

**Oak Bridge Condominium**  
**Budget Comparison Report - Operating Fund**  
**12/1/2013 - 12/31/2013**

	12/1/2013 - 12/31/2013			1/1/2013 - 12/31/2013			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Operating Income</u>							
3065 - Condo Fees	\$46,080.00	\$46,080.00	\$0.00	\$552,960.00	\$552,960.00	\$0.00	\$552,960.00
3070 - Supplemental Fees	\$3,600.00	\$3,600.00	\$0.00	\$43,195.13	\$43,200.00	(\$4.87)	\$43,200.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$275.00	\$0.00	\$275.00	\$0.00
3180 - Late Fees	\$0.00	\$0.00	\$0.00	\$2,626.00	\$0.00	\$2,626.00	\$0.00
3230 - Other	\$100.00	\$0.00	\$100.00	\$950.13	\$0.00	\$950.13	\$0.00
3260 - Rental	\$895.00	\$850.00	\$45.00	\$7,160.00	\$10,200.00	(\$3,040.00)	\$10,200.00
<u>Total Operating Income</u>	\$50,675.00	\$50,530.00	\$145.00	\$607,166.26	\$606,360.00	\$806.26	\$606,360.00
<b>Total Income</b>	\$50,675.00	\$50,530.00	\$145.00	\$607,166.26	\$606,360.00	\$806.26	\$606,360.00
<b>Expense</b>							
<u>Other</u>							
5910 - Replacement Reserve	\$5,465.00	\$4,934.00	(\$531.00)	\$63,456.00	\$59,208.00	(\$4,248.00)	\$59,208.00
5915 - Additional Reserve Funding	\$3,623.40	\$3,627.00	\$3.60	\$43,480.80	\$43,480.00	(\$0.80)	\$43,480.00
<u>Total Other</u>	\$9,088.40	\$8,561.00	(\$527.40)	\$106,936.80	\$102,688.00	(\$4,248.80)	\$102,688.00
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$163.00	\$163.00	\$1,750.00	\$2,000.00	\$250.00	\$2,000.00
4015 - Administrative	\$413.04	\$163.00	(\$250.04)	\$4,393.48	\$2,000.00	(\$2,393.48)	\$2,000.00
4020 - Bad Debt	\$0.00	\$837.00	\$837.00	\$7,463.59	\$10,000.00	\$2,536.41	\$10,000.00
4025 - Cleaning	\$3,300.00	\$1,663.00	(\$1,637.00)	\$20,035.00	\$20,000.00	(\$35.00)	\$20,000.00
4030 - Clubhouse	\$7,843.75	\$663.00	(\$7,180.75)	\$12,394.69	\$8,000.00	(\$4,394.69)	\$8,000.00
4035 - Electricity	\$11,713.47	\$4,163.00	(\$7,550.47)	\$52,836.07	\$50,000.00	(\$2,836.07)	\$50,000.00
4040 - Elevator	\$0.00	\$663.00	\$663.00	\$5,999.30	\$8,000.00	\$2,000.70	\$8,000.00
4045 - Fire System/Alarms	\$0.00	\$337.00	\$337.00	\$5,187.00	\$4,000.00	(\$1,187.00)	\$4,000.00
4050 - Gutter Cleaning	\$0.00	\$413.00	\$413.00	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
4055 - Heating - Additional	\$8,750.17	\$4,337.00	(\$4,413.17)	\$57,397.60	\$52,000.00	(\$5,397.60)	\$52,000.00
4060 - Heating (Gas)	\$927.73	\$837.00	(\$90.73)	\$8,380.55	\$10,000.00	\$1,619.45	\$10,000.00
4065 - Ice Dam Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
4070 - Insurance	\$5,968.51	\$5,413.00	(\$555.51)	\$69,740.53	\$65,000.00	(\$4,740.53)	\$65,000.00
4075 - Insurance Claim	\$0.00	\$0.00	\$0.00	(\$25,216.15)	\$5,000.00	\$30,216.15	\$5,000.00
4080 - Irrigation System	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
4085 - Landscaping	\$0.00	\$0.00	\$0.00	\$28,000.00	\$28,000.00	\$0.00	\$28,000.00
4090 - Landscaping - Other	\$0.00	\$0.00	\$0.00	\$194.85	\$1,500.00	\$1,305.15	\$1,500.00
4095 - Legal	\$2,677.30	\$413.00	(\$2,264.30)	\$6,037.05	\$5,000.00	(\$1,037.05)	\$5,000.00
4100 - Maintenance	\$292.00	\$1,750.00	\$1,458.00	\$48,792.42	\$21,000.00	(\$27,792.42)	\$21,000.00
4105 - Building Repairs	\$2,910.50	\$712.00	(\$2,198.50)	\$6,382.08	\$8,500.00	\$2,117.92	\$8,500.00
4110 - Management Fees	\$0.00	\$3,355.00	\$3,355.00	\$35,750.00	\$40,326.00	\$4,576.00	\$40,326.00
4115 - On Site Maintenance	\$0.00	\$3,163.00	\$3,163.00	\$39,350.16	\$38,000.00	(\$1,350.16)	\$38,000.00
4120 - Owned Unit	\$592.80	\$537.00	(\$55.80)	\$4,911.30	\$6,400.00	\$1,488.70	\$6,400.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$2,160.00	\$2,160.00	\$0.00	\$2,160.00
4130 - Pool Maintenance	\$120.00	\$500.00	\$380.00	\$2,342.89	\$6,000.00	\$3,657.11	\$6,000.00
4135 - Rug Cleaning	\$0.00	\$450.00	\$450.00	\$5,625.00	\$5,400.00	(\$225.00)	\$5,400.00
4140 - Snow Removal - Contract	\$0.00	\$2,833.00	\$2,833.00	\$16,200.00	\$17,000.00	\$800.00	\$17,000.00
4145 - Snow Removal - Extra	\$0.00	\$125.00	\$125.00	\$17,346.63	\$1,500.00	(\$15,846.63)	\$1,500.00
4150 - Taxes	\$0.00	\$0.00	\$0.00	\$550.00	\$450.00	(\$100.00)	\$450.00
4155 - Telephone	\$242.17	\$195.00	(\$47.17)	\$2,590.38	\$2,340.00	(\$250.38)	\$2,340.00
4160 - Trash Removal	\$406.20	\$387.00	(\$19.20)	\$4,412.06	\$4,600.00	\$187.94	\$4,600.00

**Oak Bridge Condominium**  
**Budget Comparison Report - Operating Fund**  
**12/1/2013 - 12/31/2013**

	12/1/2013 - 12/31/2013			1/1/2013 - 12/31/2013			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
4165 - Tree Work	\$0.00	\$125.00	\$125.00	\$2,350.00	\$1,500.00	(\$850.00)	\$1,500.00
4170 - Water & Sewer	\$7,979.97	\$5,000.00	(\$2,979.97)	\$47,990.65	\$60,000.00	\$12,009.35	\$60,000.00
<u>Total Operating Expenses</u>	\$54,317.61	\$39,627.00	(\$14,690.61)	\$491,347.13	\$503,676.00	\$12,328.87	\$503,676.00
<b>Total Expense</b>	\$63,406.01	\$48,188.00	(\$15,218.01)	\$598,283.93	\$606,364.00	\$8,080.07	\$606,364.00
Total Operating Fund Net Income	(\$12,731.01)	\$2,342.00	(\$15,073.01)	\$8,882.33	(\$4.00)	\$8,886.33	(\$4.00)

**Oak Bridge Condominium  
Budget Comparison Report - Reserve Fund  
12/1/2013 - 12/31/2013**

	12/1/2013 - 12/31/2013			1/1/2013 - 12/31/2013			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Income</b>							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$5,465.00	\$4,934.00	\$531.00	\$63,456.00	\$59,208.00	\$4,248.00	\$59,208.00
9011 - Reserve Additional Funding	\$3,623.40	\$3,627.00	(\$3.60)	\$43,480.80	\$43,480.00	\$0.80	\$43,480.00
9020 - Reserve Interest	\$26.32	\$0.00	\$26.32	\$800.05	\$0.00	\$800.05	\$0.00
<u>Total Reserve Income</u>	\$9,114.72	\$8,561.00	\$553.72	\$107,736.85	\$102,688.00	\$5,048.85	\$102,688.00
<b>Total Income</b>	\$9,114.72	\$8,561.00	\$553.72	\$107,736.85	\$102,688.00	\$5,048.85	\$102,688.00
<b>Expense</b>							
<u>Reserve Expenses</u>							
9505 - General Expenses	\$0.00	\$0.00	\$0.00	\$141,031.37	\$0.00	(\$141,031.37)	\$0.00
9510 - Loan Interest	\$331.78	\$0.00	(\$331.78)	\$6,980.24	\$0.00	(\$6,980.24)	\$0.00
<u>Total Reserve Expenses</u>	\$331.78	\$0.00	(\$331.78)	\$148,011.61	\$0.00	(\$148,011.61)	\$0.00
<b>Total Expense</b>	\$331.78	\$0.00	(\$331.78)	\$148,011.61	\$0.00	(\$148,011.61)	\$0.00
<b>Total Reserve Fund Net Income</b>	\$8,782.94	\$8,561.00	\$221.94	(\$40,274.76)	\$102,688.00	(\$142,962.76)	\$102,688.00