

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	65,078.26	51,611	(13,467.26)
403400	Leasing Fees	2,200.00	1,000	(1,200.00)
404010	Late Fees	600.00	0	(600.00)
404015	Violation Fines	5,400.00	0	(5,400.00)
404030	Move In/Move Out Fee	10,050.00	6,000	(4,050.00)
404560	Parking Income	26,925.84	26,926	0.16
405030	Laundry Room	9,000.00	9,500	500.00
405115	Key Fob / Clickers	300.00	0	(300.00)
405117	Key Income	35.00	0	(35.00)
405130	In-Unit Laundry Income	288.00	288	0.00
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		604,621.90	580,070	(24,551.90)
OPERATING EXPENSES:				
GENERAL & ADMINISTRATIVE				
601000	Management Fees	33,354.00	33,354	0.00
601010	Professional Fees	2,095.00	1,000	1,095.00
601020	Legal	718.00	15,000	(14,282.00)
601040	Accounting: Audit, Tax Return	275.00	300	(25.00)
601100	Office Service	1,862.05	2,000	(137.95)
601105	Bonus	680.00	2,000	(1,320.00)
601130	Web Site Expense	876.00	954	(78.00)
601215	Coupon Books	276.00	320	(44.00)
601230	Miscellaneous-Administrative	1,067.62	600	467.62
601410	Interest Expense	4,965.16	8,820	(3,854.84)
601412	Loan Principal Offset	104,447.17	43,548	60,899.17
601420	Bank Service Charge	2.75	100	(97.25)
601430	License/Permit/Fees	1,076.00	600	476.00
601435	Leasing Expense	1,100.00	1,000	100.00
601440	Annual Report	10.00	10	0.00
601500	Insurance	29,707.00	31,000	(1,293.00)
601800	Unit 101 Repairs	568.90	750	(181.10)
TOTAL GENERAL & ADMINISTRATIVE		183,080.65	141,356	41,724.65
BUILDING EXPENSES				
605027	Fire & Security System	3,723.23	5,400	(1,676.77)
605090	Payroll	49,641.52	48,944	697.52
605091	Payroll Taxes	3,907.62	3,969	(61.38)
605092	Welfare & Pension	9,789.00	9,789	0.00

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605093	Payroll Service Fee	1,083.74	1,068	15.74
605100	Exterminating	6,285.00	7,000	(715.00)
605105	Scavenger Service	0.00	50	(50.00)
605108	Recycling	8,564.00	8,800	(236.00)
605120	Window Cleaning	3,780.00	2,000	1,780.00
605131	Janitorial Substitute	960.00	1,500	(540.00)
605134	Janitorial Weekend Service	1,320.00	1,430	(110.00)
605220	Roof Repair	0.00	6,500	(6,500.00)
605315	Doors/Lock Repair & Service	95.43	500	(404.57)
605325	Decorating/Painting/Drywall	2,930.00	2,000	930.00
605350	Carpet Cleaning & Maint	709.70	1,500	(790.30)
605510	Laundry Room	3,111.45	3,100	11.45
605833	Garage Door Repair	1,367.23	1,000	367.23
605835	Garage Power Wash	1,600.00	1,000	600.00
606015	HVAC Repair	13,621.25	5,000	8,621.25
606070	Elevator Service Contract	7,800.00	8,000	(200.00)
606075	Elevator Repairs	1,320.00	1,000	320.00
606085	Equipment Maintenance	0.00	1,000	(1,000.00)
606090	Plumbing Repairs	1,796.53	3,000	(1,203.47)
606097	Sewer Rodding	5,830.71	5,000	830.71
606100	Electrical Repairs	0.00	500	(500.00)
606185	Miscellaneous Repair	3,059.49	1,500	1,559.49
606220	Supplies - Electrical	342.36	1,000	(657.64)
606263	Supplies - Hardware	4,913.66	3,446	1,467.66
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	TOTAL BUILDING EXPENSES	137,551.92	134,996	2,555.92
	UTILITY EXPENSES			
601900	Electricity	14,273.54	16,000	(1,726.46)
601910	Gas Service	34,538.44	40,000	(5,461.56)
601920	Water Service	11,461.32	11,000	461.32
601926	Sewer	16,520.24	20,000	(3,479.76)
601930	Telephone	2,451.57	3,200	(748.43)
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	TOTAL UTILITY EXPENSES	79,245.11	90,200	(10,954.89)
	COMMON AREA GROUNDS EXPENSES			
602240	Landscaping	1,861.00	1,500	361.00
602885	Snow Removal	110.00	1,000	(890.00)
602890	Sand/Salt/Ice Melt	290.40	500	(209.60)
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	TOTAL COMMON AREA GROUNDS EXPE	2,261.40	3,000	(738.60)
	RESERVE CONTRIBUTIONS			
930000	Transfer from Operating	210,517.92	210,518	(0.08)
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	TOTAL RESERVE CONTRIBUTIONS	210,517.92	210,518	(0.08)
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TOTAL OPERATING EXPENSES	612,657.00	580,070	32,587.00
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EXCESS REVENUE BEFORE RESERVES	(8,035.10)	0	8,035.10
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RESERVE ACTIVITY			
RESERVE INCOME			
500300 Transfer to Reserve	210,517.92	210,518	0.08
501200 Reserve Interest Income	950.58	0	(950.58)
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TOTAL RESERVE INCOME	211,468.50	210,518	(950.50)
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RESERVE EXPENSES			
706300 Plumbing	153,400.00	205,500	(52,100.00)
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TOTAL RESERVE EXPENSES	153,400.00	205,500	(52,100.00)
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EXCESS REVENUE OVER EXPENDITUR	50,033.40	5,018	(45,015.40)
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