

OAKBROOK PROPERTY OWNERS' ASSOCIATION, INC.
PROPOSED ANNUAL BUDGET
for the year ended June 30, 2019

Maintenance Assessments (361 Owners)	\$	259,920	(\$60 per month per lot)
Operating Expenses:			
Accounting		750	
Management		34,560	
Bad Debt Expense		-	
Bank Charges		36	
FPL-Clubhouse		5,340	
FPL-Guardhouse		1,080	
FPL-Street Lights		4,920	
FPL-Pond Pump		348	
Cleaning Services		4,020	
Insurance		5,400	
Lawn Service		23,400	
Licenses		420	
Legal		5,400	
Office Supplies	(2)	3,120	
Pest Control		2,100	
Pool Chemicals		3,600	
Pool Repair & Maintenance		8,400	
Postage	(2)	-	
Printing		1,200	
Repairs & Maintenance-Playgrounds		6,600	
Repairs & Maintenance-General		17,760	
Repairs & Maintenance-Retention Pond		-	
St. Augustine Gas		180	
Security Gate Maintenance & Access	(3)	17,250	
Storm Damage		4,800	
Supplies-Other		660	
Taxes-Federal/State Income		-	
Telephone	(1)	6,960	
Internet	(1)	-	
Tree Removal/Trimming (Palms, etc.)		3,600	
Waste Pro-Trash Removal		1,428	
Water		4,500	
Welcoming Committee		-	
Special Community Events/Children's Comm.		960	
		960	
TOTAL OPERATING EXPENSES		\$ 168,792	
Excess Operating Revenue	\$	91,128	
Repairs and Replacements Reserves:			
Clubhouse Carpeting Reserve		-	
Clubhouse Painting Reserve		1,500	
Clubhouse Roof Reserve		2,400	
Clubhouse A/C Unit Replacement Reserve		2,400	
Clubhouse Fence Reserve		600	
Road Resurfacing Reserve		64,500	
Recreational Park Reserve		8,928	
Pool Resurfacing Reserve		2,400	
Tennis Court Resurfacing Reserve		1,200	
Parking Lot Paving Reserve		-	
Street Light Replacement Reserve		3,600	
Security Access		3,600	
		3,600	
TOTAL RESERVE ALLOCATIONS		\$ 91,128	
SUBTOTAL	\$	-	
Carryover of Estimated Net Excess Revenues from 6/30/18		-	Rev Rul 70-604 Election
Less Contingency Operating Expenses		-	
Net Excess Revenues (Expenses)	\$	-	

(1) Telephone and Internet Expense is for Security Gate/Pool Gate Access and is a combined expense after 6/30/17.
(2) Office and Postage expenses are combined after 6/30/17.
(3) Security Gate Maintenance & Access has \$13,650 built into the budget for SJCSO deputy to patrol for speeding etc.