

2017

Oak Bridge Condominium Association Budget Comparison Report - Operating

12/1/2-17 - 12/31/2017

Year-to-Date

Income	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
3010	Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$527,040.00	\$527,040.00	\$0.00	\$527,040.00
3011	Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$106,560.00	\$106,560.00	\$0.00	\$106,560.00
3110	Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$69,120.00	\$69,120.00	\$0.00	\$69,120.00
3310	Late Fees	\$0.00	\$0.00	\$0.00	\$3,077.35	\$0.00	\$3,077.35	\$0.00
3430	Interest - TD MM Capital Reserves	\$48.13	\$0.00	\$48.13	\$283.02	\$0.00	\$283.02	\$0.00
3435	Interest - Rockland Savings	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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		\$58,608.13	\$58,560.00	\$48.13	\$718,037.34	\$702,720.00	\$15,317.34	\$702,720.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4020	Accounting - CPA	\$0.00	\$166.67	\$166.67	\$2,000.00	\$2,000.00	\$ -	\$2,000.00
4050	Administrative	\$122.93	\$500.00	\$377.07	\$569.32	\$6,000.00	\$ 5,430.68	\$6,000.00
4070	Bad Debt / Write-Offs	\$0.00	\$0.00	\$0.00	\$12,159.48	\$0.00	\$ (12,159.48)	\$0.00
7755	Capital Reserve Excess	\$0.00	\$0.00	\$0.00	\$52,000.00	\$0.00	\$ (52,000.00)	\$0.00
5935	Carpet Cleaning	\$0.00	\$500.00	\$500.00	\$2,700.00	\$6,000.00	\$ 3,300.00	\$6,000.00
7220	Club House	\$40.40	\$666.67	\$626.27	\$4,840.35	\$8,000.00	\$ 3,159.65	\$8,000.00
6135	Common Area Housekeeping	\$1,910.00	\$1,750.00	-\$160.00	\$22,791.00	\$21,000.00	\$ (1,791.00)	\$21,000.00
5585	Contingency	\$0.00	\$68.83	\$68.83	\$0.00	\$826.00	\$ 826.00	\$826.00
5695	Dryer Vent Cleaning	\$2,875.00	\$2,187.50	-\$687.50	\$23,415.00	\$26,250.00	\$ 2,835.00	\$26,250.00
5050	Electricity	\$4,652.77	\$5,000.00	\$347.23	\$48,956.16	\$60,000.00	\$ 11,043.84	\$60,000.00
6200	Elevator	\$0.00	\$833.33	\$833.33	\$8,304.63	\$10,000.00	\$ 1,695.37	\$10,000.00
6030	Fire System / Alarm	\$0.00	\$291.67	\$291.67	\$12,033.61	\$3,500.00	\$ (8,533.61)	\$3,500.00
5060	Heating (Gas) - B2 & B3	\$6,124.88	\$5,000.00	-\$1,124.88	\$44,278.35	\$60,000.00	\$ 15,721.65	\$60,000.00
5055	Heating (Gas) - Club House	\$1,314.15	\$1,000.00	-\$314.15	\$11,435.24	\$12,000.00	\$ 564.76	\$12,000.00

Expenses		Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4610	Insurance	\$4,701.69	\$5,416.67	\$714.98	\$66,172.55	\$65,000.00	\$ (1,172.55)	\$65,000.00
4655	Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$798.50	\$0.00	\$ (798.50)	\$0.00
5419	Intercom System - Fairpoint	\$145.60	\$0.00	-\$145.60	\$1,040.80	\$0.00	\$ (1,040.80)	\$0.00
6710	Irrigation System	\$0.00	\$591.67	\$591.67	\$800.00	\$7,100.00	\$ 6,300.00	\$7,100.00
6825	Landscaping	\$2,857.15	\$2,857.14	-\$0.01	\$22,857.15	\$34,285.71	\$ 11,428.56	\$20,000.00
6820	Landscaping - Other	\$665.00	\$250.00	-\$415.00	\$665.00	\$3,000.00	\$ 2,335.00	\$3,000.00
4190	Legal	\$477.00	\$250.00	-\$227.00	\$4,746.04	\$3,000.00	\$ (1,746.04)	\$3,000.00
5510	Maintenance	\$3,369.48	\$1,666.67	-\$1,702.81	\$31,257.04	\$20,000.00	\$ (11,257.04)	\$20,000.00
5515	Maintenance - B2 & B3	\$3,016.69	\$2,500.00	-\$516.69	\$219,690.66	\$30,000.00	\$ (189,690.66)	\$30,000.00
4240	Management Fee	\$2,070.00	\$3,350.00	\$1,280.00	\$33,665.04	\$40,200.00	\$ 6,534.96	\$40,200.00
5580	On Site Maintenance	\$2,153.96	\$1,560.00	-\$593.96	\$10,079.96	\$18,720.00	\$ 8,640.04	\$18,720.00
6505	Pest Control	\$180.00	\$180.00	\$0.00	\$1,980.00	\$2,160.00	\$ 180.00	\$2,160.00
6205	Pool Maintenance	\$45,126.29	\$500.00	-\$44,626.29	\$51,250.19	\$6,000.00	\$ (45,250.19)	\$6,000.00
5735	Reserve Analysis Update	\$0.00	\$291.67	\$291.67	\$0.00	\$3,500.00	\$ 3,500.00	\$3,500.00
5915	Rockland - Construct Loan	\$6,705.00	\$6,705.00	\$0.00	\$73,755.00	\$80,460.00	\$ 6,705.00	\$80,460.00
5920	Rockland - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$22,550.00	\$24,600.00	\$ 2,050.00	\$24,600.00
6925	Snow Plowing	\$4,200.00	\$4,200.00	\$0.00	\$21,000.00	\$50,400.00	\$ 29,400.00	\$21,000.00
6940	Snow Removal - Extras	\$0.00	\$416.67	\$416.67	\$390.00	\$5,000.00	\$ 4,610.00	\$5,000.00
5910	TD Bank- MM - Capital Reserves	\$ 4,392.00	\$4,392.00	\$0.00	\$48,312.00	\$52,704.00	\$ 4,392.00	\$ 52,704.00
5418	Telephone - B2 & B3	\$247.44	\$350.00	\$102.56	\$2,875.03	\$4,200.00	\$ 1,324.97	\$4,200.00
7010	Trash Removal	\$451.50	\$458.33	\$6.83	\$5,004.50	\$5,500.00	\$ 495.50	\$5,500.00
6885	Tree Trim & Removal	\$0.00	\$416.67	\$416.67	\$0.00	\$5,000.00	\$ 5,000.00	\$5,000.00
5480	Water / Sewer	\$5,507.02	\$5,833.33	\$326.31	\$57,426.62	\$70,000.00	\$ 12,573.38	\$70,000.00
Total Expenses		\$105,355.95	\$62,200.48	-\$43,155.47	\$921,799.22	\$746,405.71	-\$175,393.51	\$702,720.00

Income	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
3265	Capital Reserve Funding	\$4,392.00	\$4,392.00	\$0.00	\$52,704.00	\$52,704.00	\$0.00	\$52,704.00
3266	Capital Reserve - Construction	\$6,705.00	\$6,705.00	\$0.00	\$80,460.00	\$80,460.00	\$0.00	\$80,460.00
3267	Capital Reserve Funding - Rot	\$2,050.00	\$2,050.00	\$0.00	\$24,600.00	\$24,600.00	\$0.00	\$24,600.00
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	\$210,390.92	\$157,764.00	-\$52,626.92	\$157,764.00

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

December - Ending Balances

Operating - TD Bank	\$58,610.42
Reserves - TD-MM + Rockland	\$114,372.38
Total	\$172,982.80