

Oak Bridge Condominium
Budget Comparison Report - Operating
4/1/2017 - 4/30/2017

	4/1/2017 - 4/30/2017			1/1/2017 - 4/30/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3010 - Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$175,680.00	\$175,680.00	\$0.00	\$527,040.00
3011 - Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$35,520.00	\$35,520.00	\$0.00	\$106,560.00
3110 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$23,040.00	\$23,040.00	\$0.00	\$69,120.00
3310 - Late Fees	\$330.78	\$0.00	\$330.78	\$995.91	\$0.00	\$995.91	\$0.00
3425 - Interest - Operating	\$16.95	\$0.00	\$16.95	\$66.82	\$0.00	\$66.82	\$0.00
3527 - Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$412.97	\$0.00	\$412.97	\$0.00
3531 - Other Income	\$955.00	\$0.00	\$955.00	\$2,405.00	\$0.00	\$2,405.00	\$0.00
Total Other	\$59,862.73	\$58,560.00	\$1,302.73	\$238,120.70	\$234,240.00	\$3,880.70	\$702,720.00
Total Income	\$59,862.73	\$58,560.00	\$1,302.73	\$238,120.70	\$234,240.00	\$3,880.70	\$702,720.00
Expense							
<u>Other</u>							
4020 - Accounting - CPA	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
4050 - Administrative	\$76.94	\$500.00	\$423.06	\$341.35	\$2,000.00	\$1,658.65	\$6,000.00
4070 - Bad Debt / Write-Offs	\$0.00	\$0.00	\$0.00	\$6,509.23	\$0.00	(\$6,509.23)	\$0.00
4190 - Legal	\$0.00	\$250.00	\$250.00	\$647.16	\$1,000.00	\$352.84	\$3,000.00
4240 - Management Fee	\$3,280.56	\$3,350.00	\$69.44	\$13,122.24	\$13,400.00	\$277.76	\$40,200.00
4610 - Insurance	\$6,932.00	\$5,416.67	(\$1,515.33)	\$24,359.00	\$21,666.68	(\$2,692.32)	\$65,000.00
4655 - Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$798.05	\$0.00	(\$798.05)	\$0.00
5050 - Electricity	\$3,823.89	\$5,000.00	\$1,176.11	\$16,512.57	\$20,000.00	\$3,487.43	\$60,000.00
5055 - Heating (Gas) - Clubhouse	\$1,166.93	\$1,000.00	(\$166.93)	\$4,035.98	\$4,000.00	(\$35.98)	\$12,000.00
5060 - Heating - Additional (B2 & B3 Gas Heat)	\$5,291.72	\$5,000.00	(\$291.72)	\$18,337.96	\$20,000.00	\$1,662.04	\$60,000.00
5418 - Telephone - 2 & 3	\$314.17	\$350.00	\$35.83	\$942.55	\$1,400.00	\$457.45	\$4,200.00
5480 - Water / Sewer	\$4,868.02	\$5,833.33	\$965.31	\$16,880.78	\$23,333.32	\$6,452.54	\$70,000.00
5510 - Maintenance	\$2,620.29	\$1,666.67	(\$953.62)	\$6,373.04	\$6,666.68	\$293.64	\$20,000.00
5515 - Maintenance -Buildings 2 & 3	\$475.50	\$2,500.00	\$2,024.50	\$7,032.28	\$10,000.00	\$2,967.72	\$30,000.00
5580 - On Site Maintenance	\$1,079.99	\$1,560.00	\$480.01	\$3,687.56	\$6,240.00	\$2,552.44	\$18,720.00
5585 - Contingency	\$0.00	\$68.83	\$68.83	\$0.00	\$275.32	\$275.32	\$826.00
5695 - Dryer Vent Cleaning	\$0.00	\$2,187.50	\$2,187.50	\$0.00	\$8,750.00	\$8,750.00	\$26,250.00
5735 - Reserve Analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
5935 - Carpet Cleaning	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
6030 - Fire System / Alarm	\$668.00	\$291.67	(\$376.33)	\$668.00	\$1,166.68	\$498.68	\$3,500.00
6135 - Common Area Housekeeping	\$1,668.00	\$1,750.00	\$82.00	\$6,672.00	\$7,000.00	\$328.00	\$21,000.00
6200 - Elevator	\$100.00	\$833.33	\$733.33	\$3,905.39	\$3,333.32	(\$572.07)	\$10,000.00
6205 - Pool Maintenance	\$404.45	\$500.00	\$95.55	\$715.61	\$2,000.00	\$1,284.39	\$6,000.00
6505 - Pest Control	\$180.00	\$180.00	\$0.00	\$540.00	\$720.00	\$180.00	\$2,160.00
6710 - Irrigation System	\$0.00	\$591.67	\$591.67	\$800.00	\$2,366.68	\$1,566.68	\$7,100.00
6820 - Landscaping - Other	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
6825 - Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
6885 - Tree Trim & Removal	\$0.00	\$416.67	\$416.67	\$0.00	\$1,666.68	\$1,666.68	\$5,000.00
6925 - Snow Removal	\$4,200.00	\$0.00	(\$4,200.00)	\$16,800.00	\$21,000.00	\$4,200.00	\$21,000.00
6940 - Snow Removal - Extras	\$0.00	\$0.00	\$0.00	\$390.00	\$5,000.00	\$4,610.00	\$5,000.00
7010 - Trash Removal	\$451.50	\$458.33	\$6.83	\$1,844.00	\$1,833.32	(\$10.68)	\$5,500.00
7220 - Clubhouse	\$1,467.31	\$666.67	(\$800.64)	\$1,467.31	\$2,666.68	\$1,199.37	\$8,000.00
7740 - Pacific Premier Bank Capital Reserve	\$4,392.00	\$4,392.00	\$0.00	\$17,568.00	\$17,568.00	\$0.00	\$52,704.00
7745 - Add'l Reserve Funding - Construction Loan	\$0.00	\$6,705.00	\$6,705.00	\$26,820.00	\$26,820.00	\$0.00	\$80,460.00
7750 - Add'l Reserve Funding - Rot Loan	\$0.00	\$2,050.00	\$2,050.00	\$8,200.00	\$8,200.00	\$0.00	\$24,600.00
7755 - Capital Reserve Excess	\$0.00	\$0.00	\$0.00	\$52,000.00	\$0.00	(\$52,000.00)	\$0.00

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	4/1/2017 - 4/30/2017			1/1/2017 - 4/30/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Other</u>	\$43,461.27	\$54,435.01	\$10,973.74	\$257,970.06	\$247,240.04	(\$10,730.02)	\$702,720.00
Total Expense	\$43,461.27	\$54,435.01	\$10,973.74	\$257,970.06	\$247,240.04	(\$10,730.02)	\$702,720.00
Operating Net Income	\$16,401.46	\$4,124.99	\$12,276.47	(\$19,849.36)	(\$13,000.04)	(\$6,849.32)	\$0.00
Net Income	\$16,401.46	\$4,124.99	\$12,276.47	(\$19,849.36)	(\$13,000.04)	(\$6,849.32)	\$0.00

Oak Bridge Condominium
Budget Comparison Report - Reserve
4/1/2017 - 4/30/2017

	4/1/2017 - 4/30/2017			1/1/2017 - 4/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Other</u>							
3265 - Capital Reserve Funding	\$4,392.00	\$0.00	\$4,392.00	\$17,568.00	\$0.00	\$17,568.00	\$0.00
3266 - Capital Reserve Funding - Construction Loan	\$0.00	\$0.00	\$0.00	\$26,820.00	\$0.00	\$26,820.00	\$0.00
3267 - Capital Reserve Funding - Rot Loan	\$0.00	\$0.00	\$0.00	\$8,200.00	\$0.00	\$8,200.00	\$0.00
3268 - Capital Reserve - Excess Funding	\$0.00	\$0.00	\$0.00	\$52,000.00	\$0.00	\$52,000.00	\$0.00
3430 - Interest - Reserves	\$32.16	\$0.00	\$32.16	\$76.39	\$0.00	\$76.39	\$0.00
<u>Total Other</u>	\$4,424.16	\$0.00	\$4,424.16	\$104,664.39	\$0.00	\$104,664.39	\$0.00
Total Income	\$4,424.16	\$0.00	\$4,424.16	\$104,664.39	\$0.00	\$104,664.39	\$0.00
Expense							
<u>Other</u>							
4050 - Administrative	\$0.00	\$0.00	\$0.00	\$57.00	\$0.00	(\$57.00)	\$0.00
4770 - Note Payable Construction - Interest	\$2,676.71	\$0.00	(\$2,676.71)	\$10,559.62	\$0.00	(\$10,559.62)	\$0.00
4771 - Note Payable - Rot Loan - Interest	\$253.07	\$0.00	(\$253.07)	\$1,030.68	\$0.00	(\$1,030.68)	\$0.00
<u>Total Other</u>	\$2,929.78	\$0.00	(\$2,929.78)	\$11,647.30	\$0.00	(\$11,647.30)	\$0.00
Total Expense	\$2,929.78	\$0.00	(\$2,929.78)	\$11,647.30	\$0.00	(\$11,647.30)	\$0.00
Operating Net Income	\$1,494.38	\$0.00	\$1,494.38	\$93,017.09	\$0.00	\$93,017.09	\$0.00
Net Income	\$1,494.38	\$0.00	\$1,494.38	\$93,017.09	\$0.00	\$93,017.09	\$0.00