

**Oak Bridge Condominium**  
**Budget Comparison Report - Operating**  
**10/1/2017 - 10/31/2017**

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
<b>Income</b>							
<u>Other</u>							
3010 - Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$439,200.00	\$439,200.00	\$0.00	\$527,040.00
3011 - Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$88,800.00	\$88,800.00	\$0.00	\$106,560.00
3110 - Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$57,600.00	\$57,600.00	\$0.00	\$69,120.00
3310 - Late Fees	\$399.23	\$0.00	\$399.23	\$3,077.35	\$0.00	\$3,077.35	\$0.00
3425 - Interest - Operating	\$27.16	\$0.00	\$27.16	\$234.89	\$0.00	\$234.89	\$0.00
3527 - Legal / Collection Fees	\$1,334.00	\$0.00	\$1,334.00	\$2,041.97	\$0.00	\$2,041.97	\$0.00
3531 - Other Income	\$225.00	\$0.00	\$225.00	\$9,915.00	\$0.00	\$9,915.00	\$0.00
<u>Total Other</u>	\$60,545.39	\$58,560.00	\$1,985.39	\$600,869.21	\$585,600.00	\$15,269.21	\$702,720.00
<b>Total Income</b>	\$60,545.39	\$58,560.00	\$1,985.39	\$600,869.21	\$585,600.00	\$15,269.21	\$702,720.00
<b>Expense</b>							
<u>Other</u>							
4020 - Accounting - CPA	\$0.00	\$166.67	\$166.67	\$2,000.00	\$1,666.70	(\$333.30)	\$2,000.00
4050 - Administrative	\$156,122.93	\$500.00	(\$155,622.93)	\$156,569.32	\$5,000.00	(\$151,569.32)	\$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	\$1,452.75	\$250.00	(\$1,202.75)	\$3,236.54	\$2,500.00	(\$736.54)	\$3,000.00
4240 - Management Fee	\$3,280.56	\$3,350.00	\$69.44	\$29,525.04	\$33,500.00	\$3,974.96	\$40,200.00
4610 - Insurance	\$4,701.73	\$5,416.67	\$714.94	\$56,769.17	\$54,166.70	(\$2,602.47)	\$65,000.00
4655 - Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$798.05	\$0.00	(\$798.05)	\$0.00
5050 - Electricity	\$4,648.76	\$5,000.00	\$351.24	\$40,431.68	\$50,000.00	\$9,568.32	\$60,000.00
5055 - Heating (Gas) - Clubhouse	\$349.95	\$1,000.00	\$650.05	\$6,632.61	\$10,000.00	\$3,367.39	\$12,000.00
5060 - Heating - Additional (B2 & B3 Gas Heat)	\$1,691.16	\$5,000.00	\$3,308.84	\$31,477.69	\$50,000.00	\$18,522.31	\$60,000.00
5418 - Telephone - 2 & 3	\$391.98	\$350.00	(\$41.98)	\$2,375.27	\$3,500.00	\$1,124.73	\$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	\$4,260.52	\$5,833.33	\$1,572.81	\$45,679.94	\$58,333.30	\$12,653.36	\$70,000.00
5510 - Maintenance	\$87.00	\$1,666.67	\$1,579.67	\$26,553.00	\$16,666.70	(\$9,886.30)	\$20,000.00
5515 - Maintenance -Buildings 2 & 3	\$58,385.38	\$2,500.00	(\$55,885.38)	\$109,059.41	\$25,000.00	(\$84,059.41)	\$30,000.00
5580 - On Site Maintenance	\$1,221.09	\$1,560.00	\$338.91	\$7,926.00	\$15,600.00	\$7,674.00	\$18,720.00
5585 - Contingency	\$0.00	\$68.83	\$68.83	\$0.00	\$688.30	\$688.30	\$826.00
5695 - Dryer Vent Cleaning	\$0.00	\$2,187.50	\$2,187.50	\$0.00	\$21,875.00	\$21,875.00	\$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	\$2,700.00	\$5,000.00	\$2,300.00	\$6,000.00
6030 - Fire System / Alarm	\$701.25	\$291.67	(\$409.58)	\$7,833.61	\$2,916.70	(\$4,916.91)	\$3,500.00
6135 - Common Area Housekeeping	\$1,970.00	\$1,750.00	(\$220.00)	\$18,914.00	\$17,500.00	(\$1,414.00)	\$21,000.00
6200 - Elevator	\$1,805.37	\$833.33	(\$972.04)	\$8,304.63	\$8,333.30	\$28.67	\$10,000.00
6205 - Pool Maintenance	\$95.36	\$500.00	\$404.64	\$4,382.34	\$5,000.00	\$617.66	\$6,000.00
6505 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,620.00	\$1,800.00	\$180.00	\$2,160.00
6710 - Irrigation System	\$0.00	\$591.67	\$591.67	\$800.00	\$5,916.70	\$5,116.70	\$7,100.00
6820 - Landscaping - Other	\$0.00	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$3,000.00
6825 - Landscaping	\$2,857.15	\$3,000.00	\$142.85	\$17,142.85	\$20,000.00	\$2,857.15	\$20,000.00
6885 - Tree Trim & Removal	\$0.00	\$416.67	\$416.67	\$0.00	\$4,166.70	\$4,166.70	\$5,000.00
6925 - Snow Removal	\$4,200.00	\$0.00	(\$4,200.00)	\$21,000.00	\$21,000.00	\$0.00	\$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	\$0.00	\$458.33	\$458.33	\$4,101.50	\$4,583.30	\$481.80	\$5,500.00
7220 - Clubhouse	\$0.00	\$666.67	\$666.67	\$4,799.95	\$6,666.70	\$1,866.75	\$8,000.00
7740 - Pacific Premier Bank Capital Reserve	\$4,392.00	\$4,392.00	\$0.00	\$43,920.00	\$43,920.00	\$0.00	\$52,704.00

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	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
7745 - Add'l Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$67,050.00	\$67,050.00	\$0.00	\$80,460.00
7750 - Add'l Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$20,500.00	\$20,500.00	\$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>	\$261,549.94	\$57,435.01	(\$204,114.93)	\$807,401.73	\$593,850.10	(\$213,551.63)	\$702,720.00
<b>Total Expense</b>	\$261,549.94	\$57,435.01	(\$204,114.93)	\$807,401.73	\$593,850.10	(\$213,551.63)	\$702,720.00
Operating Net Income	(\$201,004.55)	\$1,124.99	(\$202,129.54)	(\$206,532.52)	(\$8,250.10)	(\$198,282.42)	\$0.00
Net Income	(\$201,004.55)	\$1,124.99	(\$202,129.54)	(\$206,532.52)	(\$8,250.10)	(\$198,282.42)	\$0.00

**Oak Bridge Condominium**  
**Budget Comparison Report - Reserve**  
**10/1/2017 - 10/31/2017**

	10/1/2017 - 10/31/2017			1/1/2017 - 10/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Other</u>							
3265 - Capital Reserve Funding	\$4,392.00	\$0.00	\$4,392.00	\$43,920.00	\$0.00	\$43,920.00	\$0.00
3266 - Capital Reserve Funding - Construction Loan	\$6,705.00	\$0.00	\$6,705.00	\$67,050.00	\$0.00	\$67,050.00	\$0.00
3267 - Capital Reserve Funding - Rot Loan	\$2,050.00	\$0.00	\$2,050.00	\$20,500.00	\$0.00	\$20,500.00	\$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	\$31.84	\$0.00	\$31.84	\$376.92	\$0.00	\$376.92	\$0.00
3531 - Other Income	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
<u>Total Other</u>	\$13,178.84	\$0.00	\$13,178.84	\$184,096.92	\$0.00	\$184,096.92	\$0.00
<b>Total Income</b>	\$13,178.84	\$0.00	\$13,178.84	\$184,096.92	\$0.00	\$184,096.92	\$0.00
<b>Expense</b>							
<u>Other</u>							
4050 - Administrative	\$210,400.77	\$0.00	(\$210,400.77)	\$209,751.95	\$0.00	(\$209,751.95)	\$0.00
4770 - Note Payable Construction - Interest	\$2,483.20	\$0.00	(\$2,483.20)	\$25,982.63	\$0.00	(\$25,982.63)	\$0.00
4771 - Note Payable - Rot Loan - Interest	\$202.93	\$0.00	(\$202.93)	\$2,375.44	\$0.00	(\$2,375.44)	\$0.00
<u>Total Other</u>	\$213,086.90	\$0.00	(\$213,086.90)	\$238,110.02	\$0.00	(\$238,110.02)	\$0.00
<b>Total Expense</b>	\$213,086.90	\$0.00	(\$213,086.90)	\$238,110.02	\$0.00	(\$238,110.02)	\$0.00
Operating Net Income	(\$199,908.06)	\$0.00	(\$199,908.06)	(\$54,013.10)	\$0.00	(\$54,013.10)	\$0.00
Net Income	(\$199,908.06)	\$0.00	(\$199,908.06)	(\$54,013.10)	\$0.00	(\$54,013.10)	\$0.00