

Oak Bridge Condominium
Budget Comparison Report - Operating Fund
12/1/2016 - 12/31/2016

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Operating Income</u>							
3065 - Condo Fees	\$44,164.00	\$43,920.00	\$244.00	\$526,552.00	\$527,040.00	(\$488.00)	\$527,040.00
3066 - Buildings 2 & 3 - Additional Fees	\$8,806.00	\$8,880.00	(\$74.00)	\$106,412.00	\$106,560.00	(\$148.00)	\$106,560.00
3070 - Construction Assessment	\$5,792.00	\$5,760.00	\$32.00	\$69,056.00	\$69,120.00	(\$64.00)	\$69,120.00
3095 - Clubhouse	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
3175 - Insurance Claim	\$554.00	\$0.00	\$554.00	\$5,861.31	\$0.00	\$5,861.31	\$0.00
3180 - Late Fees	\$553.54	\$0.00	\$553.54	\$5,549.47	\$0.00	\$5,549.47	\$0.00
3190 - Move In/Out Fee	(\$200.00)	\$0.00	(\$200.00)	\$8,800.00	\$0.00	\$8,800.00	\$0.00
3230 - Other	\$1,260.00	\$0.00	\$1,260.00	\$7,170.87	\$0.00	\$7,170.87	\$0.00
3260 - Rental	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00
Total Operating Income	\$60,929.54	\$58,560.00	\$2,369.54	\$735,551.65	\$702,720.00	\$32,831.65	\$702,720.00
Total Income	\$60,929.54	\$58,560.00	\$2,369.54	\$735,551.65	\$702,720.00	\$32,831.65	\$702,720.00
Expense							
<u>Other</u>							
5910 - Replacement Reserve	\$4,392.00	\$4,392.00	\$0.00	\$52,704.00	\$52,704.00	\$0.00	\$52,704.00
5915 - Additional Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$80,460.00	\$80,460.00	\$0.00	\$80,460.00
5920 - Additional Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$24,600.00	\$24,600.00	\$0.00	\$24,600.00
Total Other	\$13,147.00	\$13,147.00	\$0.00	\$157,764.00	\$157,764.00	\$0.00	\$157,764.00
<u>Operating Expenses</u>							
4010 - Accounting	\$0.00	\$166.63	\$166.63	\$1,800.00	\$2,000.00	\$200.00	\$2,000.00
4015 - Administrative	\$116.82	\$583.37	\$466.55	\$4,553.32	\$7,000.00	\$2,446.68	\$7,000.00
4023 - Carpet Cleaning	\$0.00	\$608.37	\$608.37	\$5,400.00	\$7,300.00	\$1,900.00	\$7,300.00
4025 - Cleaning	\$1,668.00	\$1,750.00	\$82.00	\$15,731.00	\$21,000.00	\$5,269.00	\$21,000.00
4030 - Clubhouse	\$0.00	\$916.63	\$916.63	\$6,388.63	\$11,000.00	\$4,611.37	\$11,000.00
4031 - Contingency	\$0.00	\$532.37	\$532.37	\$0.00	\$6,388.00	\$6,388.00	\$6,388.00
4032 - Crack Sealing	\$0.00	\$416.63	\$416.63	\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
4033 - Dryer Vent Cleaning	\$0.00	\$562.50	\$562.50	\$0.00	\$6,750.00	\$6,750.00	\$6,750.00
4035 - Electricity	\$4,439.54	\$5,000.00	\$560.46	\$49,198.35	\$60,000.00	\$10,801.65	\$60,000.00
4040 - Elevator	\$0.00	\$833.37	\$833.37	\$7,303.94	\$10,000.00	\$2,696.06	\$10,000.00
4045 - Fire System/Alarms	\$444.00	\$291.63	(\$152.37)	\$3,477.17	\$3,500.00	\$22.83	\$3,500.00
4055 - Heating - Additional	\$6,309.98	\$5,250.00	(\$1,059.98)	\$31,732.12	\$63,000.00	\$31,267.88	\$63,000.00
4060 - Heating (Gas)	\$4,470.61	\$1,250.00	(\$3,220.61)	\$10,942.23	\$15,000.00	\$4,057.77	\$15,000.00
4070 - Insurance	\$5,809.00	\$5,583.37	(\$225.63)	\$63,735.25	\$67,000.00	\$3,264.75	\$67,000.00
4075 - Insurance Claim	\$554.00	\$0.00	(\$554.00)	\$5,971.05	\$0.00	(\$5,971.05)	\$0.00
4080 - Irrigation System	\$0.00	\$385.00	\$385.00	\$800.00	\$4,620.00	\$3,820.00	\$4,620.00
4085 - Landscaping	\$0.00	\$0.00	\$0.00	\$19,499.97	\$22,500.00	\$3,000.03	\$22,500.00
4090 - Landscaping - Other	\$0.00	\$0.00	\$0.00	\$231.00	\$0.00	(\$231.00)	\$0.00
4095 - Legal	\$5.00	\$833.37	\$828.37	\$736.25	\$10,000.00	\$9,263.75	\$10,000.00
4100 - Maintenance	\$1,355.82	\$1,666.63	\$310.81	\$14,622.00	\$20,000.00	\$5,378.00	\$20,000.00
4107 - Maintenance - Buildings 2 & 3	\$0.00	\$2,500.00	\$2,500.00	\$25,511.38	\$30,000.00	\$4,488.62	\$30,000.00
4110 - Management Fees	\$3,094.87	\$3,094.87	\$0.00	\$37,138.44	\$37,138.00	(\$0.44)	\$37,138.00
4115 - On Site Maintenance	\$1,511.80	\$1,625.00	\$113.20	\$17,107.13	\$19,500.00	\$2,392.87	\$19,500.00
4120 - Owned Unit	\$0.00	\$0.00	\$0.00	\$1,008.88	\$0.00	(\$1,008.88)	\$0.00
4125 - Pest Control	\$180.00	\$180.00	\$0.00	\$1,980.00	\$2,160.00	\$180.00	\$2,160.00

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	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
4130 - Pool Maintenance	\$359.63	\$666.63	\$307.00	\$6,154.96	\$8,000.00	\$1,845.04	\$8,000.00
4133 - Reserve Analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
4140 - Snow Removal - Contract	\$4,200.00	\$4,750.00	\$550.00	\$21,000.00	\$19,000.00	(\$2,000.00)	\$19,000.00
4145 - Snow Removal - Extra	\$0.00	\$2,500.00	\$2,500.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
4150 - Taxes	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
4155 - Telephone	\$620.71	\$233.37	(\$387.34)	\$3,472.16	\$2,800.00	(\$672.16)	\$2,800.00
4160 - Trash Removal	\$451.50	\$383.37	(\$68.13)	\$4,886.20	\$4,600.00	(\$286.20)	\$4,600.00
4165 - Tree Work	\$0.00	\$416.63	\$416.63	\$9,500.00	\$5,000.00	(\$4,500.00)	\$5,000.00
4170 - Water & Sewer	\$10,143.01	\$5,000.00	(\$5,143.01)	\$59,268.68	\$60,000.00	\$731.32	\$60,000.00
Total Operating Expenses	\$45,734.29	\$48,079.74	\$2,345.45	\$429,150.11	\$544,956.00	\$115,805.89	\$544,956.00
Total Expense	\$58,881.29	\$61,226.74	\$2,345.45	\$586,914.11	\$702,720.00	\$115,805.89	\$702,720.00
Operating Fund Net Income	\$2,048.25	(\$2,666.74)	\$4,714.99	\$148,637.54	\$0.00	\$148,637.54	\$0.00

**Oak Bridge Condominium
Budget Comparison Report - Reserve Fund
12/1/2016 - 12/31/2016**

	12/1/2016 - 12/31/2016			1/1/2016 - 12/31/2016			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Reserve Income</u>							
9010 - Reserve Funding	\$4,392.00	\$4,392.00	\$0.00	\$52,704.00	\$52,704.00	\$0.00	\$52,704.00
9011 - Reserve Additional Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$80,460.00	\$80,460.00	\$0.00	\$80,460.00
9012 - Reserve Additional Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$24,600.00	\$24,600.00	\$0.00	\$24,600.00
9020 - Reserve Interest	\$7.23	\$0.00	\$7.23	\$114.83	\$0.00	\$114.83	\$0.00
<u>Total Reserve Income</u>	\$13,154.23	\$13,147.00	\$7.23	\$157,878.83	\$157,764.00	\$114.83	\$157,764.00
Total Income	\$13,154.23	\$13,147.00	\$7.23	\$157,878.83	\$157,764.00	\$114.83	\$157,764.00
Expense							
<u>Reserve Expenses</u>							
9160 - Building Exterior	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	(\$10,000.00)	\$0.00
9170 - Building Interior	\$0.00	\$0.00	\$0.00	\$3,680.00	\$0.00	(\$3,680.00)	\$0.00
9180 - Clubhouse Equipment	\$0.00	\$0.00	\$0.00	\$4,670.25	\$0.00	(\$4,670.25)	\$0.00
9210 - Doors & Entries	\$0.00	\$0.00	\$0.00	\$2,805.00	\$0.00	(\$2,805.00)	\$0.00
9230 - Foundation	\$0.00	\$0.00	\$0.00	\$10,400.00	\$0.00	(\$10,400.00)	\$0.00
9245 - Paving	\$0.00	\$0.00	\$0.00	\$10,911.00	\$0.00	(\$10,911.00)	\$0.00
9270 - Streets & Walkways	\$0.00	\$0.00	\$0.00	\$4,400.00	\$0.00	(\$4,400.00)	\$0.00
9275 - Venting	\$0.00	\$0.00	\$0.00	\$5,155.12	\$0.00	(\$5,155.12)	\$0.00
9510 - Loan Interest	\$2,642.50	\$0.00	(\$2,642.50)	\$36,754.33	\$0.00	(\$36,754.33)	\$0.00
<u>Total Reserve Expenses</u>	\$2,642.50	\$0.00	(\$2,642.50)	\$88,775.70	\$0.00	(\$88,775.70)	\$0.00
Total Expense	\$2,642.50	\$0.00	(\$2,642.50)	\$88,775.70	\$0.00	(\$88,775.70)	\$0.00
Reserve Fund Net Income	\$10,511.73	\$13,147.00	(\$2,635.27)	\$69,103.13	\$157,764.00	(\$88,660.87)	\$157,764.00