UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF ILLINOIS
Western Division

In Re: The Oaks of Prairie Point Condominium Association, Debtor(s)	)))))))	BK No.: 16-80238 Chapter: 11 Honorable Thomas M. Lynch

ORDER AUTHORIZING INTERIM USE OF CASH COLLATERAL AND GRANTING RELATED RELIEF

THIS MATTER COMING TO BE HEARD upon the Motion of The Oaks of Prairie Point Condominium Association, Debtor/Debtor-in-Possession, For Authority to Use Cash Collateral pursuant to Section 363 of the Bankruptcy Code (the "Motion"); proper notice as required by Rule 4001(b) of the Federal Rules of Bankruptcy Procedure having been provided; Illinois State Bank ("Lender") having objected to the Motion;, the Debtor and Lender having agreed to the terms of this Order; and this Court being fully advised in the premises;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

A) The Debtor is authorized to use cash collateral during the period February 1, 2017 through through February 28, 2017 to the extent set forth on Exhibit A hereto, with the exception of those items identified as "exterior repairs" which shall not be paid without further approval from Lender. Lender shall not unreasonably withhold such approval, but reserves all rights to argue that Lender is not adequately protected.

B) The Debtor shall pay Lender the sum of $10,728.81 on or before February 15, 2017. The payments shall be made from the Debtor's reserve account at Illinois State Bank, to be credited to Debtor's loan.

C) During the duration of this cash collateral order, Debtor shall not make any disbursements from or deposits to the Debtor-in-Possession account currently located at Rockford Bank and Trust ending in account No. 6455 without the consent of Lender or further order of this Court. Additionally, once each week during the duration of this cash collateral order, Debtor shall provide evidence that no disbursements from or deposits to the Rockford Bank & Trust account have been made.

D) In return for Debtor's continued interim use of cash collateral, Lender is granted the following adequate protection for its purported secured interests:

1. The Lender shall be granted a valid and perfected, enforceable security interest in and to Debtor's post-petition accounts, assessments and other receivables which are now or hereafter become property of the estate to the extent and priority of its alleged pre-petition liens, if valid, but only to the extent of any diminution in the value of such assets during the period from the commencement of this case through February 28, 2017.

2. The Debtor shall execute any documents that may be reasonably required by the Bank to evidence the post-petition interests granted in the above paragraph (1).

3. The Debtor will permit the Lender to inspect, upon reasonable notice, within reasonable hours, the Debtor's books and records;

4. The Debtor shall maintain and pay premiums for insurance to cover all of its assets from fire, theft and water damage;

5. The Debtor shall, upon reasonable request, make available to the Lender evidence of that which constitutes its collateral or proceeds; and

6. The Debtor will properly maintain the Property in good repair and properly manage such Property.

E) Notwithstanding anything to the contrary in this Order, Lender reserves all of its rights under 11 U.S.C. Section 552(b) and otherwise.

F.) A status hearing on the Motion is scheduled before this Court on February 27, 2017 at 10:30 a.m.

Enter:

Dated: JAN 26 2017

United States Bankruptcy Judge

Prepared by:

DEBTOR'S COUNSEL:
Thomas W. Goedert (Atty. No. 6201228)
Dommermuth, Cobine, West, Gensler,
Philpchuck, Corrigan & Bernhard LTD
111 East Jefferson Ste. 200
Naperville, IL. 60566
TEL: (630) 355-5800
FAX: (630) 355-5976
Cash Collateral.ORD-Thru 2/28/17

OPERATING BUDGET
OAKS OF PRAIRIE POINT CONDOMINIUM ASSOCIATION
2/1/17 - 2/28/17

Jan-17	Condos	Fitness Center	Loop Road	Total
Projected Income:				
Assessment\Rental Income	$29,866.75	$1,000.00	$1,281.25	$32,148.00
Expenses:				
LOAN PAYMENT	$10,728.83			$10,728.83
US TRUSTEE QUARTERLY FEE & BANKRUPTCY MANAGEMENT FEE	$400.00			$400.00
POSTAGE & COPYING	$150.00	$10.00		$160.00
FIRE & SAFETY	$400.00	$100.00		$500.00
JANITORIAL	$800.00			$800.00
CARPET CLEANING				$0.00
LIGHTING MAINTENANCE	$300.00	$150.00		$450.00
LOCKSMITH				$0.00
TRASH REMOVAL	$1,686.16			$1,686.16
LOOP ROAD	$269.08	$320.32		$589.40
INSURANCE	$2,519.16			$2,519.16
LANDSCAPE Contract				$0.00
LANDSCAPE Improvements				$0.00
SNOW REMOVAL Contract	$1,768.00	$150.00	$270.00	$2,188.00
SNOW REMOVAL Salting	$2,000.00	$750.00	$750.00	$3,500.00
ACCOUNTING				$0.00
LEGAL				$0.00
PROPERTY MANAGEMENT	$1,316.50	$258.75		$1,575.25
EXTERIOR REPAIRS	$1,300.00	$200.00		$1,500.00
PLUMBING CONTRACTOR	$250.00			$250.00
ASPHALT REPAIRS				$0.00
UNIT BACK CHARGE	$0.00			$0.00
ROOF REPAIRS				$0.00
UTILITIES				
ELECTRIC	$1,400.00	$600.00		$2,000.00
WATER & SEWER	$2,500.00	$32.50		$2,532.50
GAS	$0.00	$750.00		$750.00
Total Projected Expenses	$27,787.71	$3,321.57	$1,020.00	$32,129.28

WEEK OF 2/1/17	Condos	Fitness Center	Loop Road
Projected Income:			
Assessment\Rental Income	$29,866.75	$1,000.00	$1,281.25
Expenses:			
LOAN PAYMENT	$10,728.83	from Reserves	
US TRUSTEE QUARTERLY FEE & BANKRUPTCY MANAGEMENT FEE			
POSTAGE & COPYING			
FIRE & SAFETY			
JANITORIAL			
CARPET CLEANING			
LIGHTING MAINTENANCE			
LOCKSMITH			
TRASH REMOVAL			
LOOP ROAD	$269.08	$320.32	
INSURANCE	$2,519.16		
LANDSCAPE Contract			
LANDSCAPE Improvements			
SNOW REMOVAL Contract			
SNOW REMOVAL Salting			
ACCOUNTING			
LEGAL			
PROPERTY MANAGEMENT	$1,316.50	$258.75	
EXTERIOR REPAIRS			
PLUMBING CONTRACTOR			
ASPHALT REPAIRS			
UNIT BACK CHARGE			
ROOF REPAIRS			
UTILITIES			
ELECTRIC			
WATER & SEWER			
GAS			
Total Projected Expenses	$14,833.55	$579.07	$0.00

WEEK OF: 2/5/17	Condos	Fitness Center	Loop Road
Projected Income:			
Assessment\Rental Income			
Expenses:			
LOAN PAYMENT			
US TRUSTEE QUARTERLY FEE & BANKRUPTCY MANAGEMENT FEE	$400.00		
POSTAGE & COPYING			
FIRE & SAFETY			
JANITORIAL			
CARPET CLEANING			
LIGHTING MAINTENANCE			
LOCKSMITH			
TRASH REMOVAL	$1,686.16		
LOOP ROAD			
INSURANCE			
LANDSCAPE Contract			
LANDSCAPE Improvements			
SNOW REMOVAL Contract			
SNOW REMOVAL Salting			
ACCOUNTING			
LEGAL			
PROPERTY MANAGEMENT			
EXTERIOR REPAIRS	$800.00	$100.00	
PLUMBING CONTRACTOR			
ASPHALT REPAIRS			
UNIT BACK CHARGE			
ROOF REPAIRS			
UTILITIES			
ELECTRIC			
WATER & SEWER			
GAS			
Total Projected Expenses	$2,886.16	$100.00	$0.00

WEEK OF: 2/12/17	Condos	Fitness Center	Loop Road
Projected Income:			
Assessment\Rental Income			
Expenses:			
LOAN PAYMENT			
US TRUSTEE QUARTERLY FEE & BANKRUPTCY MANAGEMENT FEE			
POSTAGE & COPYING			
FIRE & SAFETY			
JANITORIAL			
CARPET CLEANING			
LIGHTING MAINTENANCE			
LOCKSMITH			
TRASH REMOVAL			
LOOP ROAD			
INSURANCE			
LANDSCAPE Contract			
LANDSCAPE Improvements			
SNOW REMOVAL Contract			
SNOW REMOVAL Salting			
ACCOUNTING			
LEGAL			
PROPERTY MANAGEMENT			
EXTERIOR REPAIRS			
PLUMBING CONTRACTOR			
ASPHALT REPAIRS			
UNIT BACK CHARGE			
ROOF REPAIRS			
UTILITIES			
ELECTRIC			
WATER & SEWER			
GAS			
Total Projected Expenses	$0.00	$0.00	$0.00

WEEK OF: 2/19/17	Condos	Fitness Center	Loop Road
Projected Income:			
Assessment\Rental Income			
Expenses:			
LOAN PAYMENT			
US TRUSTEE QUARTERLY FEE & BANKRUPTCY MANAGEMENT FEE			
POSTAGE & COPYING	$150.00	$10.00	
FIRE & SAFETY	$400.00	$100.00	
JANITORIAL	$800.00		
CARPET CLEANING			
LIGHTING MAINTENANCE	$300.00	$150.00	
LOCKSMITH			
TRASH REMOVAL			
LOOP ROAD			
INSURANCE			
LANDSCAPE Contract			
LANDSCAPE Improvements			
SNOW REMOVAL Contract	$1,768.00	$150.00	$270.00
SNOW REMOVAL Salting	$2,000.00	$750.00	$750.00
ACCOUNTING			
LEGAL			
PROPERTY MANAGEMENT			
EXTERIOR REPAIRS	$500.00	$100.00	
PLUMBING CONTRACTOR	$250.00		
ASPHALT REPAIRS			
UNIT BACK CHARGE			
ROOF REPAIRS			
UTILITIES			
ELECTRIC	$1,400.00	$600.00	
WATER & SEWER	$2,500.00	$32.50	
GAS	$0.00	$750.00	
Total Projected Expenses	$10,068.00	$2,642.50	$1,020.00

WEEK OF: 2/26/17	Condos	Fitness Center	Loop Road
Projected Income:			
Assessment\Rental Income			
Expenses:			
LOAN PAYMENT			
US TRUSTEE QUARTERLY FEE & BANKRUPTCY MANAGEMENT FEE			
POSTAGE & COPYING			
FIRE & SAFETY			
JANITORIAL			
CARPET CLEANING			
LIGHTING MAINTENANCE			
LOCKSMITH			
TRASH REMOVAL			
LOOP ROAD			
INSURANCE			
LANDSCAPE Contract			
LANDSCAPE Improvements			
SNOW REMOVAL Contract			
SNOW REMOVAL Salting			
ACCOUNTING			
LEGAL			
PROPERTY MANAGEMENT			
EXTERIOR REPAIRS			
PLUMBING CONTRACTOR			
ASPHALT REPAIRS			
UNIT BACK CHARGE			
ROOF REPAIRS			
UTILITIES			
ELECTRIC			
WATER & SEWER			
GAS			
Total Projected Expenses	$0.00	$0.00	$0.00

EXHIBIT
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