

## Oak Bridge Condominium Association

### Budget Comparison Report - Operating + Reserves

9/1/2018 - 9/30/2018
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Year-to-Date
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Income	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
3010	Condo Fees	\$41,220.00	\$41,220.00	\$0.00	\$370,980.00	\$370,980.00	\$0.00	\$494,640.00
3011	Building 2 & 3 Additional Fee	\$8,880.00	\$8,880.00	\$0.00	\$79,920.00	\$79,920.00	\$0.00	\$106,560.00
3110	Construction Assessment	\$5,760.00	\$5,760.00	\$0.00	\$51,840.00	\$51,840.00	\$0.00	\$69,120.00
3430	Interest - TD MM Capital Reserves	\$48.47	\$0.00	\$48.47	\$395.96	\$0.00	\$395.96	\$0.00
3435	Interest - Rockland Savings	\$22.75	\$0.00	\$22.75	\$191.50	\$0.00	\$191.50	\$0.00
<b>Total Income</b>		\$55,931.22	\$55,860.00	\$71.22	\$503,327.46	\$502,740.00	\$587.46	\$670,320.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
4020	Accounting - CPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00
4050	Administrative	\$17.05	\$333.33	\$316.28	\$377.25	\$3,000.00	\$2,622.75	\$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	\$37,098.00	\$37,098.00	\$0.00	\$49,464.00
5935	Carpet Cleaning	\$0.00	\$0.00	\$0.00	\$2,700.00	\$2,700.00	\$0.00	\$6,000.00
5936	Carpt Replacement	\$0.00	\$0.00	\$0.00	\$0.00	\$11,040.00	\$11,040.00	\$11,040.00
7220	Club House	\$534.51	\$500.00	-\$34.51	\$748.10	\$4,500.00	\$3,751.90	\$6,000.00
6135	Common Area Housekeeping	\$2,026.00	\$1,876.73	-\$149.27	\$15,245.98	\$16,890.60	\$1,644.62	22,520.80
5585	Contingency	\$0.00	\$38.37	\$38.37	\$0.00	\$345.31	\$345.31	\$460.41
5516	Deck Repairs	\$0.00	\$0.00	\$0.00	\$24,650.00	\$16,000.00	-\$8,650.00	\$16,000.00
5050	Electricity	\$4,189.92	\$4,583.33	\$393.41	\$45,271.62	\$41,250.00	-\$4,021.62	\$55,000.00
6200	Elevator	\$1,869.03	\$666.67	-\$1,202.36	\$6,066.09	\$6,000.00	-\$66.09	\$8,000.00
4240	Property + Financial Management	\$3,600.00	\$2,632.90	-\$967.10	\$23,220.00	\$23,696.09	\$476.09	31,594.79
6030	Fire System / Alarm	\$0.00	\$416.67	\$416.67	\$4,200.00	\$3,750.00	-\$450.00	\$5,000.00
5060	Heating (Gas) - B2 & B3	\$1,453.16	\$4,166.67	\$2,713.51	\$39,009.95	\$37,500.00	-\$1,509.95	\$50,000.00

Expenses	Description	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
5055	Heating (Gas) - Club House	\$271.15	\$1,125.00	\$853.85	\$6,144.39	\$10,125.00	\$3,980.61	\$13,500.00
4610	Insurance	\$3,345.50	\$4,833.33	\$1,487.83	\$32,627.50	\$43,500.00	\$10,872.50	\$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	\$0.00	\$0.00	\$0.00	\$7,100.00	\$7,100.00	\$7,100.00
6825	Landscaping	\$2,857.14	\$2,857.14	\$0.00	\$17,142.84	\$17,142.86	\$0.02	\$20,000.00
6820	Landscaping - Other	\$8,452.38	\$0.00	\$0.00	\$8,452.38	\$2,000.00	-\$6,452.38	\$2,000.00
4190	Legal	\$811.25	\$250.00	-\$561.25	\$1,824.25	\$2,250.00	\$425.75	\$3,000.00
5510	Maintenance (general)	\$16,945.00	\$1,666.67	-\$15,278.33	\$52,047.89	\$15,000.00	-\$32,047.89	\$20,000.00
5515	Maintenance - B2 & B3	\$1,676.21	\$2,500.00	\$823.79	\$11,163.63	\$22,500.00	\$11,336.37	\$30,000.00
5580	On Site Maintenance	\$194.43	\$1,646.67	\$1,452.24	\$6,119.12	\$14,820.00	\$8,700.88	\$19,760.00
5517	Patio Repairs	\$0.00	\$0.00	\$0.00	\$4,880.00	\$6,200.00	\$1,320.00	\$6,200.00
6505	Pest Control	\$0.00	\$180.00	\$180.00	\$2,190.00	\$1,620.00	-\$570.00	\$2,160.00
6205	Pool Maintenance	\$1,120.03	\$500.00	-\$620.03	\$5,855.01	\$4,500.00	-\$1,355.01	\$6,000.00
5735	Reserve Analysis Update	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
5915	Rockland - Construct Loan	\$6,708.39	\$6,705.00	-\$3.39	\$60,375.51	\$60,345.00	-\$30.51	\$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	\$37,098.00	\$37,098.00	\$0.00	\$ 49,464.00
5418	Telephone - B2 & B3 - Earthlink	\$276.26	\$291.67	\$15.41	\$2,423.68	\$2,625.00	\$201.32	\$3,500.00
5419	Telephone - Intercoms	\$150.46	\$150.00	-\$0.46	\$1,323.02	\$1,350.00	\$26.98	\$1,800.00
7010	Trash Removal	\$451.50	\$458.33	\$6.83	\$4,077.04	\$4,125.00	\$47.96	\$5,500.00
6885	Tree Trim & Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
5480	Water / Sewer	\$6,778.27	\$5,833.33	-\$944.94	\$47,525.75	\$52,500.00	\$4,974.25	\$70,000.00
<b>Total Expenses</b>		<b>\$71,971.64</b>	<b>\$56,655.81</b>	<b>-\$6,863.45</b>	<b>\$512,457.00</b>	<b>\$531,870.86</b>	<b>\$24,413.86</b>	<b>\$696,024.00</b>

\* rot loan paid off Jan 2018 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	\$37,098.00	\$37,098.00	\$0.00	\$49,464.00
3430	Interest - TD MM Reserves	\$48.47	\$0.00	\$0.00	\$395.96	\$0.00	\$0.00	\$0.00
3430	Interest - Rockland Savings	\$22.75	\$0.00	\$0.00	\$191.50	\$0.00	\$0.00	\$0.00
3531	Other Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Other Income</b>		\$4,193.22	\$4,122.00	-\$71.22	\$37,685.46	\$37,098.00	-\$587.46	\$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	\$2,349.53	\$0.00	\$0.00	\$21,476.64	\$0.00	-\$21,476.64	\$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
<b>Total Other Expenses</b>		\$49,597.10	\$0.00	-\$49,597.10	\$68,911.67	\$0.00	-\$68,911.67	\$0.00

<b>Reserves</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>
	CH Exercise Equip + Warrantees	\$4,018.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Deck Repairs	\$24,650.00	\$0.00	-\$24,650.00	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Patio Repairs	\$4,880.00	\$0.00	-\$4,880.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Reserve Expenses</b>		\$33,548.20	\$0.00	-\$33,548.20	\$0.00	\$0.00	\$0.00	\$0.00

<b>May - Ending Balances</b>	<b>Income</b>
Operating - TD Bank	\$155,449.25
Reserves - TD-MM	\$118,401.47
Reserves - Rockland Savings	\$55,356.95
<b>Total</b>	<b>\$329,207.67</b>