

# Oak Bridge Condominium Association

## Budget Comparison Report - Operating + Reserves

5/1/2018 - 5/31/2018

Year-to-Date

Income	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
3010	Condo Fees	\$41,220.00	\$41,220.00	\$0.00	\$206,100.00	\$206,100.00	\$0.00	\$494,640.00
3011	Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$44,400.00	\$44,400.00	\$0.00	\$106,560.00
3110	Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$28,800.00	\$28,800.00	\$0.00	\$69,120.00
3430	Interest - TD MM Capital Reserves	\$53.79	\$0.00	\$53.79	\$202.94	\$0.00	\$202.94	\$0.00
3435	Interest - Rockland Savings	\$19.61	\$0.00	\$19.61	\$101.62	\$0.00	\$101.62	\$0.00
<b>Total Income</b>		\$55,933.40	\$55,860.00	\$73.40	\$279,604.56	\$279,300.00	\$304.56	\$670,320.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4020	Accounting - CPA	\$0.00	\$166.67	\$166.67	\$0.00	\$833.33	\$833.33	\$2,000.00
4050	Administrative	\$0.00	\$333.33	\$333.33	\$314.80	\$1,666.67	\$1,351.87	\$4,000.00
4070	Bad Debt / Write-Offs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3265	Capital Reserve Funding	\$4,122.00	\$4,122.00	\$0.00	\$20,610.00	\$20,610.00	\$0.00	\$49,464.00
5935	Carpet Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
5936	Carpt Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,040.00
7220	Club House	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00
6135	Common Area Housekeeping	\$0.00	\$1,876.73	\$1,876.73	\$7,411.98	\$9,383.67	\$1,971.69	22,520.80
5585	Contingency	\$0.00	\$38.37	\$38.37	\$0.00	\$191.84	\$191.84	\$460.41
5516	Deck Repairs	\$24,650.00	\$0.00	\$0.00	\$24,650.00	\$0.00	-\$8,650.00	\$16,000.00
5050	Electricity	\$4,775.28	\$4,583.33	-\$191.95	\$26,948.52	\$22,916.67	-\$4,031.85	\$55,000.00
6200	Elevator	\$459.00	\$666.67	\$207.67	\$4,197.06	\$3,333.33	-\$863.73	\$8,000.00
4240	Financial Management	\$2,070.00	\$1,980.00	-\$90.00	\$10,350.00	\$9,900.00	-\$450.00	\$23,760.00
6030	Fire System / Alarm	\$0.00	\$416.67	\$416.67	\$4,200.00	\$2,083.33	-\$2,116.67	\$5,000.00
5060	Heating (Gas) - B2 & B3	\$3,280.24	\$4,166.67	\$886.43	\$33,163.78	\$20,833.33	-\$12,330.45	\$50,000.00

<b>Expenses</b>	<b>Description</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
5055	Heating (Gas) - Club House	\$459.80	\$1,125.00	\$665.20	\$5,148.77	\$5,625.00	\$476.23	\$13,500.00
4610	Insurance	\$3,345.50	\$4,833.33	\$1,487.83	\$16,723.50	\$24,166.67	\$7,443.17	\$58,000.00
4655	Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6710	Irrigation System	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,100.00
6825	Landscaping	\$2,857.14	\$2,857.14	\$0.00	\$2,857.14	\$2,857.14	\$0.00	\$20,000.00
6820	Landscaping - Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
4190	Legal	\$302.50	\$250.00	-\$52.50	\$536.25	\$1,250.00	\$713.75	\$3,000.00
5510	Maintenance (general)	\$9,890.22	\$1,666.67	-\$8,223.55	\$20,843.76	\$8,333.33	-\$843.76	\$20,000.00
5515	Maintenance - B2 & B3	\$1,184.00	\$2,500.00	\$1,316.00	\$8,703.86	\$12,500.00	\$3,796.14	\$30,000.00
4240	Management Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	31,594.79
5580	On Site Maintenance	\$0.00	\$1,646.67	\$1,646.67	\$3,944.38	\$8,233.33	\$4,288.95	\$19,760.00
5517	Patio Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,200.00
6505	Pest Control	\$180.00	\$180.00	\$0.00	\$900.00	\$900.00	\$0.00	\$2,160.00
6205	Pool Maintenance	\$242.10	\$500.00	\$257.90	\$4,447.05	\$2,500.00	-\$1,947.05	\$6,000.00
5735	Reserve Analysis Update	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00
5915	Rockland - Construct Loan	\$6,708.39	\$6,705.00	-\$3.39	\$33,541.95	\$33,525.00	-\$16.95	\$80,460.00
5920	Rockland - Rot Loan*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6925	Snow Plowing	\$0.00	\$4,200.00	\$4,200.00	\$12,600.00	\$16,800.00	\$4,200.00	\$21,000.00
6940	Snow Removal - Extras	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
5910	TD Bank- MM - Capital Reserves	\$4,122.00	\$4,122.00	\$0.00	\$20,610.00	\$20,610.00	\$0.00	\$ 49,464.00
5418	Telephone - B2 & B3 - Earthlink	\$262.75	\$291.67	\$28.92	\$1,317.66	\$1,458.33	\$140.67	\$3,500.00
5419	Telephone - Intercoms	\$145.30	\$150.00	\$4.70	\$728.92	\$750.00	\$21.08	\$1,800.00
7010	Trash Removal	\$916.54	\$458.33	-\$458.21	\$2,271.04	\$2,291.67	\$20.63	\$5,500.00
6885	Tree Trim & Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
5480	Water / Sewer	\$5,788.67	\$5,833.33	\$44.66	\$26,111.92	\$29,166.67	\$3,054.75	\$70,000.00
	<b>Total Expenses</b>	<b>\$75,761.43</b>	<b>\$56,169.58</b>	<b>\$5,058.15</b>	<b>\$293,132.34</b>	<b>\$265,219.31</b>	<b>-\$246.36</b>	<b>\$719,784.00</b>

\* rot loan paid off Jan 2018 w/2017 reserve funds \$47,247.57

<b>Income</b>	<b>Description</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
3265	Capital Reserve Funding	\$4,122.00	\$4,122.00	\$0.00	\$20,610.00	\$20,610.00	\$0.00	\$49,464.00
3430	Interest - TD MM Reserves	\$56.33	\$0.00	\$0.00	\$259.27	\$0.00	\$0.00	\$0.00
3430	Interest - Rockland Savings	\$12.40	\$0.00	\$0.00	\$114.02	\$0.00	\$0.00	\$0.00
3531	Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Other Income</b>		\$4,190.73	\$4,122.00	-\$68.73	\$20,983.29	\$20,610.00	-\$373.29	\$49,464.00

<b>Expense</b>	<b>Description</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
4770	Note Payable - Construct Interest	\$2,451.17	\$0.00	\$0.00	\$9,683.89	\$0.00	-\$9,683.89	\$0.00
	Reserve - Rot Loan Pay-Off	\$47,247.57	\$0.00	-\$47,247.57	\$47,247.57	\$0.00	-\$47,247.57	\$0.00
4771	Note Payable - Rot Loan Interest	\$0.00	\$0.00	\$0.00	\$187.46	\$0.00	-\$187.46	\$0.00
<b>Total Other Expenses</b>		\$49,698.74	\$0.00	-\$49,698.74	\$57,118.92	\$0.00	-\$57,118.92	\$0.00

<b>Reserves</b>	<b>Description</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>	<b>Annual Budget</b>
	CH Exercise Equip + Warrantees	\$4,018.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Deck Repairs	\$24,650.00	\$0.00	-\$24,650.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Patio Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expenses</b>		\$28,668.20	\$0.00	-\$28,668.20	\$0.00	\$0.00	\$0.00	\$0.00

<b>May - Ending Balances</b>	<b>Income</b>
Operating - TD Bank	\$117,075.51
Reserves - TD-MM	\$121,008.45
Reserves - Rockland Savings	\$61,998.21
<b>Total</b>	<b>\$300,082.17</b>