

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
5/1/2016 - 5/31/2016

	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$219,600.00	\$219,600.00	\$0.00	\$527,040.00
3066 - Buildings 2 & 3 - Additional Fees	\$8,880.00	\$8,880.00	\$0.00	\$44,400.00	\$44,400.00	\$0.00	\$106,560.00
3070 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$28,800.00	\$28,800.00	\$0.00	\$69,120.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$50.00	\$0.00
3180 - Late Fees	\$579.99	\$0.00	\$579.99	\$2,414.93	\$0.00	\$2,414.93	\$0.00
3190 - Move In/Out Fee	\$700.00	\$0.00	\$700.00	\$2,600.00	\$0.00	\$2,600.00	\$0.00
3230 - Other	\$475.00	\$0.00	\$475.00	\$1,615.00	\$0.00	\$1,615.00	\$0.00
3260 - Rental	\$1,000.00	\$0.00	\$1,000.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00
<u>Total Operating Income</u>	\$61,314.99	\$58,560.00	\$2,754.99	\$304,479.93	\$292,800.00	\$11,679.93	\$702,720.00
Total Income	\$61,314.99	\$58,560.00	\$2,754.99	\$304,479.93	\$292,800.00	\$11,679.93	\$702,720.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,392.00	\$4,392.00	\$0.00	\$21,960.00	\$21,960.00	\$0.00	\$52,704.00
5915 - Additional Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$33,525.00	\$33,525.00	\$0.00	\$80,460.00
5920 - Additional Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$10,250.00	\$10,250.00	\$0.00	\$24,600.00
<u>Total Other</u>	\$13,147.00	\$13,147.00	\$0.00	\$65,735.00	\$65,735.00	\$0.00	\$157,764.00
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$166.67	\$166.67	\$0.00	\$833.35	\$833.35	\$2,000.00
4015 - Administrative	\$236.06	\$583.33	\$347.27	\$2,281.93	\$2,916.65	\$634.72	\$7,000.00
4023 - Carpet Cleaning	\$0.00	\$608.33	\$608.33	\$2,700.00	\$3,041.65	\$341.65	\$7,300.00
4025 - Cleaning	\$100.00	\$1,750.00	\$1,650.00	\$3,600.00	\$8,750.00	\$5,150.00	\$21,000.00
4030 - Clubhouse	\$696.94	\$916.67	\$219.73	\$1,430.94	\$4,583.35	\$3,152.41	\$11,000.00
4031 - Contingency	\$0.00	\$532.33	\$532.33	\$0.00	\$2,661.65	\$2,661.65	\$6,388.00
4032 - Crack Sealing	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
4033 - Dryer Vent Cleaning	\$0.00	\$562.50	\$562.50	\$0.00	\$2,812.50	\$2,812.50	\$6,750.00
4035 - Electricity	\$4,219.41	\$5,000.00	\$780.59	\$24,058.74	\$25,000.00	\$941.26	\$60,000.00
4040 - Elevator	\$359.00	\$833.33	\$474.33	\$3,812.54	\$4,166.65	\$354.11	\$10,000.00
4045 - Fire System/Alarms	\$595.61	\$291.67	(\$303.94)	\$2,394.42	\$1,458.35	(\$936.07)	\$3,500.00
4055 - Heating - Additional	\$0.00	\$5,250.00	\$5,250.00	\$20,151.91	\$26,250.00	\$6,098.09	\$63,000.00
4060 - Heating (Gas)	\$0.00	\$1,250.00	\$1,250.00	\$4,061.70	\$6,250.00	\$2,188.30	\$15,000.00
4070 - Insurance	\$6,065.45	\$5,583.33	(\$482.12)	\$32,337.25	\$27,916.65	(\$4,420.60)	\$67,000.00
4080 - Irrigation System	\$0.00	\$385.00	\$385.00	\$0.00	\$1,925.00	\$1,925.00	\$4,620.00
4085 - Landscaping	\$2,785.71	\$3,250.00	\$464.29	\$2,785.71	\$3,250.00	\$464.29	\$22,500.00
4090 - Landscaping - Other	\$231.00	\$0.00	(\$231.00)	\$231.00	\$0.00	(\$231.00)	\$0.00
4095 - Legal	\$0.00	\$833.33	\$833.33	\$393.75	\$4,166.65	\$3,772.90	\$10,000.00
4100 - Maintenance	\$514.82	\$1,666.67	\$1,151.85	\$2,589.38	\$8,333.35	\$5,743.97	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$2,141.60	\$2,500.00	\$358.40	\$17,075.38	\$12,500.00	(\$4,575.38)	\$30,000.00
4110 - Management Fees	\$3,094.87	\$3,094.83	(\$0.04)	\$15,474.35	\$15,474.15	(\$0.20)	\$37,138.00
4115 - On Site Maintenance	\$3,326.60	\$1,625.00	(\$1,701.60)	\$11,795.70	\$8,125.00	(\$3,670.70)	\$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	\$900.00	\$900.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$152.43	\$666.67	\$514.24	\$1,816.08	\$3,333.35	\$1,517.27	\$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	\$0.00	\$0.00	\$0.00	\$16,800.00	\$14,250.00	(\$2,550.00)	\$19,000.00

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	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
4145 - Snow Removal - Extra	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500.00	\$7,500.00	\$10,000.00
4150 - Taxes	\$0.00	\$100.00	\$100.00	\$0.00	\$500.00	\$500.00	\$1,200.00
4155 - Telephone	\$238.91	\$233.33	(\$5.58)	\$1,015.20	\$1,166.65	\$151.45	\$2,800.00
4160 - Trash Removal	\$371.20	\$383.33	\$12.13	\$1,816.00	\$1,916.65	\$100.65	\$4,600.00
4165 - Tree Work	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
4170 - Water & Sewer	\$4,470.18	\$5,000.00	\$529.82	\$24,741.18	\$25,000.00	\$258.82	\$60,000.00
<u>Total Operating Expenses</u>	\$29,779.79	\$44,079.66	\$14,299.87	\$194,862.04	\$232,648.30	\$37,786.26	\$544,956.00
Total Expense	\$42,926.79	\$57,226.66	\$14,299.87	\$260,597.04	\$298,383.30	\$37,786.26	\$702,720.00
Total Operating Fund Net Income	\$18,388.20	\$1,333.34	\$17,054.86	\$43,882.89	(\$5,583.30)	\$49,466.19	\$0.00

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
5/1/2016 - 5/31/2016

	5/1/2016 - 5/31/2016			1/1/2016 - 5/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,392.00	\$4,392.00	\$0.00	\$21,960.00	\$21,960.00	\$0.00	\$52,704.00
9011 - Reserve Additional Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$33,525.00	\$33,525.00	\$0.00	\$80,460.00
9012 - Reserve Additional Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$10,250.00	\$10,250.00	\$0.00	\$24,600.00
9020 - Reserve Interest	\$8.19	\$0.00	\$8.19	\$68.32	\$0.00	\$68.32	\$0.00
<u>Total Reserve Income</u>	\$13,155.19	\$13,147.00	\$8.19	\$65,803.32	\$65,735.00	\$68.32	\$157,764.00
Total Income	\$13,155.19	\$13,147.00	\$8.19	\$65,803.32	\$65,735.00	\$68.32	\$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	\$0.00	\$0.00	\$0.00	\$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
9275 - Venting	\$1,970.00	\$0.00	(\$1,970.00)	\$1,970.00	\$0.00	(\$1,970.00)	\$0.00
9510 - Loan Interest	\$3,102.23	\$0.00	(\$3,102.23)	\$15,911.80	\$0.00	(\$15,911.80)	\$0.00
<u>Total Reserve Expenses</u>	\$5,072.23	\$0.00	(\$5,072.23)	\$122,919.80	\$0.00	(\$122,919.80)	\$0.00
Total Expense	\$5,072.23	\$0.00	(\$5,072.23)	\$122,919.80	\$0.00	(\$122,919.80)	\$0.00
Total Reserve Fund Net Income	\$8,082.96	\$13,147.00	(\$5,064.04)	(\$57,116.48)	\$65,735.00	(\$122,851.48)	\$157,764.00