

1516 Hinman Avenue  
 Evanston IL 60201

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

|        |                                           | YTD<br>ACTUAL     | ANNUAL<br>BUDGET | VARIANCE           |
|--------|-------------------------------------------|-------------------|------------------|--------------------|
|        | <b>OPERATING INCOME</b>                   |                   |                  |                    |
| 402020 | Assessments Undesignated Funds            | 484,744.80        | 484,745          | 0.20               |
| 402300 | Special Assessment                        | 41,554.90         | 42,385           | 830.10             |
| 403400 | Leasing Fees                              | 2,400.00          | 2,000            | (400.00)           |
| 404010 | Late Fees                                 | 640.00            | 0                | (640.00)           |
| 404015 | Violation Fines                           | (2,500.00)        | 0                | 2,500.00           |
| 404030 | Move In/Move Out Fee                      | 6,000.00          | 6,000            | 0.00               |
| 404560 | Parking Income                            | 26,925.84         | 26,926           | 0.16               |
| 405030 | Laundry Room                              | 9,070.00          | 9,000            | (70.00)            |
| 405115 | Key Fob / Clickers                        | 150.00            | 0                | (150.00)           |
| 405130 | In-Unit Laundry Income                    | 0.00              | 288              | 288.00             |
| 405150 | Reimbursement-Legal                       | 6,330.21          | 0                | (6,330.21)         |
| 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)             |
|        | <b>TOTAL OPERATING INCOME</b>             | <b>575,315.75</b> | <b>571,344</b>   | <b>(3,971.75)</b>  |
|        | <b>OPERATING EXPENSES:</b>                |                   |                  |                    |
|        | <b>GENERAL &amp; ADMINISTRATIVE</b>       |                   |                  |                    |
| 601000 | Management Fees                           | 34,020.00         | 34,021           | (1.00)             |
| 601010 | Professional Fees                         | 500.00            | 1,000            | (500.00)           |
| 601016 | Additional Accounting Services            | 104.17            | 0                | 104.17             |
| 601020 | Legal                                     | 6,330.21          | 10,000           | (3,669.79)         |
| 601040 | Accounting: Audit, Tax Return             | 300.00            | 300              | 0.00               |
| 601100 | Office Service                            | 1,342.15          | 2,000            | (657.85)           |
| 601105 | Bonus                                     | 740.00            | 2,000            | (1,260.00)         |
| 601130 | Web Site Expense                          | 946.00            | 876              | 70.00              |
| 601215 | Coupon Books                              | 224.00            | 300              | (76.00)            |
| 601230 | Miscellaneous-Administrative              | 133.76            | 600              | (466.24)           |
| 601410 | Interest Expense                          | 640.55            | 2,619            | (1,978.45)         |
| 601412 | Loan Principal Offset                     | 0.00              | 49,759           | (49,759.00)        |
| 601420 | Bank Service Charge                       | 0.00              | 50               | (50.00)            |
| 601430 | License/Permit/Fees                       | 940.00            | 900              | 40.00              |
| 601435 | Leasing Expense                           | 1,200.00          | 1,000            | 200.00             |
| 601440 | Annual Report                             | 196.00            | 216              | (20.00)            |
| 601500 | Insurance                                 | 21,391.25         | 27,998           | (6,606.75)         |
| 601800 | Unit 101 Repairs                          | 0.00              | 500              | (500.00)           |
|        | <b>TOTAL GENERAL &amp; ADMINISTRATIVE</b> | <b>69,008.09</b>  | <b>134,139</b>   | <b>(65,130.91)</b> |
|        | <b>BUILDING EXPENSES</b>                  |                   |                  |                    |
| 605027 | Fire & Security System                    | 5,141.43          | 5,600            | (458.57)           |
| 605090 | Payroll                                   | 51,060.88         | 50,363           | 697.88             |
| 605091 | Payroll Taxes                             | 4,008.09          | 3,891            | 117.09             |

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|--------|---------------------------------------|-------------------|------------------|--------------------|
| 605092 | Welfare & Pension                     | 10,073.00         | 10,073           | 0.00               |
| 605093 | Payroll Service Fee                   | 1,128.40          | 1,116            | 12.40              |
| 605100 | Exterminating                         | 3,689.00          | 7,000            | (3,311.00)         |
| 605105 | Scavenger Service                     | 0.00              | 60               | (60.00)            |
| 605108 | Recycling                             | 8,489.00          | 8,800            | (311.00)           |
| 605120 | Window Cleaning                       | 4,050.00          | 3,800            | 250.00             |
| 605131 | Janitorial Substitute                 | 1,300.00          | 2,000            | (700.00)           |
| 605134 | Janitorial Weekend Service            | 1,338.33          | 1,430            | (91.67)            |
| 605220 | Roof Repair                           | 1,005.46          | 5,000            | (3,994.54)         |
| 605315 | Doors/Lock Repair & Service           | 1,354.40          | 400              | 954.40             |
| 605325 | Decorating/Painting/Drywall           | 1,740.00          | 2,000            | (260.00)           |
| 605350 | Carpet Cleaning & Maint               | 1,380.86          | 750              | 630.86             |
| 605510 | Laundry Room                          | 3,188.28          | 3,100            | 88.28              |
| 605833 | Garage Door Repair                    | 3,216.64          | 1,000            | 2,216.64           |
| 606015 | HVAC Repair                           | 1,085.00          | 10,000           | (8,915.00)         |
| 606070 | Elevator Service Contract             | 7,800.00          | 8,000            | (200.00)           |
| 606075 | Elevator Repairs                      | 0.00              | 1,000            | (1,000.00)         |
| 606085 | Equipment Maintenance                 | 0.00              | 1,000            | (1,000.00)         |
| 606090 | Plumbing Repairs                      | 4,058.76          | 2,000            | 2,058.76           |
| 606097 | Sewer Rodding                         | 6,739.93          | 7,000            | (260.07)           |
| 606100 | Electrical Repairs                    | 1,070.00          | 500              | 570.00             |
| 606185 | Miscellaneous Repair                  | 2,363.43          | 1,500            | 863.43             |
| 606220 | Supplies - Electrical                 | 178.18            | 500              | (321.82)           |
| 606263 | Supplies - Hardware                   | 4,669.68          | 4,000            | 669.68             |
|        | <b>TOTAL BUILDING EXPENSES</b>        | <b>130,128.75</b> | <b>141,883</b>   | <b>(11,754.25)</b> |
|        | <b>UTILITY EXPENSES</b>               |                   |                  |                    |
| 601900 | Electricity                           | 14,654.19         | 15,000           | (345.81)           |
| 601910 | Gas Service                           | 36,783.97         | 37,000           | (216.03)           |
| 601920 | Water Service                         | 10,331.38         | 11,200           | (868.62)           |
| 601926 | Sewer                                 | 12,622.86         | 17,000           | (4,377.14)         |
| 601930 | Telephone                             | 2,498.75          | 3,000            | (501.25)           |
|        | <b>TOTAL UTILITY EXPENSES</b>         | <b>76,891.15</b>  | <b>83,200</b>    | <b>(6,308.85)</b>  |
|        | <b>COMMON AREA GROUNDS EXPENSES</b>   |                   |                  |                    |
| 602240 | Landscaping                           | 606.00            | 1,500            | (894.00)           |
| 602885 | Snow Removal                          | 0.00              | 800              | (800.00)           |
| 602890 | Sand/Salt/Ice Melt                    | 481.25            | 500              | (18.75)            |
|        | <b>TOTAL COMMON AREA GROUNDS EXPE</b> | <b>1,087.25</b>   | <b>2,800</b>     | <b>(1,712.75)</b>  |
|        | <b>RESERVE CONTRIBUTIONS</b>          |                   |                  |                    |
| 930000 | Transfer from Operating               | 209,322.00        | 209,322          | 0.00               |
|        | <b>TOTAL RESERVE CONTRIBUTIONS</b>    | <b>209,322.00</b> | <b>209,322</b>   | <b>0.00</b>        |

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|                                |                         | YTD<br>ACTUAL            | ANNUAL<br>BUDGET     | VARIANCE                   |
|--------------------------------|-------------------------|--------------------------|----------------------|----------------------------|
| TOTAL OPERATING EXPENSES       |                         | 486,437.24               | 571,344              | (84,906.76)                |
| EXCESS REVENUE BEFORE RESERVES |                         | <u>88,878.51</u>         | <u>0</u>             | <u>(88,878.51)</u>         |
| RESERVE ACTIVITY               |                         |                          |                      |                            |
| RESERVE INCOME                 |                         |                          |                      |                            |
| 500300                         | Transfer to Reserve     | 209,322.00               | 209,322              | 0.00                       |
| 501200                         | Reserve Interest Income | <u>1,137.96</u>          | <u>0</u>             | <u>(1,137.96)</u>          |
| TOTAL RESERVE INCOME           |                         | <u>210,459.96</u>        | <u>209,322</u>       | <u>(1,137.96)</u>          |
| RESERVE EXPENSES               |                         |                          |                      |                            |
| 706220                         | Ventilation Systems     | 8,940.00                 | 7,000                | 1,940.00                   |
| 706300                         | Plumbing                | <u>99,590.60</u>         | <u>125,000</u>       | <u>(25,409.40)</u>         |
| TOTAL RESERVE EXPENSES         |                         | 108,530.60               | 132,000              | (23,469.40)                |
| EXCESS REVENUE OVER EXPENDITUR |                         | <u><u>190,807.87</u></u> | <u><u>77,322</u></u> | <u><u>(113,485.87)</u></u> |