

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	436,269.84	436,270	0.16
403400	Leasing Fees	3,150.00	2,000	(1,150.00)
404010	Late Fees	620.00	0	(620.00)
404015	Violation Fines	750.00	0	(750.00)
404030	Move In/Move Out Fee	8,850.00	0	(8,850.00)
404560	Parking Income	26,925.84	26,926	0.16
405030	Laundry Room	8,490.00	8,000	(490.00)
405115	Key Fob / Clickers	171.00	0	(171.00)
405117	Key Income	175.00	0	(175.00)
405130	In-Unit Laundry Income	288.00	288	0.00
405150	Reimbursement-Legal	2,970.82	0	(2,970.82)
408000	Unit 101 Assessment	5,874.96	5,875	0.04
408010	Unit 101 Parking	465.84	466	0.16
408020	Unit 101 Expense Assessment	(5,874.96)	(5,875)	(0.04)
408030	Unit 101 Expense Parking	<u>(465.84)</u>	<u>(466)</u>	<u>(0.16)</u>
	TOTAL OPERATING INCOME	488,660.50	473,484	(15,176.50)
	OPERATING EXPENSES:			
	GENERAL & ADMINISTRATIVE			
601000	Management Fees	35,221.92	35,222	(0.08)
601010	Professional Fees	14,425.00	2,000	12,425.00
601020	Legal	2,970.82	3,000	(29.18)
601040	Accounting: Audit, Tax Return	300.00	325	(25.00)
601100	Office Service	1,365.90	2,000	(634.10)
601105	Bonus	0.00	4,000	(4,000.00)
601130	Website Expense	1,500.00	1,500	0.00
601215	Coupon Books	336.00	250	86.00
601230	Miscellaneous-Administrative	100.00	600	(500.00)
601420	Bank Service Charge	288.16	0	288.16
601430	License/Permit/Fees	1,210.00	1,200	10.00
601435	Leasing Expense	1,400.00	1,000	400.00
601440	Annual Report	191.00	191	0.00
601500	Insurance	29,718.25	30,000	(281.75)
601800	Unit 101 Repairs	<u>6,456.82</u>	<u>1,000</u>	<u>5,456.82</u>
	TOTAL GENERAL & ADMINISTRATIVE	95,483.87	82,288	13,195.87
	BUILDING EXPENSES			
605027	Fire & Security System	3,716.78	5,600	(1,883.22)
605090	Payroll	53,918.40	53,169	749.40
605091	Payroll Taxes	4,254.13	4,213	41.13
605092	Welfare & Pension	10,686.00	10,686	0.00
605093	Payroll Service Fee	1,231.57	1,200	31.57
605100	Exterminating	2,566.00	4,500	(1,934.00)

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605105	Scavenger Service	150.00	300	(150.00)
605108	Recycling	8,841.40	9,700	(858.60)
605120	Window Cleaning	2,585.00	5,000	(2,415.00)
605130	Janitorial Service	432.00	0	432.00
605131	Janitorial Substitute	0.00	2,000	(2,000.00)
605134	Janitorial Weekend Service	1,320.00	1,466	(146.00)
605315	Doors/Lock Repair & Service	1,324.27	1,000	324.27
605325	Decorating/Painting/Drywall	9,755.00	5,000	4,755.00
605350	Carpet Cleaning & Maint	1,104.00	1,600	(496.00)
605510	Laundry Room	3,412.39	3,300	112.39
605833	Garage Door Repair	0.00	1,000	(1,000.00)
605835	Garage Power Wash	0.00	1,600	(1,600.00)
606015	HVAC Repair	1,927.50	5,000	(3,072.50)
606070	Elevator Service Contract	7,800.00	8,000	(200.00)
606085	Equipment Maintenance	0.00	1,000	(1,000.00)
606090	Plumbing Repairs	5,866.84	3,000	2,866.84
606097	Sewer Rodding	8,471.02	7,000	1,471.02
606100	Electrical Repairs	846.40	500	346.40
606185	Miscellaneous Repair	1,289.00	1,500	(211.00)
606220	Supplies - Electrical	119.00	400	(281.00)
606263	Supplies - Hardware	<u>3,114.95</u>	<u>4,000</u>	<u>(885.05)</u>
	TOTAL BUILDING EXPENSES	134,731.65	141,734	(7,002.35)
	UTILITY EXPENSES			
601900	Electricity	12,718.00	16,000	(3,282.00)
601910	Gas Service	47,030.77	40,000	7,030.77
601920	Water Service	11,283.16	13,000	(1,716.84)
601926	Sewer	12,026.88	16,000	(3,973.12)
601930	Telephone	<u>3,015.13</u>	<u>3,000</u>	<u>15.13</u>
	TOTAL UTILITY EXPENSES	86,073.94	88,000	(1,926.06)
	COMMON AREA GROUNDS EXPENSES			
602240	Landscaping	745.00	1,000	(255.00)
602885	Snow Removal	0.00	741	(741.00)
602890	Sand/Salt/Ice Melt	<u>660.00</u>	<u>600</u>	<u>60.00</u>
	TOTAL COMMON AREA GROUNDS EXPE	1,405.00	2,341	(936.00)
	RESERVE CONTRIBUTIONS			
930000	Transfer from Operating	159,061.92	159,121	(59.08)
930800	Roof Replacement	<u>47,556.85</u>	<u>0</u>	<u>47,556.85</u>
	TOTAL RESERVE CONTRIBUTIONS	<u>206,618.77</u>	<u>159,121</u>	<u>47,497.77</u>
	TOTAL OPERATING EXPENSES	524,313.23	473,484	50,829.23

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EXCESS REVENUE BEFORE RESERVES	(35,652.73)	0	35,652.73
RESERVE ACTIVITY			
RESERVE INCOME			
500300 Transfer to Reserve	159,061.92	159,121	59.08
501200 Reserve Interest Income	<u>1,168.82</u>	<u>0</u>	<u>(1,168.82)</u>
TOTAL RESERVE INCOME	<u>160,230.74</u>	<u>159,121</u>	<u>(1,109.74)</u>
RESERVE EXPENSES			
705250 Painting	0.00	10,000	(10,000.00)
706675 Whole-Building Internet	<u>0.00</u>	<u>44,640</u>	<u>(44,640.00)</u>
TOTAL RESERVE EXPENSES	0.00	54,640	(54,640.00)
EXCESS REVENUE OVER EXPENDITUR	<u>124,578.01</u>	<u>104,481</u>	<u>(20,097.01)</u>