

**Oak Brook Colony  
Condominium Association  
Proposed 2012 Budget - 3.41% Increase**

<b>INCOME</b>	<b>2011</b>	<b>2012</b>	<b>VARIANCE</b>	<b>% CHANGE</b>
<b>ASSESSMENT INCOME</b>				
Assessment Income	\$ 510,830	\$ 528,230	\$ 17,400	3.41%
<b>TOTAL ASSESSMENT INCOME</b>	<b>\$ 510,830</b>	<b>\$ 528,230</b>	<b>\$ 17,400</b>	
<b>MISCELLANEOUS INCOME</b>				
Rule Violation Income	\$ -	\$ 0	\$ 0	0.00%
Late Fees	1,000	1,000	-	0.00%
<b>TOTAL MISCELLANEOUS INCOME</b>	<b>\$ 1,000</b>	<b>\$ 1,000</b>	<b>\$ 0</b>	<b>0.00%</b>
<b>INTEREST INCOME</b>				
Interest Income	\$ 4,000	\$ 2,000	\$ (2,000)	-50.00%
<b>TOTAL INTEREST INCOME</b>	<b>\$ 4,000</b>	<b>\$ 2,000</b>	<b>\$ (2,000)</b>	<b>-50.00%</b>
<b>TOTAL ALL INCOME</b>	<b>\$ 515,830</b>	<b>\$ 531,230</b>	<b>\$ 15,400</b>	<b>2.99%</b>
<b>EXPENSES</b>				
<b>ADMINISTRATIVE EXPENSES</b>				
Office Expenses - 637	800	800	\$ -	0.00%
Printing - 604	3,000	3,000	-	0.00%
Postage - 602	1,170	1,170	-	0.00%
Management Fee - 601	25,000	25,000	-	0.00%
Legal Expense - 613	2,000	2,000	-	0.00%
Legal - Collection Expenses - 612	2,600	2,600	-	0.00%
Accounting/Audit Fees - 614	2,500	2,500	-	0.00%
Taxes - 641	500	500	-	0.00%
Telephone - 616	5,500	1,200	(4,300)	-78.18%
Fire Protection - 461	2,100	2,100	-	0.00%
Alarm Repair & Maintenance - 460	3,100	4,000	900	29.03%
Bank Service Fees - 606	3,600	3,600	-	0.00%
Meeting Expense - 615	600	600	-	0.00%
Bad Debt Expense - 640	16,900	16,900	-	0.00%
<b>TOTAL ADMINISTRATIVE EXPENSE</b>	<b>\$ 69,370</b>	<b>\$ 65,970</b>	<b>\$ (3,400)</b>	<b>-4.90%</b>
<b>OPERATING EXPENSES</b>				
Bulbs & Tubes -418	3,000	3,000	\$ -	0.00%
Signage - 423	400	400	-	0.00%
Electricity - 435	4,600	4,900	300	6.52%
Water - 431	1,400	1,400	-	0.00%
Exterminating Contract - 424	2,500	2,500	-	0.00%
Scavenger - 432	16,000	16,000	-	0.00%
Licenses and Fees - 638	125	125	-	0.00%
<b>TOTAL OPERATING EXPENSE</b>	<b>\$ 28,025</b>	<b>\$ 28,325</b>	<b>\$ 300</b>	<b>1.07%</b>

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MAINTENANCE EXPENSE	2011	2012	VARIANCE	% Change
Road Repair & Maintenance - 456	25,000	25,000	-	0.00%
Roof Repair & Maintenance - 458	12,000	12,000	-	0.00%
Repairs Contract - 433	7,000	7,000	-	0.00%
Concrete Repair & Replacement - 451	60,000	60,000	-	0.00%
Electrical Repairs - 425	5,000	5,000	-	0.00%
Plumbing Repairs - 415	1,500	1,500	-	0.00%
Tuckpointing - 452	11,000	11,000	-	0.00%
Decorating Contract - 605	25,000	35,000	10,000	40.00%
Lighting Repair & Maintenance - 420	5,000	5,000	-	0.00%
Gutters & Downspouts - 459	4,200	4,200	-	0.00%
Miscellaneous Repairs - 430	11,935	11,935	-	0.00%
Self Insurance Fund - 608	11,000	11,000	-	0.00%
Landscape Contract - 401	53,500	55,000	1,500	2.80%
Trees, Shrubs, Flowers - 405	20,000	20,000	-	0.00%
Landscaping - Other - 404	12,000	12,000	-	0.00%
Snow Removal Service - 402	30,000	30,000	-	0.00%
Sidewalk Shoveling - 403	3,300	3,300	-	0.00%
Salt/Ice Removal - 410	10,000	12,000	2,000	20.00%
Retention Pond - 406	2,000	2,000	-	0.00%
<b>TOTAL MAINTENANCE</b>	<b>\$ 309,435</b>	<b>\$ 322,935</b>	<b>\$ 13,500</b>	<b>4.36%</b>
<b>TAXES AND INSURANCE</b>				
Property Insurance - 607	39,000	39,000	\$ -	0.00%
Workman's Compensation	-	-	-	0.00%
<b>TOTAL TAX &amp; INSURANCE</b>	<b>\$ 39,000</b>	<b>\$ 39,000</b>	<b>\$ -</b>	<b>0.00%</b>
<b>RESERVES</b>				
Reserve	\$ 70,000	\$ 75,000	\$ 5,000	7.14%
<b>TOTAL RESERVES</b>	<b>\$ 70,000</b>	<b>\$ 75,000</b>	<b>\$ 5,000</b>	<b>7.14%</b>
<b>TOTAL ALL EXPENSES/RESERVES</b>	<b>\$ 515,830</b>	<b>\$ 531,230</b>	<b>\$ 15,400</b>	<b>2.99%</b>