

1516 Hinman Avenue
Evanston IL 60201

Heil, Heil, Smart & Golee
5215 Old Orchard Road
Suite 300
Skokie IL 60077

		YTD ACTUAL	ANNUAL BUDGET	VARIANCE
OPERATING INCOME				
402020	Assessments Undesignated Funds	484,744.80	484,745	0.20
402300	Special Assessment	51,610.80	51,611	0.20
403400	Leasing Fees	2,200.00	1,200	(1,000.00)
404010	Late Fees	600.00	0	(600.00)
404015	Violation Fines	300.00	0	(300.00)
404030	Move In/Move Out Fee	8,550.00	7,000	(1,550.00)
404560	Parking Income	26,925.84	26,926	0.16
405030	Laundry Room	9,418.00	9,000	(418.00)
405115	Key Fob / Clickers	150.00	0	(150.00)
405130	In-Unit Laundry Income	288.00	216	(72.00)
405150	Reimbursement-Legal	1,286.30	0	(1,286.30)
406010	Miscellaneous Income	328.00	0	(328.00)
408000	Unit 101 Assessment	6,461.64	6,462	0.36
408010	Unit 101 Parking	465.84	466	0.16
408020	Unit 101 Expense Assessm	(6,461.64)	(6,462)	(0.36)
408030	Unit 101 Exp Parking	(465.84)	(466)	(0.16)
TOTAL OPERATING INCOME		586,401.74	580,698	(5,703.74)
OPERATING EXPENSES:				
GENERAL & ADMINISTRATIVE				
601000	Management Fees	32,700.00	32,700	0.00
601010	Professional Fees	22.50	1,000	(977.50)
601020	Legal	18,056.56	10,000	8,056.56
601040	Accounting: Audit, Tax Return	275.00	300	(25.00)
601100	Office Service	1,324.45	2,500	(1,175.55)
601105	Bonus	680.00	2,000	(1,320.00)
601130	Web Site Expense	855.00	500	355.00
601215	Coupon Books	288.00	300	(12.00)
601230	Miscellaneous-Administrative	297.80	500	(202.20)
601410	Interest Expense	8,959.40	9,000	(40.60)
601412	Loan Principal Offset	43,418.34	44,000	(581.66)
601420	Bank Service Charge	57.46	100	(42.54)
601430	License/Permit/Fees	220.00	600	(380.00)
601435	Leasing Expense	1,100.00	1,200	(100.00)
601440	Annual Report	10.00	10	0.00
601500	Insurance	26,766.92	31,000	(4,233.08)
601800	Unit 101 Repairs	0.00	750	(750.00)
TOTAL GENERAL & ADMINISTRATIVE		135,031.43	136,460	(1,428.57)
BUILDING EXPENSES				
605027	Fire & Security System	5,530.39	5,400	130.39
605090	Payroll	48,447.76	47,750	697.76
605091	Payroll Taxes	3,819.63	3,872	(52.37)

1516 Hinman Avenue
Evanston IL 60201

Heil, Heil, Smart & Golee
5215 Old Orchard Road
Suite 300
Skokie IL 60077

		YTD ACTUAL	ANNUAL BUDGET	VARIANCE
605092	Welfare & Pension	9,550.00	9,550	0.00
605093	Payroll Service Fee	1,040.51	1,047	(6.49)
605100	Exterminating	8,715.00	5,000	3,715.00
605105	Scavenger Service	0.00	50	(50.00)
605108	Recycling	8,574.00	8,970	(396.00)
605120	Window Cleaning	1,800.00	4,000	(2,200.00)
605131	Janitorial Substitute	1,280.00	1,500	(220.00)
605134	Janitorial Weekend Service	1,200.00	1,400	(200.00)
605220	Roof Repair	5,000.00	4,000	1,000.00
605315	Doors/Lock Repair & Service	0.00	500	(500.00)
605325	Decorating/Painting/Drywall	1,296.48	1,400	(103.52)
605350	Carpet Cleaning & Maint	1,097.00	1,500	(403.00)
605510	Laundry Room	3,300.15	3,100	200.15
605833	Garage Door Repair	1,136.00	1,000	136.00
605835	Garage Power Wash	0.00	950	(950.00)
606015	HVAC Repair	7,163.47	4,500	2,663.47
606070	Elevator Service Contract	5,200.00	8,000	(2,800.00)
606075	Elevator Repairs	2,640.00	2,700	(60.00)
606085	Equipment Maintenance	0.00	1,000	(1,000.00)
606090	Plumbing Repairs	1,464.00	3,000	(1,536.00)
606097	Sewer Rodding	4,154.00	5,000	(846.00)
606100	Electrical Repairs	444.75	500	(55.25)
606185	Miscellaneous Repair	0.00	500	(500.00)
606220	Supplies - Electrical	759.71	800	(40.29)
606263	Supplies - Hardware	4,450.95	3,200	1,250.95
		-----	-----	-----
	TOTAL BUILDING EXPENSES	128,063.80	130,189	(2,125.20)
	UTILITY EXPENSES			
601900	Electricity	14,178.83	18,000	(3,821.17)
601910	Gas Service	34,709.53	40,000	(5,290.47)
601920	Water Service	10,590.84	11,000	(409.16)
601926	Sewer	16,998.20	20,000	(3,001.80)
601930	Telephone	3,321.63	3,000	321.63
		-----	-----	-----
	TOTAL UTILITY EXPENSES	79,799.03	92,000	(12,200.97)
	COMMON AREA GROUNDS EXPENSES			
602240	Landscaping	1,177.50	2,000	(822.50)
602885	Snow Removal	0.00	1,000	(1,000.00)
602890	Sand/Salt/Ice Melt	264.00	1,000	(736.00)
		-----	-----	-----
	TOTAL COMMON AREA GROUNDS EXPE	1,441.50	4,000	(2,558.50)
	RESERVE CONTRIBUTIONS			
930000	Transfer from Operating	218,049.00	218,049	0.00
		-----	-----	-----
	TOTAL RESERVE CONTRIBUTIONS	218,049.00	218,049	0.00

1516 Hinman Avenue
Evanston IL 60201

Heil, Heil, Smart & Golee
5215 Old Orchard Road
Suite 300
Skokie IL 60077

	YTD ACTUAL	ANNUAL BUDGET	VARIANCE
TOTAL OPERATING EXPENSES	562,384.76	580,698	(18,313.24)
EXCESS REVENUE BEFORE RESERVES	24,016.98	0	(24,016.98)
RESERVE ACTIVITY			
RESERVE INCOME			
500300 Transfer to Reserve	218,049.00	218,049	0.00
501200 Reserve Interest Income	492.37	200	(292.37)
TOTAL RESERVE INCOME	218,541.37	218,249	(292.37)
RESERVE EXPENSES			
701600 Interest Expense	0.10	0	0.10
705750 Redecorating	64,164.15	64,000	164.15
706300 Plumbing	112,409.57	150,000	(37,590.43)
706550 Elevator Modification	294,625.00	0	294,625.00
TOTAL RESERVE EXPENSE	471,198.82	214,000	257,198.82
EXCESS REVENUE OVER EXPENDITUR	(228,640.47)	4,249	232,889.47