

Oak Bridge Condominium Association

Budget Comparison Report - Operating + Reserves

4/1/2018 - 4/30/2018

Year-to-Date

Income	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
3010	Condo Fees	\$41,220.00	\$41,220.00	\$0.00	\$164,880.00	\$164,880.00	\$0.00	\$494,640.00
3011	Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$35,520.00	\$35,520.00	\$0.00	\$106,560.00
3110	Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$23,040.00	\$23,040.00	\$0.00	\$69,120.00
3430	Interest - TD MM Capital Reserves	\$53.79	\$0.00	\$53.79	\$202.94	\$0.00	\$202.94	\$0.00
3435	Interest - Rockland Savings	\$19.61	\$0.00	\$19.61	\$101.62	\$0.00	\$101.62	\$0.00
Total Income		\$55,933.40	\$55,860.00	\$73.40	\$223,744.56	\$223,440.00	\$304.56	\$670,320.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4020	Accounting - CPA	\$0.00	\$166.67	\$166.67	\$0.00	\$666.67	\$666.67	\$2,000.00
4050	Administrative	\$135.00	\$333.33	\$198.33	\$314.80	\$1,333.33	\$1,018.53	\$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	\$16,488.00	\$16,488.00	\$0.00	\$49,464.00
5935	Carpet Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00
5936	Carpt Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,040.00
7220	Club House	\$0.00	\$500.00	\$500.00	\$0.00	\$2,000.00	\$2,000.00	\$6,000.00
6135	Common Area Housekeeping	\$1,930.98	\$1,876.73	-\$54.25	\$7,411.98	\$7,506.93	\$94.95	22,520.80
5585	Contingency	\$0.00	\$38.37	\$38.37	\$0.00	\$153.47	\$153.47	\$460.41
5516	Deck Repairs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$16,000.00
5050	Electricity	\$5,317.88	\$4,583.33	-\$734.55	\$22,173.24	\$18,333.33	-\$3,839.91	\$55,000.00
6200	Elevator	\$0.00	\$666.67	\$666.67	\$3,738.06	\$2,666.67	-\$1,071.39	\$8,000.00
4240	Financial Management	\$2,070.00	\$1,980.00	-\$90.00	\$8,280.00	\$7,920.00	-\$360.00	\$23,760.00
6030	Fire System / Alarm	\$0.00	\$416.67	\$416.67	\$4,200.00	\$1,666.67	-\$2,533.33	\$5,000.00
5060	Heating (Gas) - B2 & B3	\$6,915.92	\$4,166.67	-\$2,749.25	\$29,883.38	\$16,666.67	-\$13,216.71	\$50,000.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5055	Heating (Gas) - Club House	\$1,080.85	\$1,125.00	\$44.15	\$4,688.97	\$4,500.00	-\$188.97	\$13,500.00
4610	Insurance	\$3,105.02	\$4,833.33	\$1,728.31	\$13,378.00	\$19,333.33	\$5,955.33	\$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	\$2,366.67	\$2,366.67	\$7,100.00
6825	Landscaping	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
6820	Landscaping - Other	\$0.00	\$166.67	\$166.67	\$0.00	\$666.67	\$666.67	\$2,000.00
4190	Legal	\$0.00	\$250.00	\$250.00	\$233.75	\$1,000.00	\$766.25	\$3,000.00
5510	Maintenance (general)	\$2,817.08	\$1,666.67	-\$1,150.41	\$10,953.54	\$6,666.67	-\$4,286.87	\$20,000.00
5515	Maintenance - B2 & B3	\$555.00	\$2,500.00	\$1,945.00	\$7,519.86	\$10,000.00	\$2,480.14	\$30,000.00
4240	Management Fee	\$0.00	\$2,632.90	\$2,632.90	\$0.00	\$10,531.60	\$10,531.60	31,594.79
5580	On Site Maintenance	\$0.00	\$1,646.67	\$1,646.67	\$3,944.38	\$6,586.67	\$2,642.29	\$19,760.00
5517	Patio Repairs	\$0.00	\$516.67	\$516.67	\$0.00	\$2,066.67	\$2,066.67	\$6,200.00
6505	Pest Control	\$180.00	\$180.00	\$0.00	\$720.00	\$720.00	\$0.00	\$2,160.00
6205	Pool Maintenance	\$643.70	\$500.00	-\$143.70	\$4,204.95	\$2,000.00	-\$2,204.95	\$6,000.00
5735	Reserve Analysis Update	\$0.00	\$291.67	\$291.67	\$0.00	\$1,166.67	\$1,166.67	\$3,500.00
5915	Rockland - Construct Loan	\$6,708.39	\$6,705.00	-\$3.39	\$26,833.56	\$26,820.00	-\$13.56	\$80,460.00
5920	Rockland - Rot Loan*	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6925	Snow Plowing	\$0.00	\$4,200.00	\$4,200.00	\$12,600.00	\$16,800.00	\$4,200.00	\$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	\$4,122.00	\$4,122.00	\$0.00	\$16,488.00	\$16,488.00	\$0.00	\$ 49,464.00
5418	Telephone - B2 & B3 - Earthlink	\$263.92	\$291.67	\$27.75	\$1,054.91	\$1,166.67	\$111.76	\$3,500.00
5419	Telephone - Intercoms	\$145.50	\$150.00	\$4.50	\$583.62	\$600.00	\$16.38	\$1,800.00
7010	Trash Removal	\$0.00	\$458.33	\$458.33	\$1,354.50	\$1,833.33	\$478.83	\$5,500.00
6885	Tree Trim & Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
5480	Water / Sewer	\$5,440.19	\$5,833.33	\$393.14	\$20,323.25	\$23,333.33	\$3,010.08	\$70,000.00
Total Expenses		\$45,553.43	\$57,512.00	\$11,958.57	\$217,370.75	\$230,048.00	\$12,677.25	\$719,784.00

* rot loan paid off Jan 2018 w/2017 reserve funds \$47,247.57

Income	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
3265	Capital Reserve Funding	\$4,122.00	\$4,122.00	\$0.00	\$16,488.00	\$16,488.00	\$0.00	\$49,464.00
3430	Interest - TD MM Reserves	\$53.79	\$0.00	\$0.00	\$202.94	\$0.00	\$0.00	\$0.00
3430	Interest - Rockland Savings	\$19.61	\$0.00	\$0.00	\$101.62	\$0.00	\$0.00	\$0.00
3531	Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Other Income		\$4,195.40	\$4,122.00	-\$73.40	\$16,792.56	\$16,488.00	-\$304.56	\$49,464.00

Expense	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4770	Note Payable - Construct Interest	\$2,451.17	\$0.00	\$0.00	\$9,683.89	\$0.00	-\$9,683.89	\$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
Total Other Expenses		\$49,698.74	\$0.00	-\$49,698.74	\$57,118.92	\$0.00	-\$57,118.92	\$0.00

February - Ending Balances	Income
Operating - TD Bank	\$100,293.28
Reserves - TD-MM	\$131,075.32
Reserves - Rockland Savings	\$55,284.20
Total	\$286,652.80