

Oak Bridge Condominium Association Budget Comparison Report - Operating

		11/1/2-17 - 11/30/2017			Year-to-Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Income								
<u>Other</u>	<u>Description</u>							
3010	Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$483,120.00	\$483,120.00	\$0.00	\$527,040.00
3011	Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$97,680.00	\$97,680.00	\$0.00	\$106,560.00
3110	Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$63,360.00	\$63,360.00	\$0.00	\$69,120.00
3310	Late Fees	\$0.00	\$0.00	\$0.00	\$3,077.35	\$0.00	\$3,077.35	\$0.00
3425	Interest - Operating	\$0.00	\$0.00	\$0.00	\$234.89	\$0.00	\$234.89	\$0.00
3527	Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$2,041.97	\$0.00	\$2,041.97	\$0.00
3531	Other Income/Move in-out	\$0.00	\$0.00	\$0.00	\$9,915.00	\$0.00	\$9,915.00	\$0.00
Total Income		\$58,560.00	\$58,560.00	\$0.00	\$659,429.21	\$644,160.00	\$15,269.21	\$702,720.00
Expense								
Other								
4020	Accounting - CPA	\$0.00	\$166.67	\$166.67	\$2,000.00	\$1,833.33	\$ (166.67)	\$2,000.00
4050	Administrative	\$122.93	\$500.00	\$377.07	\$569.32	\$5,500.00	\$ 4,930.68	\$6,000.00
4070	Bad Debt / Write-Offs	\$0.00	\$0.00	\$0.00	\$12,159.48	\$0.00	\$ (12,159.48)	\$0.00
4190	Legal	\$1,032.50	\$250.00	-\$782.50	\$4,269.04	\$2,750.00	\$ (1,519.04)	\$3,000.00
4240	Management Fee	\$2,070.00	\$3,350.00	\$1,280.00	\$31,595.04	\$36,850.00	\$ 5,254.96	\$40,200.00
4610	Insurance	\$4,701.69	\$5,416.67	\$714.98	\$61,470.86	\$59,583.33	\$ (1,887.53)	\$65,000.00
4655	Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$798.50	\$0.00	\$ (798.50)	\$0.00
5050	Electricity	\$3,871.71	\$5,000.00	\$1,128.29	\$44,303.39	\$55,000.00	\$ 10,696.61	\$60,000.00
5055	Heating (Gas) - Club House	\$370.13	\$1,000.00	\$629.87	\$7,002.74	\$11,000.00	\$ 3,997.26	\$12,000.00
5060	Heating (Gas) - B2 & B3	\$1,831.64	\$5,000.00	\$3,168.36	\$33,309.33	\$55,000.00	\$ 21,690.67	\$60,000.00
5418	Telephone - B2 & B3	\$252.32	\$350.00	\$97.68	\$2,627.59	\$3,850.00	\$ 1,222.41	\$4,200.00
5419	Intercom System - Fairpoint	\$145.56	\$0.00	-\$145.56	\$895.20	\$0.00	\$ (895.20)	\$0.00
5480	Water / Sewer	\$6,239.66	\$5,833.33	-\$406.33	\$51,919.60	\$64,166.67	\$ 12,247.07	\$70,000.00
5510	Maintenance	\$1,334.56	\$1,666.67	\$332.11	\$27,887.56	\$18,333.33	\$ (9,554.23)	\$20,000.00
5515	Maintenance - B2 & B3	\$68,350.46	\$2,500.00	-\$65,850.46	\$177,409.87	\$27,500.00	\$ (149,909.87)	\$30,000.00

Oak Bridge Condominium Association Budget Comparison Report - Operating

11/1/2-17 - 11/30/2017

Year-to-Date

		Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income								
<u>Other</u>	<u>Description</u>							
5580	On Site Maintenance	\$899.04	\$1,560.00	\$660.96	\$8,825.04	\$17,160.00	\$ 8,334.96	\$18,720.00
5585	Contingency	\$0.00	\$68.83	\$68.83	\$0.00	\$757.17	\$ 757.17	\$826.00
5695	Dryer Vent Cleaning	\$20,540.00	\$2,187.50	-\$18,352.50	\$20,540.00	\$24,062.50	\$ 3,522.50	\$26,250.00
5735	Reserve Analysis Update	\$0.00	\$291.67	\$291.67	\$0.00	\$3,208.33	\$ 3,208.33	\$3,500.00
5935	Carpet Cleaning	\$0.00	\$500.00	\$500.00	\$2,700.00	\$5,500.00	\$ 2,800.00	\$6,000.00
6030	Fire System / Alarm	\$0.00	\$291.67	\$291.67	\$12,033.61	\$3,208.33	\$ (8,825.28)	\$3,500.00
6135	Common Area Housekeeping	\$1,967.00	\$1,750.00	-\$217.00	\$20,881.00	\$19,250.00	\$ (1,631.00)	\$21,000.00
6200	Elevator	\$0.00	\$833.33	\$833.33	\$8,304.63	\$9,166.67	\$ 862.04	\$10,000.00
6205	Pool Maintenance	\$1,738.56	\$500.00	-\$1,238.56	\$6,120.90	\$5,500.00	\$ (620.90)	\$6,000.00
6505	Pest Control	\$180.00	\$180.00	\$0.00	\$1,980.00	\$1,980.00	\$ -	\$2,160.00
6710	Irrigation System	\$0.00	\$591.67	\$591.67	\$800.00	\$6,508.33	\$ 5,708.33	\$7,100.00
6820	Landscaping - Other	\$0.00	\$250.00	\$250.00	\$0.00	\$2,750.00	\$ 2,750.00	\$3,000.00
6825	Landscaping	\$2,857.15	\$2,857.14	-\$0.01	\$20,000.00	\$20,000.00	\$ -	\$20,000.00
6885	Tree Trim & Removal	\$0.00	\$416.67	\$416.67	\$0.00	\$4,583.33	\$ 4,583.33	\$5,000.00
6925	Snow Plowing	\$4,200.00	\$4,200.00	\$0.00	\$21,000.00	\$21,000.00	\$ -	\$21,000.00
6940	Snow Removal - Extras	\$0.00	\$416.67	\$416.67	\$390.00	\$4,583.33	\$ 4,193.33	\$5,000.00
7010	Trash Removal	\$451.50	\$458.33	\$6.83	\$4,553.00	\$5,041.67	\$ 488.67	\$5,500.00
7220	Club House	\$0.00	\$666.67	\$666.67	\$4,799.95	\$7,333.33	\$ 2,533.38	\$8,000.00
7740	Pacific Premier - Money Market	\$ 4,392.00	\$4,392.00	\$0.00	\$48,312.00	\$48,312.00	\$ -	\$ 52,704.00
7745	Add'l Reserve - Construct Loan	\$6,705.00	\$6,705.00	\$0.00	\$73,755.00	\$73,755.00	\$ -	\$80,460.00
7750	Add'l Reserve - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$22,550.00	\$22,550.00	\$ -	\$24,600.00
7755	Capital Reserve Excess	\$0.00	\$0.00	\$0.00	\$52,000.00	\$0.00	\$ (52,000.00)	\$0.00
Total Expenses		\$136,303.41	\$62,200.48	-\$74,102.93	\$787,762.65	\$647,576.67	-\$140,185.98	\$702,720.00

Oak Bridge Condominium Association Budget Comparison Report - Reserves

		11/1/2-17 - 11/30/2017			Year-to-Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
Income								
<u>Other</u>	<u>Description</u>							
3265	Capital Reserve Funding	\$4,392.00	\$4,392.00	\$0.00	\$48,312.00	\$48,312.00	\$0.00	\$52,704.00
3266	Capital Reserve - Construction	\$6,705.00	\$6,705.00	\$0.00	\$48,312.00	\$48,312.00	\$0.00	\$52,704.00
3267	Capital Reserve Funding - Rot	\$2,050.00	\$2,050.00	\$0.00	\$48,312.00	\$48,312.00	\$0.00	\$52,704.00
3268	Capital Reserve Extra 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
Total Income		\$13,178.84	\$13,147.00	-\$31.84	\$197,562.92	\$144,936.00	-\$52,626.92	\$158,112.00
Expense								
Other								
4770	Note Payable - Construct Interest	\$2,547.60	\$0.00	-\$2,547.60	\$28,530.23	\$0.00	-\$28,530.23	\$0.00
4771	Note Payable - Rot Loan Interest	\$202.05	\$0.00	-\$202.05	\$2,577.49	\$0.00	-\$2,577.49	\$0.00
Total Expenses		\$2,749.65	\$0.00	-\$2,749.65	\$31,107.72	\$0.00	-\$31,107.72	\$0.00

November - Ending Balances

Operating - TD Bank	\$104,943.98
Reserves - TD-MM + Rockland	\$212,356.33
Total	\$317,300.31