<u>Total Reserve Expenses</u>	\$3,861.93	\$0.00	(\$3,861.93)	\$117,847.57	\$0.00	(\$117,847.57)	\$0.00
Total Expense	\$3,861.93	\$0.00	(\$3,861.93)	\$117,847.57	\$0.00	(\$117,847.57)	\$0.00
Total Reserve Fund Net Income	\$9,294.85	\$13,147.00	(\$3,852.15)	(\$65,199.44)	\$52,588.00	(\$117,787.44)	\$157,764.00