

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
11/1/2016 - 11/30/2016

	11/1/2016 - 11/30/2016			1/1/2016 - 11/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$43,188.00	\$43,920.00	(\$732.00)	\$482,388.00	\$483,120.00	(\$732.00)	\$527,040.00
3066 - Buildings 2 & 3 - Additional Fees	\$8,806.00	\$8,880.00	(\$74.00)	\$97,606.00	\$97,680.00	(\$74.00)	\$106,560.00
3070 - Construction Assessment	\$5,664.00	\$5,760.00	(\$96.00)	\$63,264.00	\$63,360.00	(\$96.00)	\$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	\$577.54	\$0.00	\$577.54	\$4,995.93	\$0.00	\$4,995.93	\$0.00
3190 - Move In/Out Fee	\$900.00	\$0.00	\$900.00	\$9,000.00	\$0.00	\$9,000.00	\$0.00
3230 - Other	\$175.00	\$0.00	\$175.00	\$5,910.87	\$0.00	\$5,910.87	\$0.00
3260 - Rental	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
Total Operating Income	\$59,310.54	\$58,560.00	\$750.54	\$674,622.11	\$644,160.00	\$30,462.11	\$702,720.00
Total Income	\$59,310.54	\$58,560.00	\$750.54	\$674,622.11	\$644,160.00	\$30,462.11	\$702,720.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,392.00	\$4,392.00	\$0.00	\$48,312.00	\$48,312.00	\$0.00	\$52,704.00
5915 - Additional Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$73,755.00	\$73,755.00	\$0.00	\$80,460.00
5920 - Additional Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$22,550.00	\$22,550.00	\$0.00	\$24,600.00
Total Other	\$13,147.00	\$13,147.00	\$0.00	\$144,617.00	\$144,617.00	\$0.00	\$157,764.00
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$166.67	\$166.67	\$1,800.00	\$1,833.37	\$33.37	\$2,000.00
4015 - Administrative	\$1,150.27	\$583.33	(\$566.94)	\$4,436.50	\$6,416.63	\$1,980.13	\$7,000.00
4023 - Carpet Cleaning	\$0.00	\$608.33	\$608.33	\$5,400.00	\$6,691.63	\$1,291.63	\$7,300.00
4025 - Cleaning	\$1,668.00	\$1,750.00	\$82.00	\$14,063.00	\$19,250.00	\$5,187.00	\$21,000.00
4030 - Clubhouse	\$2,825.00	\$916.67	(\$1,908.33)	\$6,388.63	\$10,083.37	\$3,694.74	\$11,000.00
4031 - Contingency	\$0.00	\$532.33	\$532.33	\$0.00	\$5,855.63	\$5,855.63	\$6,388.00
4032 - Crack Sealing	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.37	\$4,583.37	\$5,000.00
4033 - Dryer Vent Cleaning	\$0.00	\$562.50	\$562.50	\$0.00	\$6,187.50	\$6,187.50	\$6,750.00
4035 - Electricity	\$303.33	\$5,000.00	\$4,696.67	\$44,758.81	\$55,000.00	\$10,241.19	\$60,000.00
4040 - Elevator	\$0.00	\$833.33	\$833.33	\$7,303.94	\$9,166.63	\$1,862.69	\$10,000.00
4045 - Fire System/Alarms	\$0.00	\$291.67	\$291.67	\$3,033.17	\$3,208.37	\$175.20	\$3,500.00
4055 - Heating - Additional	(\$2,045.59)	\$5,250.00	\$7,295.59	\$25,422.14	\$57,750.00	\$32,327.86	\$63,000.00
4060 - Heating (Gas)	\$498.65	\$1,250.00	\$751.35	\$6,471.62	\$13,750.00	\$7,278.38	\$15,000.00
4070 - Insurance	\$0.00	\$5,583.33	\$5,583.33	\$57,926.25	\$61,416.63	\$3,490.38	\$67,000.00
4075 - Insurance Claim	\$0.00	\$0.00	\$0.00	\$5,417.05	\$0.00	(\$5,417.05)	\$0.00
4080 - Irrigation System	\$0.00	\$385.00	\$385.00	\$800.00	\$4,235.00	\$3,435.00	\$4,620.00
4085 - Landscaping	\$2,785.71	\$0.00	(\$2,785.71)	\$19,499.97	\$22,500.00	\$3,000.03	\$22,500.00
4090 - Landscaping - Other	\$0.00	\$0.00	\$0.00	\$231.00	\$0.00	(\$231.00)	\$0.00
4095 - Legal	\$191.25	\$833.33	\$642.08	\$731.25	\$9,166.63	\$8,435.38	\$10,000.00
4100 - Maintenance	\$2,074.28	\$1,666.67	(\$407.61)	\$13,266.18	\$18,333.37	\$5,067.19	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$2,245.00	\$2,500.00	\$255.00	\$25,511.38	\$27,500.00	\$1,988.62	\$30,000.00
4110 - Management Fees	\$3,094.87	\$3,094.83	(\$0.04)	\$34,043.57	\$34,043.13	(\$0.44)	\$37,138.00
4115 - On Site Maintenance	\$1,169.44	\$1,625.00	\$455.56	\$15,595.33	\$17,875.00	\$2,279.67	\$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	\$0.00	\$180.00	\$180.00	\$1,800.00	\$1,980.00	\$180.00	\$2,160.00

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	11/1/2016 - 11/30/2016			1/1/2016 - 11/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
4130 - Pool Maintenance	\$2,067.25	\$666.67	(\$1,400.58)	\$5,795.33	\$7,333.37	\$1,538.04	\$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	\$1,100.00	\$1,100.00	\$1,200.00
4155 - Telephone	\$238.40	\$233.33	(\$5.07)	\$2,851.45	\$2,566.63	(\$284.82)	\$2,800.00
4160 - Trash Removal	\$451.50	\$383.33	(\$68.17)	\$4,434.70	\$4,216.63	(\$218.07)	\$4,600.00
4165 - Tree Work	\$0.00	\$416.67	\$416.67	\$9,500.00	\$4,583.37	(\$4,916.63)	\$5,000.00
4170 - Water & Sewer	(\$4,870.00)	\$5,000.00	\$9,870.00	\$49,125.67	\$55,000.00	\$5,874.33	\$60,000.00
Total Operating Expenses	\$13,847.36	\$40,829.66	\$26,982.30	\$383,415.82	\$496,876.26	\$113,460.44	\$544,956.00
Total Expense	\$26,994.36	\$53,976.66	\$26,982.30	\$528,032.82	\$641,493.26	\$113,460.44	\$702,720.00
Operating Fund Net Income	\$32,316.18	\$4,583.34	\$27,732.84	\$146,589.29	\$2,666.74	\$143,922.55	\$0.00

Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
11/1/2016 - 11/30/2016

	11/1/2016 - 11/30/2016			1/1/2016 - 11/30/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,392.00	\$4,392.00	\$0.00	\$48,312.00	\$48,312.00	\$0.00	\$52,704.00
9011 - Reserve Additional Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$73,755.00	\$73,755.00	\$0.00	\$80,460.00
9012 - Reserve Additional Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$22,550.00	\$22,550.00	\$0.00	\$24,600.00
9020 - Reserve Interest	\$3.99	\$0.00	\$3.99	\$107.60	\$0.00	\$107.60	\$0.00
<u>Total Reserve Income</u>	<u>\$13,150.99</u>	<u>\$13,147.00</u>	<u>\$3.99</u>	<u>\$144,724.60</u>	<u>\$144,617.00</u>	<u>\$107.60</u>	<u>\$157,764.00</u>
Total Income	\$13,150.99	\$13,147.00	\$3.99	\$144,724.60	\$144,617.00	\$107.60	\$157,764.00
Expense							
<u>Reserve Expenses</u>							
9160 - Building Exterior	(\$89,335.25)	\$0.00	\$89,335.25	\$10,000.00	\$0.00	(\$10,000.00)	\$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	\$2,800.00	\$0.00	(\$2,800.00)	\$10,911.00	\$0.00	(\$10,911.00)	\$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	\$2,740.43	\$0.00	(\$2,740.43)	\$34,111.83	\$0.00	(\$34,111.83)	\$0.00
<u>Total Reserve Expenses</u>	<u>(\$83,794.82)</u>	<u>\$0.00</u>	<u>\$83,794.82</u>	<u>\$86,133.20</u>	<u>\$0.00</u>	<u>(\$86,133.20)</u>	<u>\$0.00</u>
Total Expense	(\$83,794.82)	\$0.00	\$83,794.82	\$86,133.20	\$0.00	(\$86,133.20)	\$0.00
Reserve Fund Net Income	\$96,945.81	\$13,147.00	\$83,798.81	\$58,591.40	\$144,617.00	(\$86,025.60)	\$157,764.00