

## Oak Bridge Condominium Association

### Budget Comparison Report - Operating + Reserves

11/1/2018 - 11/30/2018
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Year-to-Date
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Income	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
3010	Condo Fees	\$41,220.00	\$41,220.00	\$0.00	\$453,420.00	\$453,420.00	\$0.00	\$494,640.00
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
3430	Interest - TD MM Capital Reserves	\$52.07	\$0.00	\$52.07	\$500.06	\$0.00	\$500.06	\$0.00
3435	Interest - Rockland Savings	\$8.62	\$0.00	\$8.62	\$210.45	\$0.00	\$210.45	\$0.00
<b>Total Income</b>		\$55,920.69	\$55,860.00	\$60.69	\$615,170.51	\$614,460.00	\$710.51	\$670,320.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4020	Accounting - CPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
4050	Administrative	\$214.80	\$333.33	\$118.53	\$592.05	\$3,666.67	\$3,074.62	\$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	\$45,342.00	\$45,342.00	\$0.00	\$49,464.00
5935	Carpet Cleaning	\$0.00	\$0.00	\$0.00	\$2,700.00	\$2,700.00	\$0.00	\$6,000.00
5936	Carpt Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$11,040.00	\$11,040.00	\$11,040.00
7220	Club House	\$0.00	\$500.00	\$500.00	\$748.10	\$5,500.00	\$4,751.90	\$6,000.00
6135	Common Area Housekeeping	\$2,074.00	\$1,876.73	-\$197.27	\$19,345.98	\$20,644.07	\$1,298.09	22,520.80
5585	Contingency	\$0.00	\$38.37	\$38.37	\$0.00	\$422.04	\$422.04	\$460.41
5516	Deck Repairs	\$0.00	\$0.00	\$0.00	\$24,650.00	\$16,000.00	-\$8,650.00	\$16,000.00
5050	Electricity	\$4,570.56	\$4,583.33	\$12.77	\$54,368.13	\$50,416.67	-\$3,951.46	\$55,000.00
6200	Elevator	\$2,935.00	\$666.67	-\$2,268.33	\$9,001.09	\$7,333.33	-\$1,667.76	\$8,000.00
4240	Property + Financial Management	\$3,600.00	\$2,632.90	-\$967.10	\$26,820.00	\$28,961.89	\$2,141.89	31,594.79
6030	Fire System / Alarm	\$0.00	\$416.67	\$416.67	\$4,200.00	\$4,583.33	\$383.33	\$5,000.00
5060	Heating (Gas) - B2 & B3	\$4,344.48	\$4,166.67	-\$177.81	\$45,413.25	\$45,833.33	\$420.08	\$50,000.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5055	Heating (Gas) - Club House	\$753.34	\$1,125.00	\$371.66	\$7,239.20	\$12,375.00	\$5,135.80	\$13,500.00
4610	Insurance	\$0.00	\$4,833.33	\$4,833.33	\$35,973.00	\$53,166.67	\$17,193.67	\$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	\$7,100.00	\$7,100.00	\$7,100.00
6825	Landscaping	\$2,857.14	\$2,857.14	\$0.00	\$19,999.98	\$20,000.00	\$0.02	\$20,000.00
6820	Landscaping - Other	\$0.00	\$0.00	\$0.00	\$8,452.38	\$2,000.00	-\$6,452.38	\$2,000.00
4190	Legal	\$261.25	\$250.00	-\$11.25	\$2,745.50	\$2,750.00	\$4.50	\$3,000.00
5510	Maintenance (general)	\$1,695.59	\$1,666.67	-\$28.92	\$63,045.69	\$18,333.33	-\$43,045.69	\$20,000.00
5515	Maintenance - B2 & B3	\$1,485.00	\$2,500.00	\$1,015.00	\$12,648.63	\$27,500.00	\$14,851.37	\$30,000.00
5580	On Site Maintenance	\$2,008.04	\$1,646.67	-\$361.37	\$8,127.16	\$18,113.33	\$9,986.17	\$19,760.00
5517	Patio Repairs	\$0.00	\$0.00	\$0.00	\$4,880.00	\$6,200.00	\$1,320.00	\$6,200.00
6505	Pest Control	\$0.00	\$180.00	\$180.00	\$2,190.00	\$1,980.00	-\$210.00	\$2,160.00
6205	Pool Maintenance	\$0.00	\$500.00	\$500.00	\$6,104.35	\$5,500.00	-\$604.35	\$6,000.00
5735	Reserve Analysis Update	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
5915	Rockland - Construct Loan	\$6,708.39	\$6,705.00	-\$3.39	\$73,792.29	\$73,755.00	-\$37.29	\$80,460.00
5920	Rockland - Rot Loan*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6925	Snow Plowing	\$4,200.00	\$4,200.00	\$0.00	\$16,800.00	\$16,800.00	\$0.00	\$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	\$4,125.00	\$4,122.00	-\$3.00	\$45,369.00	\$45,342.00	-\$27.00	\$ 49,464.00
5418	Telephone - B2 & B3 - Earthlink	\$278.62	\$291.67	\$13.05	\$2,978.56	\$3,208.33	\$229.77	\$3,500.00
5419	Telephone - Intercoms	\$152.02	\$150.00	-\$2.02	\$1,626.62	\$1,650.00	\$23.38	\$1,800.00
7010	Trash Removal	\$451.50	\$458.33	\$6.83	\$4,528.54	\$5,041.67	\$513.13	\$5,500.00
6885	Tree Trim & Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
5480	Water / Sewer	\$6,497.73	\$5,833.33	-\$664.40	\$62,354.37	\$64,166.67	\$1,812.30	\$70,000.00
<b>Total Expenses</b>		<b>\$53,334.46</b>	<b>\$56,655.81</b>	<b>\$3,321.35</b>	<b>\$612,035.87</b>	<b>\$633,925.34</b>	<b>\$23,556.13</b>	<b>\$696,024.00</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	\$41,220.00	\$45,342.00	\$4,122.00	\$49,464.00
3430	Interest - TD MM Reserves	\$52.07	\$0.00	\$0.00	\$500.06	\$0.00	\$0.00	\$0.00
3430	Interest - Rockland Savings	\$8.62	\$0.00	\$0.00	\$210.45	\$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>		\$4,182.69	\$4,122.00	-\$60.69	\$41,930.51	\$45,342.00	\$3,411.49	\$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	\$2,263.74	\$0.00	\$0.00	\$25,986.51	\$0.00	-\$25,986.51	\$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>		\$49,511.31	\$0.00	-\$49,511.31	\$73,421.54	\$0.00	-\$73,421.54	\$0.00

<b>Reserves</b>	<b>Description</b>	<b>2018</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	\$0.00
	2018 Deck Repairs	\$24,650.00	\$0.00	-\$24,650.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Patio Repairs	\$4,880.00	\$0.00	-\$4,880.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expenses</b>		\$33,548.20	\$0.00	-\$33,548.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

<b>May - Ending Balances</b>	<b>Income</b>
Operating - TD Bank	\$173,241.07
Reserves - TD-MM	\$126,755.57
Reserves - Rockland Savings	\$41,981.87
<b>Total</b>	<b>\$341,978.51</b>