

## Oak Bridge Condominium Association

### Budget Comparison Report - Operating + Reserves

1/1/2018 - 11/31/2018

Year-to-Date

Income	Description	1/1/2018 - 11/31/2018			Year-to-Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
3010	Condo Fees	\$41,220.00	\$41,220.00	\$0.00	\$41,220.00	\$41,220.00	\$0.00	\$494,640.00
3011	Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$8,880.00	\$8,880.00	\$0.00	\$106,560.00
3110	Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$5,760.00	\$5,760.00	\$0.00	\$69,120.00
3430	Interest - TD MM Capital Reserves	\$48.43	\$0.00	\$48.43	\$48.43	\$0.00	\$48.43	\$0.00
3435	Interest - Rockland Savings	\$51.71	\$0.00	\$51.71	\$51.71	\$0.00	\$51.71	\$0.00
3531	Other Income/Move in-out	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Income</b>		\$55,960.14	\$55,860.00	\$100.14	\$55,960.14	\$55,860.00	\$100.14	\$670,320.00

Expenses	Description	1/1/2018 - 11/31/2018			Year-to-Date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
4020	Accounting - CPA	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
4050	Administrative	\$0.00	\$333.33	\$333.33	\$0.00	\$333.33	\$333.33	\$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	\$0.00	\$4,122.00	\$4,122.00	\$0.00	\$4,122.00	\$4,122.00	\$49,464.00
5935	Carpet Cleaning	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
5936	Carpt Replacement	\$0.00	\$920.00	\$920.00	\$0.00	\$920.00	\$920.00	\$11,040.00
7220	Club House	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
6135	Common Area Housekeeping	\$1,787.00	\$1,876.73	\$89.73	\$1,787.00	\$1,876.73	\$89.73	22,520.80
5585	Contingency	\$0.00	\$38.37	\$38.37	\$0.00	\$38.37	\$38.37	\$460.41
5516	Deck Repairs	\$0.00	\$1,333.33	\$1,333.33	\$0.00	\$1,333.33	\$1,333.33	\$16,000.00
5050	Electricity	\$6,212.89	\$4,583.33	-\$1,629.56	\$6,212.89	\$4,583.33	-\$1,629.56	\$55,000.00
6200	Elevator	\$1,869.03	\$666.67	-\$1,202.36	\$1,869.03	\$666.67	-\$1,202.36	\$8,000.00
4240	Financial Management	\$2,070.00	\$1,980.00	-\$90.00	\$2,070.00	\$1,980.00	-\$90.00	\$23,760.00
6030	Fire System / Alarm	\$0.00	\$416.67	\$416.67	\$0.00	\$416.67	\$416.67	\$5,000.00
5060	Heating (Gas) - B2 & B3	\$9,201.04	\$4,166.67	-\$5,034.37	\$9,201.04	\$4,166.67	-\$5,034.37	\$50,000.00

Expenses	Description							Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
5055	Heating (Gas) - Club House	\$1,413.42	\$1,125.00	-\$288.42	\$1,413.42	\$1,125.00	-\$288.42	\$13,500.00
4610	Insurance	\$3,600.00	\$4,833.33	\$1,233.33	\$3,600.00	\$4,833.33	\$1,233.33	\$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	\$591.67	\$591.67	\$0.00	\$591.67	\$591.67	\$7,100.00
6825	Landscaping	\$0.00	\$2,857.14	\$2,857.14	\$0.00	\$2,857.14	\$2,857.14	\$20,000.00
6820	Landscaping - Other	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
4190	Legal	\$945.75	\$250.00	-\$695.75	\$945.75	\$250.00	-\$695.75	\$3,000.00
5510	Maintenance (general)	\$5,664.05	\$1,666.67	-\$3,997.38	\$5,664.05	\$1,666.67	-\$3,997.38	\$20,000.00
5515	Maintenance - B2 & B3	\$1,111.83	\$2,500.00	\$1,388.17	\$1,111.83	\$2,500.00	\$1,388.17	\$30,000.00
4240	Management Fee	\$0.00	\$2,632.90	\$2,632.90	\$0.00	\$2,632.90	\$2,632.90	31,594.79
5580	On Site Maintenance	\$2,760.82	\$1,646.67	-\$1,114.15	\$2,760.82	\$1,646.67	-\$1,114.15	\$19,760.00
5517	Patio Repairs	\$0.00	\$516.67	\$516.67	\$0.00	\$516.67	\$516.67	\$6,200.00
6505	Pest Control	\$0.00	\$180.00	\$180.00	\$0.00	\$180.00	\$180.00	\$2,160.00
6205	Pool Maintenance	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
5735	Reserve Analysis Update	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
5915	Rockland - Construct Loan	\$6,708.39	\$6,705.00	-\$3.39	\$6,708.39	\$6,705.00	-\$3.39	\$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	\$4,200.00	\$4,200.00	\$0.00	\$21,000.00
6940	Snow Removal - Extras	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
5910	TD Bank- MM - Capital Reserves	\$4,122.00	\$4,122.00	\$0.00	\$4,122.00	\$4,122.00	\$0.00	\$ 49,464.00
5418	Telephone - B2 & B3 - Earthlink	\$0.00	\$291.67	\$291.67	\$0.00	\$291.67	\$291.67	\$3,500.00
5419	Telephone - Intercoms - Fairpoint	\$409.11	\$150.00	-\$259.11	\$409.11	\$150.00	-\$259.11	\$1,800.00
7010	Trash Removal	\$451.50	\$458.33	\$6.83	\$451.50	\$458.33	\$6.83	\$5,500.00
6885	Tree Trim & Removal	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
5480	Water / Sewer	\$4,949.02	\$5,833.33	\$884.31	\$4,949.02	\$5,833.33	\$884.31	\$70,000.00
<b>Total Expenses</b>		<b>\$57,475.85</b>	<b>\$63,622.48</b>	<b>\$6,146.63</b>	<b>\$57,475.85</b>	<b>\$63,622.48</b>	<b>\$6,146.63</b>	<b>\$719,784.00</b>

\* rot loan paid off 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	\$4,122.00	\$48,312.00	\$44,190.00	\$49,464.00
3430	Interest - TD MM Reserves	\$48.43	\$0.00	-\$48.43	\$48.43	\$0.00	-\$48.43	\$0.00
3430	Interest - Rockland Savings	\$51.71	\$0.00	-\$51.71	\$51.71	\$0.00	-\$51.71	\$0.00
3531	Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Other Income</b>		\$4,222.14	\$4,122.00	-\$100.14	\$4,222.14	\$48,312.00	\$44,089.86	\$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	\$2,509.13	\$0.00	-\$2,509.13	\$2,509.13	\$0.00	-\$2,509.13	\$0.00
4771	Note Payable - Rot Loan Interest	\$187.46	\$0.00	-\$187.46	\$187.46	\$0.00	-\$187.46	\$0.00
<b>Total Other Expenses</b>		\$2,696.59	\$0.00	-\$2,696.59	\$2,696.59	\$0.00	-\$2,696.59	\$0.00

<b>January - Ending Balances</b>	<b>Income</b>
Operating - TD Bank	\$82,286.07
Reserves - TD-MM	\$118,545.81
Reserves - Rockland Savings	\$70,463.47
Total	\$200,831.88