

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
10/1/2016 - 10/31/2016

| | 10/1/2016 - 10/31/2016 | | | 1/1/2016 - 10/31/2016 | | | Annual Budget |
|---|------------------------|--------------------|-------------------|-----------------------|---------------------|--------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Income | | | | | | | |
| <u>Operating Income</u> | | | | | | | |
| 3065 - Condo Fees | \$43,920.00 | \$43,920.00 | \$0.00 | \$439,200.00 | \$439,200.00 | \$0.00 | \$527,040.00 |
| 3066 - Buildings 2 & 3 - Additional Fees | \$8,880.00 | \$8,880.00 | \$0.00 | \$88,800.00 | \$88,800.00 | \$0.00 | \$106,560.00 |
| 3070 - Construction Assessment | \$5,760.00 | \$5,760.00 | \$0.00 | \$57,600.00 | \$57,600.00 | \$0.00 | \$69,120.00 |
| 3095 - Clubhouse | \$0.00 | \$0.00 | \$0.00 | \$150.00 | \$0.00 | \$150.00 | \$0.00 |
| 3175 - Insurance Claim | \$0.00 | \$0.00 | \$0.00 | \$5,307.31 | \$0.00 | \$5,307.31 | \$0.00 |
| 3180 - Late Fees | \$575.05 | \$0.00 | \$575.05 | \$4,418.39 | \$0.00 | \$4,418.39 | \$0.00 |
| 3190 - Move In/Out Fee | \$800.00 | \$0.00 | \$800.00 | \$8,100.00 | \$0.00 | \$8,100.00 | \$0.00 |
| 3230 - Other | \$200.00 | \$0.00 | \$200.00 | \$5,735.87 | \$0.00 | \$5,735.87 | \$0.00 |
| 3260 - Rental | \$0.00 | \$0.00 | \$0.00 | \$6,000.00 | \$0.00 | \$6,000.00 | \$0.00 |
| Total Operating Income | \$60,135.05 | \$58,560.00 | \$1,575.05 | \$615,311.57 | \$585,600.00 | \$29,711.57 | \$702,720.00 |
| Total Income | \$60,135.05 | \$58,560.00 | \$1,575.05 | \$615,311.57 | \$585,600.00 | \$29,711.57 | \$702,720.00 |
| Expense | | | | | | | |
| <u>Other</u> | | | | | | | |
| 5910 - Replacement Reserve | \$4,392.00 | \$4,392.00 | \$0.00 | \$43,920.00 | \$43,920.00 | \$0.00 | \$52,704.00 |
| 5915 - Additional Reserve Funding - Construction Loan | \$6,705.00 | \$6,705.00 | \$0.00 | \$67,050.00 | \$67,050.00 | \$0.00 | \$80,460.00 |
| 5920 - Additional Reserve Funding - Rot Loan | \$2,050.00 | \$2,050.00 | \$0.00 | \$20,500.00 | \$20,500.00 | \$0.00 | \$24,600.00 |
| Total Other | \$13,147.00 | \$13,147.00 | \$0.00 | \$131,470.00 | \$131,470.00 | \$0.00 | \$157,764.00 |
| <u>Operating Expenses</u> | | | | | | | |
| 4010 - Accounting | \$0.00 | \$166.67 | \$166.67 | \$1,800.00 | \$1,666.70 | (\$133.30) | \$2,000.00 |
| 4015 - Administrative | \$161.91 | \$583.33 | \$421.42 | \$3,286.23 | \$5,833.30 | \$2,547.07 | \$7,000.00 |
| 4023 - Carpet Cleaning | \$2,700.00 | \$608.33 | (\$2,091.67) | \$5,400.00 | \$6,083.30 | \$683.30 | \$7,300.00 |
| 4025 - Cleaning | \$0.00 | \$1,750.00 | \$1,750.00 | \$12,395.00 | \$17,500.00 | \$5,105.00 | \$21,000.00 |
| 4030 - Clubhouse | \$351.50 | \$916.67 | \$565.17 | \$3,563.63 | \$9,166.70 | \$5,603.07 | \$11,000.00 |
| 4031 - Contingency | \$0.00 | \$532.33 | \$532.33 | \$0.00 | \$5,323.30 | \$5,323.30 | \$6,388.00 |
| 4032 - Crack Sealing | \$0.00 | \$416.67 | \$416.67 | \$0.00 | \$4,166.70 | \$4,166.70 | \$5,000.00 |
| 4033 - Dryer Vent Cleaning | \$0.00 | \$562.50 | \$562.50 | \$0.00 | \$5,625.00 | \$5,625.00 | \$6,750.00 |
| 4035 - Electricity | \$4,027.42 | \$5,000.00 | \$972.58 | \$44,455.48 | \$50,000.00 | \$5,544.52 | \$60,000.00 |
| 4040 - Elevator | \$0.00 | \$833.33 | \$833.33 | \$7,303.94 | \$8,333.30 | \$1,029.36 | \$10,000.00 |
| 4045 - Fire System/Alarms | \$0.00 | \$291.67 | \$291.67 | \$3,033.17 | \$2,916.70 | (\$116.47) | \$3,500.00 |
| 4055 - Heating - Additional | \$0.00 | \$5,250.00 | \$5,250.00 | \$27,467.73 | \$52,500.00 | \$25,032.27 | \$63,000.00 |
| 4060 - Heating (Gas) | \$0.00 | \$1,250.00 | \$1,250.00 | \$5,972.97 | \$12,500.00 | \$6,527.03 | \$15,000.00 |
| 4070 - Insurance | \$5,809.00 | \$5,583.33 | (\$225.67) | \$57,926.25 | \$55,833.30 | (\$2,092.95) | \$67,000.00 |
| 4075 - Insurance Claim | \$334.74 | \$0.00 | (\$334.74) | \$5,417.05 | \$0.00 | (\$5,417.05) | \$0.00 |
| 4080 - Irrigation System | \$0.00 | \$385.00 | \$385.00 | \$800.00 | \$3,850.00 | \$3,050.00 | \$4,620.00 |
| 4085 - Landscaping | \$0.00 | \$3,250.00 | \$3,250.00 | \$16,714.26 | \$22,500.00 | \$5,785.74 | \$22,500.00 |
| 4090 - Landscaping - Other | \$0.00 | \$0.00 | \$0.00 | \$231.00 | \$0.00 | (\$231.00) | \$0.00 |
| 4095 - Legal | \$146.25 | \$833.33 | \$687.08 | \$540.00 | \$8,333.30 | \$7,793.30 | \$10,000.00 |
| 4100 - Maintenance | \$1,080.39 | \$1,666.67 | \$586.28 | \$11,191.90 | \$16,666.70 | \$5,474.80 | \$20,000.00 |
| 4107 - Maintenance - Buildings 2 & 3 | \$0.00 | \$2,500.00 | \$2,500.00 | \$23,266.38 | \$25,000.00 | \$1,733.62 | \$30,000.00 |
| 4110 - Management Fees | \$3,094.87 | \$3,094.83 | (\$0.04) | \$30,948.70 | \$30,948.30 | (\$0.40) | \$37,138.00 |
| 4115 - On Site Maintenance | \$1,272.85 | \$1,625.00 | \$352.15 | \$14,425.89 | \$16,250.00 | \$1,824.11 | \$19,500.00 |
| 4120 - Owned Unit | \$0.00 | \$0.00 | \$0.00 | \$1,008.88 | \$0.00 | (\$1,008.88) | \$0.00 |
| 4125 - Pest Control | \$180.00 | \$180.00 | \$0.00 | \$1,800.00 | \$1,800.00 | \$0.00 | \$2,160.00 |

**Oak Bridge Condominium
Budget Comparison Report - Operating Fund
10/1/2016 - 10/31/2016**

| | 10/1/2016 - 10/31/2016 | | | 1/1/2016 - 10/31/2016 | | | Annual Budget |
|----------------------------------|------------------------|--------------------|--------------------|-----------------------|---------------------|---------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| 4130 - Pool Maintenance | \$379.90 | \$666.67 | \$286.77 | \$3,728.08 | \$6,666.70 | \$2,938.62 | \$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 |
| 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 | \$1,000.00 | \$1,000.00 | \$1,200.00 |
| 4155 - Telephone | \$306.17 | \$233.33 | (\$72.84) | \$2,613.05 | \$2,333.30 | (\$279.75) | \$2,800.00 |
| 4160 - Trash Removal | \$451.50 | \$383.33 | (\$68.17) | \$3,983.20 | \$3,833.30 | (\$149.90) | \$4,600.00 |
| 4165 - Tree Work | \$0.00 | \$416.67 | \$416.67 | \$9,500.00 | \$4,166.70 | (\$5,333.30) | \$5,000.00 |
| 4170 - Water & Sewer | \$8,084.12 | \$5,000.00 | (\$3,084.12) | \$53,995.67 | \$50,000.00 | (\$3,995.67) | \$60,000.00 |
| Total Operating Expenses | \$28,380.62 | \$44,079.66 | \$15,699.04 | \$369,568.46 | \$456,046.60 | \$86,478.14 | \$544,956.00 |
| Total Expense | \$41,527.62 | \$57,226.66 | \$15,699.04 | \$501,038.46 | \$587,516.60 | \$86,478.14 | \$702,720.00 |
| Operating Fund Net Income | \$18,607.43 | \$1,333.34 | \$17,274.09 | \$114,273.11 | (\$1,916.60) | \$116,189.71 | \$0.00 |

**Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
10/1/2016 - 10/31/2016**

| | 10/1/2016 - 10/31/2016 | | | 1/1/2016 - 10/31/2016 | | | Annual Budget |
|---|------------------------|--------------------|----------------------|-----------------------|---------------------|-----------------------|---------------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| Income | | | | | | | |
| <u>Reserve Income</u> | | | | | | | |
| 9010 - Reserve Funding | \$4,392.00 | \$4,392.00 | \$0.00 | \$43,920.00 | \$43,920.00 | \$0.00 | \$52,704.00 |
| 9011 - Reserve Additional Funding - Construction Loan | \$6,705.00 | \$6,705.00 | \$0.00 | \$67,050.00 | \$67,050.00 | \$0.00 | \$80,460.00 |
| 9012 - Reserve Additional Funding - Rot Loan | \$2,050.00 | \$2,050.00 | \$0.00 | \$20,500.00 | \$20,500.00 | \$0.00 | \$24,600.00 |
| 9020 - Reserve Interest | \$4.70 | \$0.00 | \$4.70 | \$103.61 | \$0.00 | \$103.61 | \$0.00 |
| <u>Total Reserve Income</u> | \$13,151.70 | \$13,147.00 | \$4.70 | \$131,573.61 | \$131,470.00 | \$103.61 | \$157,764.00 |
| Total Income | \$13,151.70 | \$13,147.00 | \$4.70 | \$131,573.61 | \$131,470.00 | \$103.61 | \$157,764.00 |
| Expense | | | | | | | |
| <u>Reserve Expenses</u> | | | | | | | |
| 9160 - Building Exterior | \$8,456.50 | \$0.00 | (\$8,456.50) | \$99,335.25 | \$0.00 | (\$99,335.25) | \$0.00 |
| 9170 - Building Interior | \$0.00 | \$0.00 | \$0.00 | \$3,680.00 | \$0.00 | (\$3,680.00) | \$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 | \$2,805.00 | \$0.00 | (\$2,805.00) | \$0.00 |
| 9230 - Foundation | \$0.00 | \$0.00 | \$0.00 | \$10,400.00 | \$0.00 | (\$10,400.00) | \$0.00 |
| 9245 - Paving | \$0.00 | \$0.00 | \$0.00 | \$8,111.00 | \$0.00 | (\$8,111.00) | \$0.00 |
| 9270 - Streets & Walkways | \$0.00 | \$0.00 | \$0.00 | \$4,400.00 | \$0.00 | (\$4,400.00) | \$0.00 |
| 9275 - Venting | \$0.00 | \$0.00 | \$0.00 | \$5,155.12 | \$0.00 | (\$5,155.12) | \$0.00 |
| 9510 - Loan Interest | \$2,983.88 | \$0.00 | (\$2,983.88) | \$31,371.40 | \$0.00 | (\$31,371.40) | \$0.00 |
| <u>Total Reserve Expenses</u> | \$11,440.38 | \$0.00 | (\$11,440.38) | \$169,928.02 | \$0.00 | (\$169,928.02) | \$0.00 |
| Total Expense | \$11,440.38 | \$0.00 | (\$11,440.38) | \$169,928.02 | \$0.00 | (\$169,928.02) | \$0.00 |
| Reserve Fund Net Income | \$1,711.32 | \$13,147.00 | (\$11,435.68) | (\$38,354.41) | \$131,470.00 | (\$169,824.41) | \$157,764.00 |