

Oak Bridge Condominium
Budget Comparison Report - Operating
5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3010 - Condo Fees	\$43,920.00	\$43,920.00	\$0.00	\$219,600.00	\$219,600.00	\$0.00	\$527,040.00
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
3310 - Late Fees	\$655.80	\$0.00	\$655.80	\$1,606.15	\$0.00	\$1,606.15	\$0.00
3425 - Interest - Operating	\$22.96	\$0.00	\$22.96	\$89.78	\$0.00	\$89.78	\$0.00
3527 - Legal / Collection Fees	\$0.00	\$0.00	\$0.00	\$412.97	\$0.00	\$412.97	\$0.00
3531 - Other Income	\$1,305.00	\$0.00	\$1,305.00	\$3,810.00	\$0.00	\$3,810.00	\$0.00
Total Other	\$60,543.76	\$58,560.00	\$1,983.76	\$298,718.90	\$292,800.00	\$5,918.90	\$702,720.00
Total Income	\$60,543.76	\$58,560.00	\$1,983.76	\$298,718.90	\$292,800.00	\$5,918.90	\$702,720.00
Expense							
<u>Other</u>							
4020 - Accounting - CPA	\$0.00	\$166.67	\$166.67	\$2,000.00	\$833.35	(\$1,166.65)	\$2,000.00
4050 - Administrative	\$0.00	\$500.00	\$500.00	\$301.35	\$2,500.00	\$2,198.65	\$6,000.00
4070 - Bad Debt / Write-Offs	\$0.00	\$0.00	\$0.00	\$6,509.23	\$0.00	(\$6,509.23)	\$0.00
4190 - Legal	\$0.00	\$250.00	\$250.00	\$647.16	\$1,250.00	\$602.84	\$3,000.00
4240 - Management Fee	\$3,280.56	\$3,350.00	\$69.44	\$16,402.80	\$16,750.00	\$347.20	\$40,200.00
4610 - Insurance	\$0.00	\$5,416.67	\$5,416.67	\$24,359.00	\$27,083.35	\$2,724.35	\$65,000.00
4655 - Insurance Claim Expense	\$0.00	\$0.00	\$0.00	\$798.05	\$0.00	(\$798.05)	\$0.00
5050 - Electricity	\$3,444.01	\$5,000.00	\$1,555.99	\$19,956.58	\$25,000.00	\$5,043.42	\$60,000.00
5055 - Heating (Gas) - Clubhouse	\$892.40	\$1,000.00	\$107.60	\$4,928.38	\$5,000.00	\$71.62	\$12,000.00
5060 - Heating - Additional (B2 & B3 Gas Heat)	\$4,364.50	\$5,000.00	\$635.50	\$22,702.46	\$25,000.00	\$2,297.54	\$60,000.00
5418 - Telephone - 2 & 3	\$247.83	\$350.00	\$102.17	\$1,257.56	\$1,750.00	\$492.44	\$4,200.00
5480 - Water / Sewer	\$4,645.99	\$5,833.33	\$1,187.34	\$21,526.77	\$29,166.65	\$7,639.88	\$70,000.00
5510 - Maintenance	\$1,547.29	\$1,666.67	\$119.38	\$7,920.33	\$8,333.35	\$413.02	\$20,000.00
5515 - Maintenance -Buildings 2 & 3	\$865.98	\$2,500.00	\$1,634.02	\$7,898.26	\$12,500.00	\$4,601.74	\$30,000.00
5580 - On Site Maintenance	\$618.67	\$1,560.00	\$941.33	\$4,306.23	\$7,800.00	\$3,493.77	\$18,720.00
5585 - Contingency	\$0.00	\$68.83	\$68.83	\$0.00	\$344.15	\$344.15	\$826.00
5695 - Dryer Vent Cleaning	\$0.00	\$2,187.50	\$2,187.50	\$0.00	\$10,937.50	\$10,937.50	\$26,250.00
5735 - Reserve Analysis	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
5935 - Carpet Cleaning	\$0.00	\$500.00	\$500.00	\$0.00	\$2,500.00	\$2,500.00	\$6,000.00
6030 - Fire System / Alarm	\$0.00	\$291.67	\$291.67	\$1,118.00	\$1,458.35	\$340.35	\$3,500.00
6135 - Common Area Housekeeping	\$1,668.00	\$1,750.00	\$82.00	\$8,340.00	\$8,750.00	\$410.00	\$21,000.00
6200 - Elevator	\$0.00	\$833.33	\$833.33	\$3,905.39	\$4,166.65	\$261.26	\$10,000.00
6205 - Pool Maintenance	\$87.08	\$500.00	\$412.92	\$844.69	\$2,500.00	\$1,655.31	\$6,000.00
6505 - Pest Control	\$180.00	\$180.00	\$0.00	\$720.00	\$900.00	\$180.00	\$2,160.00
6710 - Irrigation System	\$0.00	\$591.67	\$591.67	\$800.00	\$2,958.35	\$2,158.35	\$7,100.00
6820 - Landscaping - Other	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00
6825 - Landscaping	\$2,857.14	\$3,000.00	\$142.86	\$2,857.14	\$3,000.00	\$142.86	\$20,000.00
6885 - Tree Trim & Removal	\$0.00	\$416.67	\$416.67	\$0.00	\$2,083.35	\$2,083.35	\$5,000.00
6925 - Snow Removal	\$0.00	\$0.00	\$0.00	\$16,800.00	\$21,000.00	\$4,200.00	\$21,000.00
6940 - Snow Removal - Extras	\$0.00	\$0.00	\$0.00	\$390.00	\$5,000.00	\$4,610.00	\$5,000.00
7010 - Trash Removal	\$451.50	\$458.33	\$6.83	\$2,295.50	\$2,291.65	(\$3.85)	\$5,500.00
7220 - Clubhouse	\$0.00	\$666.67	\$666.67	\$1,467.31	\$3,333.35	\$1,866.04	\$8,000.00
7740 - Pacific Premier Bank Capital Reserve	\$4,392.00	\$4,392.00	\$0.00	\$21,960.00	\$21,960.00	\$0.00	\$52,704.00
7745 - Add'l Reserve Funding - Construction Loan	\$6,705.00	\$6,705.00	\$0.00	\$33,525.00	\$33,525.00	\$0.00	\$80,460.00
7750 - Add'l Reserve Funding - Rot Loan	\$2,050.00	\$2,050.00	\$0.00	\$10,250.00	\$10,250.00	\$0.00	\$24,600.00
7755 - Capital Reserve Excess	\$0.00	\$0.00	\$0.00	\$52,000.00	\$0.00	(\$52,000.00)	\$0.00

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	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<u>Total Other</u>	\$38,297.95	\$57,435.01	\$19,137.06	\$298,787.19	\$304,675.05	\$5,887.86	\$702,720.00
Total Expense	\$38,297.95	\$57,435.01	\$19,137.06	\$298,787.19	\$304,675.05	\$5,887.86	\$702,720.00
Operating Net Income	\$22,245.81	\$1,124.99	\$21,120.82	(\$68.29)	(\$11,875.05)	\$11,806.76	\$0.00
Net Income	\$22,245.81	\$1,124.99	\$21,120.82	(\$68.29)	(\$11,875.05)	\$11,806.76	\$0.00

Oak Bridge Condominium
Budget Comparison Report - Reserve
5/1/2017 - 5/31/2017

	5/1/2017 - 5/31/2017			1/1/2017 - 5/31/2017			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Other</u>							
3265 - Capital Reserve Funding	\$4,392.00	\$0.00	\$4,392.00	\$21,960.00	\$0.00	\$21,960.00	\$0.00
3266 - Capital Reserve Funding - Construction Loan	\$6,705.00	\$0.00	\$6,705.00	\$33,525.00	\$0.00	\$33,525.00	\$0.00
3267 - Capital Reserve Funding - Rot Loan	\$2,050.00	\$0.00	\$2,050.00	\$10,250.00	\$0.00	\$10,250.00	\$0.00
3268 - Capital Reserve - Excess Funding	\$0.00	\$0.00	\$0.00	\$52,000.00	\$0.00	\$52,000.00	\$0.00
3430 - Interest - Reserves	\$44.84	\$0.00	\$44.84	\$121.23	\$0.00	\$121.23	\$0.00
<u>Total Other</u>	\$13,191.84	\$0.00	\$13,191.84	\$117,856.23	\$0.00	\$117,856.23	\$0.00
Total Income	\$13,191.84	\$0.00	\$13,191.84	\$117,856.23	\$0.00	\$117,856.23	\$0.00
Expense							
<u>Other</u>							
4050 - Administrative	(\$705.82)	\$0.00	\$705.82	(\$648.82)	\$0.00	\$648.82	\$0.00
4770 - Note Payable Construction - Interest	\$2,573.99	\$0.00	(\$2,573.99)	\$13,133.61	\$0.00	(\$13,133.61)	\$0.00
4771 - Note Payable - Rot Loan - Interest	\$237.95	\$0.00	(\$237.95)	\$1,268.63	\$0.00	(\$1,268.63)	\$0.00
<u>Total Other</u>	\$2,106.12	\$0.00	(\$2,106.12)	\$13,753.42	\$0.00	(\$13,753.42)	\$0.00
Total Expense	\$2,106.12	\$0.00	(\$2,106.12)	\$13,753.42	\$0.00	(\$13,753.42)	\$0.00
Operating Net Income	\$11,085.72	\$0.00	\$11,085.72	\$104,102.81	\$0.00	\$104,102.81	\$0.00
Net Income	\$11,085.72	\$0.00	\$11,085.72	\$104,102.81	\$0.00	\$104,102.81	\$0.00