

Oak Bridge Condominium
Budget Comparison Report - Operating
9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Other</u>							
3010 - Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$395,280.00	\$395,280.00	\$0.00	\$527,040.00
3011 - Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$79,920.00	\$79,920.00	\$0.00	\$106,560.00
3110 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$51,840.00	\$51,840.00	\$0.00	\$69,120.00
3310 - Late Fees	\$269.66	\$0.00	\$269.66	\$2,678.12	\$0.00	\$2,678.12	\$0.00
3425 - Interest - Operating	\$27.81	\$0.00	\$27.81	\$207.73	\$0.00	\$207.73	\$0.00
3527 - Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$707.97	\$0.00	\$707.97	\$0.00
3531 - Other Income	\$750.00	\$0.00	\$750.00	\$9,690.00	\$0.00	\$9,690.00	\$0.00
<u>Total Other</u>	\$59,607.47	\$58,560.00	\$1,047.47	\$540,323.82	\$527,040.00	\$13,283.82	\$702,720.00
Total Income	\$59,607.47	\$58,560.00	\$1,047.47	\$540,323.82	\$527,040.00	\$13,283.82	\$702,720.00
Expense							
<u>Other</u>							
4020 - Accounting - CPA	\$0.00	\$166.67	\$166.67	\$2,000.00	\$1,500.03	(\$499.97)	\$2,000.00
4050 - Administrative	\$146.53	\$500.00	\$353.47	\$446.39	\$4,500.00	\$4,053.61	\$6,000.00
4070 - Bad Debt / Write-Offs	\$0.00	\$0.00	\$0.00	\$12,159.49	\$0.00	(\$12,159.49)	\$0.00
4190 - Legal	\$0.00	\$250.00	\$250.00	\$1,783.79	\$2,250.00	\$466.21	\$3,000.00
4240 - Management Fee	\$3,280.56	\$3,350.00	\$69.44	\$26,244.48	\$30,150.00	\$3,905.52	\$40,200.00
4610 - Insurance	\$8,064.64	\$5,416.67	(\$2,647.97)	\$52,067.44	\$48,750.03	(\$3,317.41)	\$65,000.00
4655 - Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$798.05	\$0.00	(\$798.05)	\$0.00
5050 - Electricity	\$3,823.60	\$5,000.00	\$1,176.40	\$35,782.92	\$45,000.00	\$9,217.08	\$60,000.00
5055 - Heating (Gas) - Clubhouse	\$0.00	\$1,000.00	\$1,000.00	\$6,282.66	\$9,000.00	\$2,717.34	\$12,000.00
5060 - Heating - Additional (B2 & B3 Gas Heat)	\$1,292.93	\$5,000.00	\$3,707.07	\$29,786.53	\$45,000.00	\$15,213.47	\$60,000.00
5418 - Telephone - 2 & 3	\$0.00	\$350.00	\$350.00	\$1,983.29	\$3,150.00	\$1,166.71	\$4,200.00
5419 - Intercom System - Fairpoint Communications	\$0.00	\$0.00	\$0.00	\$749.64	\$0.00	(\$749.64)	\$0.00
5480 - Water / Sewer	\$0.00	\$5,833.33	\$5,833.33	\$41,419.42	\$52,499.97	\$11,080.55	\$70,000.00
5510 - Maintenance	\$2,025.00	\$1,666.67	(\$358.33)	\$26,466.00	\$15,000.03	(\$11,465.97)	\$20,000.00
5515 - Maintenance -Buildings 2 & 3	\$25,805.00	\$2,500.00	(\$23,305.00)	\$50,674.03	\$22,500.00	(\$28,174.03)	\$30,000.00
5580 - On Site Maintenance	\$413.46	\$1,560.00	\$1,146.54	\$6,704.91	\$14,040.00	\$7,335.09	\$18,720.00
5585 - Contingency	\$0.00	\$68.83	\$68.83	\$0.00	\$619.47	\$619.47	\$826.00
5695 - Dryer Vent Cleaning	\$0.00	\$2,187.50	\$2,187.50	\$0.00	\$19,687.50	\$19,687.50	\$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	\$4,500.00	\$1,800.00	\$6,000.00
6030 - Fire System / Alarm	\$0.00	\$291.67	\$291.67	\$7,132.36	\$2,625.03	(\$4,507.33)	\$3,500.00
6135 - Common Area Housekeeping	\$1,930.00	\$1,750.00	(\$180.00)	\$16,944.00	\$15,750.00	(\$1,194.00)	\$21,000.00
6200 - Elevator	\$0.00	\$833.33	\$833.33	\$6,499.26	\$7,499.97	\$1,000.71	\$10,000.00
6205 - Pool Maintenance	\$0.00	\$500.00	\$500.00	\$4,286.98	\$4,500.00	\$213.02	\$6,000.00
6505 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,440.00	\$1,620.00	\$180.00	\$2,160.00
6710 - Irrigation System	\$0.00	\$591.67	\$591.67	\$800.00	\$5,325.03	\$4,525.03	\$7,100.00
6820 - Landscaping - Other	\$0.00	\$250.00	\$250.00	\$0.00	\$2,250.00	\$2,250.00	\$3,000.00
6825 - Landscaping	\$0.00	\$3,000.00	\$3,000.00	\$14,285.70	\$17,000.00	\$2,714.30	\$20,000.00
6885 - Tree Trim & Removal	\$0.00	\$416.67	\$416.67	\$0.00	\$3,750.03	\$3,750.03	\$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	\$4,101.50	\$4,124.97	\$23.47	\$5,500.00
7220 - Clubhouse	\$0.00	\$666.67	\$666.67	\$4,799.95	\$6,000.03	\$1,200.08	\$8,000.00
7740 - Pacific Premier Bank Capital Reserve	\$4,392.00	\$4,392.00	\$0.00	\$39,528.00	\$39,528.00	\$0.00	\$52,704.00
7745 - Add'l Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$60,345.00	\$60,345.00	\$0.00	\$80,460.00

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7750 - Add'l Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$18,450.00	\$18,450.00	\$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
<u>Total Other</u>	\$60,560.22	\$57,435.01	(\$3,125.21)	\$545,851.79	\$536,415.09	(\$9,436.70)	\$702,720.00
Total Expense	\$60,560.22	\$57,435.01	(\$3,125.21)	\$545,851.79	\$536,415.09	(\$9,436.70)	\$702,720.00
Operating Net Income	(\$952.75)	\$1,124.99	(\$2,077.74)	(\$5,527.97)	(\$9,375.09)	\$3,847.12	\$0.00
Net Income	(\$952.75)	\$1,124.99	(\$2,077.74)	(\$5,527.97)	(\$9,375.09)	\$3,847.12	\$0.00

Oak Bridge Condominium
Budget Comparison Report - Reserve
9/1/2017 - 9/30/2017

	9/1/2017 - 9/30/2017			1/1/2017 - 9/30/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Other</u>							
3265 - Capital Reserve Funding	\$4,392.00	\$0.00	\$4,392.00	\$39,528.00	\$0.00	\$39,528.00	\$0.00
3266 - Capital Reserve Funding - Construction Loan	\$6,705.00	\$0.00	\$6,705.00	\$60,345.00	\$0.00	\$60,345.00	\$0.00
3267 - Capital Reserve Funding - Rot Loan	\$2,050.00	\$0.00	\$2,050.00	\$18,450.00	\$0.00	\$18,450.00	\$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	\$62.68	\$0.00	\$62.68	\$345.08	\$0.00	\$345.08	\$0.00
3531 - Other Income	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
<u>Total Other</u>	\$13,209.68	\$0.00	\$13,209.68	\$170,918.08	\$0.00	\$170,918.08	\$0.00
Total Income	\$13,209.68	\$0.00	\$13,209.68	\$170,918.08	\$0.00	\$170,918.08	\$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	\$2,584.51	\$0.00	(\$2,584.51)	\$23,499.43	\$0.00	(\$23,499.43)	\$0.00
4771 - Note Payable - Rot Loan - Interest	\$216.78	\$0.00	(\$216.78)	\$2,172.51	\$0.00	(\$2,172.51)	\$0.00
<u>Total Other</u>	\$2,801.29	\$0.00	(\$2,801.29)	\$25,023.12	\$0.00	(\$25,023.12)	\$0.00
Total Expense	\$2,801.29	\$0.00	(\$2,801.29)	\$25,023.12	\$0.00	(\$25,023.12)	\$0.00
Operating Net Income	\$10,408.39	\$0.00	\$10,408.39	\$145,894.96	\$0.00	\$145,894.96	\$0.00
Net Income	\$10,408.39	\$0.00	\$10,408.39	\$145,894.96	\$0.00	\$145,894.96	\$0.00