

Thorndale Beach North Condominium

5901 North Sheridan Road – Chicago, IL 60660 – (773) 561-3079 – FAX (773) 561-4604

October 20, 2011

Dear Unit Owner:

As required by the Condominium Property Act and the Association's Declaration, your Executive Board has prepared an estimated Operation Budget for the year 2012, a copy of which is attached for your information. This estimated Operating Budget is subject to approval by the full Board of Directors at the TBN Board Meeting to be held on December 1, 2011.

Enclosed please find TBN's 2012 operating budget. Please note that for the year 2012 there is a 3% increase on the regular assessments. There is also an increase of \$1.91 per month per unit for Comcast cable TV service.

During the years of 2008-2011 the special assessment totaled \$1,583,000. The special assessment for the period of 2012-2015 will be \$1,555,000, a net decrease of \$28,000 over four years.

The proposed annual \$388,750 special assessment for the years 2012-2015 is budgeted for repairs/restorations of the sea wall, elevators, roof, garage and pipes. These repairs are required by the City of Chicago. Any residual monies in the wake of these projects will be allocated and deposited to a "Reserve Funds" account.

**THORNDALE BEACH NORTH CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS**

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The attached Budget allows comparison of the 2012 budget with that of the prior year. The amount that each unit owner must pay for their Regular and Special monthly assessments is calculated by law based upon the percentage interest of their unit(s).

The new regular monthly assessment will be due the 1st of the month, beginning January 2012. The special assessment will also be due the 1st of the month, also beginning January 2012. A late charge of \$35.00 will be added to your account if either the regular or special assessment payment are not received by the 5th of the month by 1:30 p.m.

In addition, attached is an analysis of the previous special assessment, which was circulated to the members of the Board that we wanted you to have as well.

Your Board of Directors will continue to search out and implement cost-effective procedures for maintenance and improvement of our properties.

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**THORNDALE BEACH NORTH CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS**

**THORNDALE BEACH NORTH CONDOMINIUM
ASSOCIATION
2012 ESTIMATED OPERATING BUDGET**

CASH RECEIPTS	2011 BUDGET	2012 BUDGET
MAINTENANCE ASSESSMENT	\$ 580,722.50	\$ 598,144.18
SPECIAL ASSESSMENT	\$ 382,000.00	\$ 388,750.00
COMCAST CABLE TV	\$ 42,144.00	\$ 45,570.64
LAUNDRY INCOME	\$ 22,500.00	\$ 22,500.00
INTEREST INCOME	\$ 100.00	\$ 100.00
SANITATION REBATE	\$ 14,336.00	\$ 14,336.00
MISCELLANEOUS	\$ 250.00	\$ 250.00
LATE FEES	\$ 2,700.00	\$ 2,700.00
ADMINISTRATION CHARGES	\$ 1,500.00	\$ 1,500.00
TOTAL RECEIPTS	\$ 1,046,252.50	\$ 1,073,850.82

CASH DISBURSEMENTS

BUILDING & PROPERTY	2011	2012
ELECTRICITY	\$ 45,000.00	\$ 45,000.00
CABLE TV	\$ 46,394.00	\$ 45,570.64
EXTERMINATION	\$ 1,100.00	\$ 1,100.00
LICENSE & FEES	\$ 5,000.00	\$ 5,000.00
ELEVATOR MAINTENANCE	\$ 37,830.00	\$ 60,000.00
JANITORIAL SUPPLIES	\$ 6,500.00	\$ 7,000.00
SCAVENGER	\$ 17,000.00	\$ 17,000.00
GENERAL REPAIRS & MAINTENANCE	\$ 72,178.50	\$ 62,380.18
BALCONY	\$ 382,000.00	
<i>Seawall, Garage, Elevators, Roof & Pipes (and possible reserves)</i>		\$ 388,750.00
WATER & SEWER	\$ 38,000.00	\$ 46,000.00
EQUIPMENT	\$ 6,000.00	\$ 6,000.00
PAINTING & DECORATION	\$ 5,000.00	\$ 5,000.00
TELEPHONE - OFFICE	\$ 4,600.00	\$ 4,600.00
TOTAL BUILDING & PROPERTY	\$ 666,602.50	\$ 693,400.82

**THORNDALE BEACH NORTH CONDOMINIUM
ASSOCIATION
2012 ESTIMATED OPERATING BUDGET**

BUDGET/FINANCE & ADMINISTRATION

	2011		2012
ACCOUNTING	\$ 6,000.00	\$	6,000.00
FEDERAL & STATE TAX	\$ 1,500.00	\$	1,500.00
OFFICE EXPENSE & SUPPLIES	\$ 2,000.00	\$	2,200.00
VEHICLE EXPENSES	\$ 2,400.00	\$	3,000.00
COPIER EXPENSES	\$ 4,200.00	\$	4,200.00
LEGAL FEES	\$ 60,000.00	\$	60,000.00
BOARD MEETINGS	\$ 300.00	\$	300.00
WORKERS COMP / BLDG. INS.	\$ 65,000.00	\$	65,000.00
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TOTAL BUDGET/FINANCE & ADMINISTRATION	\$ 141,400.00	\$	142,200.00

PERSONNEL

SALARIES – DOORMEN	\$ 44,500.00	\$	44,500.00
SALARIES - JANITORS	\$ 54,000.00	\$	54,000.00
SALARIES - OFFICE	\$ 46,000.00	\$	46,000.00
SALARIES - SECURITY	\$ 30,000.00	\$	30,000.00
PAYROLL TAXES	\$ 15,650.00	\$	15,650.00
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TOTAL PERSONNEL	\$ 190,150.00	\$	190,150.00

**THORNDALE BEACH NORTH CONDOMINIUM
ASSOCIATION
2012 ESTIMATED OPERATING BUDGET**

POOL & LANDSCAPING	2011		2012	
POOL SUPPLIES	\$	1,600.00	\$	1,600.00
POOL REPAIRS & MAINTENANCE	\$	2,000.00	\$	2,000.00
LANDSCAPING	\$	2,500.00	\$	2,500.00
SNOW REMOVAL	\$	2,000.00	\$	2,000.00
TOTAL POOL & LANDSCAPING	\$	8,100.00	\$	8,100.00
TOTAL OPERATING EXPENSES	\$	1,006,252.50	\$	1,033,850.82

NON-RECURRING CAPITAL EXPENDITURES

MAJOR REPLACEMENT RESERVES

FUND # 1	\$	29,000.00	\$	29,000.00
FUND # 2	\$	11,000.00	\$	11,000.00
BUDGETED RESERVES	\$	40,000.00	\$	40,000.00

October 19, 2011

Dear Fellow Board Members:

The following is a comparison of the special assessments for the periods of 2008-2011 and 2012-2015. There has been open speculation in various forms (e.g., flyers posted on the laundry room bulletin board) that for the period of 2012-2015 the special assessment will increase, "by 200%". This is in fact not to be the case; when you compare the assessments side-by-side you will see the opposite is in fact true.

Special Assessments

<u>2008-2011</u>		<u>2012-2015</u>	
2008	\$382,000.00	2012	\$388,750.00
2009	\$382,000.00	2013	\$388,750.00
2010	\$382,000.00	2014	\$388,750.00
2011	\$382,000.00	2015	\$388,750.00
	<u>\$1,528,000.00</u>		<u>\$1,555,000.00</u>
+	\$55,000.00*		
	<u>\$1,583,000.00</u>		

Comparison:

Special Assessment 2008-2011:	\$1,583,000.00
Less: Special Assessment 2012-2015:	(\$1,555,000.00)
Net Decrease over 2012-2015:	\$28,000.00.00
less than 2008-2011, or \$7,000.00/year less than 2008 through 2011.	

* This figure represents the reconciliation of the balance of the amount three motions carried in 2008:

On February 19, 2008, two motions were given to Savemax Construction and were carried; the first motion for \$1,298,000.00, the second for \$140,000.00. The third motion given to Savemax was carried November 14, 2008 for \$145,000.00. These amounts sum to \$1,583,000.00, as indicated above. Please note that the sum total of the three assessments *includes* the residual \$55,000.00 to reconcile our account with Savemax.

Respectfully submitted,
Sigrid Ingold, President