

Oak Bridge Condominium
Budget Comparison Report - Operating
7/1/2017 - 7/31/2017

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3010 - Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$307,440.00	\$307,440.00	\$0.00	\$527,040.00
3011 - Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$62,160.00	\$62,160.00	\$0.00	\$106,560.00
3110 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$40,320.00	\$40,320.00	\$0.00	\$69,120.00
3310 - Late Fees	\$15.00	\$0.00	\$15.00	\$1,974.54	\$0.00	\$1,974.54	\$0.00
3425 - Interest - Operating	\$30.58	\$0.00	\$30.58	\$150.28	\$0.00	\$150.28	\$0.00
3527 - Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$632.97	\$0.00	\$632.97	\$0.00
3531 - Other Income	\$700.00	\$0.00	\$700.00	\$6,115.00	\$0.00	\$6,115.00	\$0.00
Total Other	\$59,305.58	\$58,560.00	\$745.58	\$418,792.79	\$409,920.00	\$8,872.79	\$702,720.00
Total Income	\$59,305.58	\$58,560.00	\$745.58	\$418,792.79	\$409,920.00	\$8,872.79	\$702,720.00
Expense							
<u>Other</u>							
4020 - Accounting - CPA	\$0.00	\$166.67	\$166.67	\$2,000.00	\$1,166.69	(\$833.31)	\$2,000.00
4050 - Administrative	(\$19.17)	\$500.00	\$519.17	\$299.86	\$3,500.00	\$3,200.14	\$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	\$410.50	\$250.00	(\$160.50)	\$1,517.54	\$1,750.00	\$232.46	\$3,000.00
4240 - Management Fee	\$3,280.56	\$3,350.00	\$69.44	\$19,683.36	\$23,450.00	\$3,766.64	\$40,200.00
4610 - Insurance	\$13,834.80	\$5,416.67	(\$8,418.13)	\$44,002.80	\$37,916.69	(\$6,086.11)	\$65,000.00
4655 - Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$798.05	\$0.00	(\$798.05)	\$0.00
5050 - Electricity	\$4,060.44	\$5,000.00	\$939.56	\$28,166.02	\$35,000.00	\$6,833.98	\$60,000.00
5055 - Heating (Gas) - Clubhouse	\$0.00	\$1,000.00	\$1,000.00	\$5,714.27	\$7,000.00	\$1,285.73	\$12,000.00
5060 - Heating - Additional (B2 & B3 Gas Heat)	\$882.82	\$5,000.00	\$4,117.18	\$27,150.14	\$35,000.00	\$7,849.86	\$60,000.00
5418 - Telephone - 2 & 3	\$391.75	\$350.00	(\$41.75)	\$2,090.00	\$2,450.00	\$360.00	\$4,200.00
5480 - Water / Sewer	\$5,068.16	\$5,833.33	\$765.17	\$36,895.65	\$40,833.31	\$3,937.66	\$70,000.00
5510 - Maintenance	\$1,936.10	\$1,666.67	(\$269.43)	\$22,737.05	\$11,666.69	(\$11,070.36)	\$20,000.00
5515 - Maintenance -Buildings 2 & 3	\$4,785.00	\$2,500.00	(\$2,285.00)	\$17,065.26	\$17,500.00	\$434.74	\$30,000.00
5580 - On Site Maintenance	\$699.83	\$1,560.00	\$860.17	\$5,552.85	\$10,920.00	\$5,367.15	\$18,720.00
5585 - Contingency	\$0.00	\$68.83	\$68.83	\$0.00	\$481.81	\$481.81	\$826.00
5695 - Dryer Vent Cleaning	\$0.00	\$2,187.50	\$2,187.50	\$0.00	\$15,312.50	\$15,312.50	\$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	\$2,700.00	\$3,500.00	\$800.00	\$6,000.00
6030 - Fire System / Alarm	\$0.00	\$291.67	\$291.67	\$1,118.00	\$2,041.69	\$923.69	\$3,500.00
6135 - Common Area Housekeeping	\$1,668.00	\$1,750.00	\$82.00	\$11,676.00	\$12,250.00	\$574.00	\$21,000.00
6200 - Elevator	\$250.00	\$833.33	\$583.33	\$6,499.26	\$5,833.31	(\$665.95)	\$10,000.00
6205 - Pool Maintenance	\$304.93	\$500.00	\$195.07	\$3,826.44	\$3,500.00	(\$326.44)	\$6,000.00
6505 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,080.00	\$1,260.00	\$180.00	\$2,160.00
6710 - Irrigation System	\$0.00	\$591.67	\$591.67	\$800.00	\$4,141.69	\$3,341.69	\$7,100.00
6820 - Landscaping - Other	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00
6825 - Landscaping	\$2,857.14	\$3,000.00	\$142.86	\$8,571.42	\$11,000.00	\$2,428.58	\$20,000.00
6885 - Tree Trim & Removal	\$0.00	\$416.67	\$416.67	\$0.00	\$2,916.69	\$2,916.69	\$5,000.00
6925 - Snow Removal	\$0.00	\$0.00	\$0.00	\$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	\$3,198.50	\$3,208.31	\$9.81	\$5,500.00
7220 - Clubhouse	(\$108.29)	\$666.67	\$774.96	\$1,674.95	\$4,666.69	\$2,991.74	\$8,000.00
7740 - Pacific Premier Bank Capital Reserve	\$4,392.00	\$4,392.00	\$0.00	\$30,744.00	\$30,744.00	\$0.00	\$52,704.00
7745 - Add'l Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$46,935.00	\$46,935.00	\$0.00	\$80,460.00
7750 - Add'l Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$14,350.00	\$14,350.00	\$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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	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Other</u>	\$54,081.07	\$57,435.01	\$3,353.94	\$422,545.65	\$421,545.07	(\$1,000.58)	\$702,720.00
Total Expense	\$54,081.07	\$57,435.01	\$3,353.94	\$422,545.65	\$421,545.07	(\$1,000.58)	\$702,720.00
Operating Net Income	\$5,224.51	\$1,124.99	\$4,099.52	(\$3,752.86)	(\$11,625.07)	\$7,872.21	\$0.00
Net Income	\$5,224.51	\$1,124.99	\$4,099.52	(\$3,752.86)	(\$11,625.07)	\$7,872.21	\$0.00

**Oak Bridge Condominium
Budget Comparison Report - Reserve
7/1/2017 - 7/31/2017**

	7/1/2017 - 7/31/2017			1/1/2017 - 7/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3265 - Capital Reserve Funding	\$4,392.00	\$0.00	\$4,392.00	\$30,744.00	\$0.00	\$30,744.00	\$0.00
3266 - Capital Reserve Funding - Construction Loan	\$6,705.00	\$0.00	\$6,705.00	\$46,935.00	\$0.00	\$46,935.00	\$0.00
3267 - Capital Reserve Funding - Rot Loan	\$2,050.00	\$0.00	\$2,050.00	\$14,350.00	\$0.00	\$14,350.00	\$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	\$55.13	\$0.00	\$55.13	\$226.59	\$0.00	\$226.59	\$0.00
3531 - Other Income	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
<u>Total Other</u>	\$13,202.13	\$0.00	\$13,202.13	\$144,505.59	\$0.00	\$144,505.59	\$0.00
Total Income	\$13,202.13	\$0.00	\$13,202.13	\$144,505.59	\$0.00	\$144,505.59	\$0.00
Expense							
<u>Other</u>							
4050 - Administrative	\$0.00	\$0.00	\$0.00	(\$648.82)	\$0.00	\$648.82	\$0.00
4770 - Note Payable Construction - Interest	\$2,537.14	\$0.00	(\$2,537.14)	\$18,310.75	\$0.00	(\$18,310.75)	\$0.00
4771 - Note Payable - Rot Loan - Interest	\$224.39	\$0.00	(\$224.39)	\$1,731.65	\$0.00	(\$1,731.65)	\$0.00
<u>Total Other</u>	\$2,761.53	\$0.00	(\$2,761.53)	\$19,393.58	\$0.00	(\$19,393.58)	\$0.00
Total Expense	\$2,761.53	\$0.00	(\$2,761.53)	\$19,393.58	\$0.00	(\$19,393.58)	\$0.00
Operating Net Income	\$10,440.60	\$0.00	\$10,440.60	\$125,112.01	\$0.00	\$125,112.01	\$0.00
Net Income	\$10,440.60	\$0.00	\$10,440.60	\$125,112.01	\$0.00	\$125,112.01	\$0.00