

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	1,800.00	2,000	200.00
404010	Late Fees	500.00	0	(500.00)
404015	Violation Fines	1,200.00	0	(1,200.00)
404030	Move In/Move Out Fee	7,650.00	3,600	(4,050.00)
404560	Parking Income	26,925.84	26,926	0.16
405030	Laundry Income	8,122.00	8,000	(122.00)
405115	Key Fob / Clickers	350.00	0	(350.00)
405117	Key Income	100.00	0	(100.00)
405130	In-Unit Laundry Income	288.00	288	0.00
405150	Reimbursement-Legal	2,852.78	0	(2,852.78)
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	(465.84)	(466)	(0.16)
TOTAL OPERATING INCOME		486,058.46	477,084	(8,974.46)
OPERATING EXPENSES:				
GENERAL & ADMINISTRATIVE				
601000	Management Fees	35,928.00	35,926	2.00
601010	Professional Fees	6,440.00	2,000	4,440.00
601020	Legal	3,495.11	3,000	495.11
601040	Accounting: Audit, Tax Return	350.00	325	25.00
601100	Office Service	998.93	1,100	(101.07)
601105	Bonus	1,455.00	3,000	(1,545.00)
601130	Website Expense	1,005.00	1,500	(495.00)
601215	Coupon Books	344.00	450	(106.00)
601230	Miscellaneous-Administrative	200.00	600	(400.00)
601420	Bank Service Charge	1,694.75	10	1,684.75
601430	License/Permit/Fees	5,240.00	1,300	3,940.00
601435	Leasing Expense	850.00	1,000	(150.00)
601440	Annual Report	221.00	191	30.00
601500	Insurance	31,752.00	33,000	(1,248.00)
601720	Employee Insurance	5,949.06	0	5,949.06
601800	Unit 101 Repairs	224.00	0	224.00
TOTAL GENERAL & ADMINISTRATIVE		96,146.85	83,402	12,744.85
BUILDING EXPENSES				
605027	Fire & Security System	5,718.99	5,600	118.99
605090	Payroll	58,963.44	54,764	4,199.44
605091	Payroll Taxes	4,421.08	4,300	121.08
605092	Welfare & Pension	8,057.94	11,007	(2,949.06)
605093	Payroll Service Fee	1,349.89	1,245	104.89

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605100	Exterminating	1,698.00	4,500	(2,802.00)
605105	Scavenger Service	50.00	300	(250.00)
605108	Recycling	7,956.00	9,700	(1,744.00)
605120	Window Cleaning	2,320.00	3,500	(1,180.00)
605131	Janitorial Substitute	947.52	2,000	(1,052.48)
605134	Janitorial Weekend Service	1,320.00	1,466	(146.00)
605220	Roof Repair	0.00	3,000	(3,000.00)
605315	Doors/Lock Repair & Service	1,085.85	1,000	85.85
605325	Decorating/Painting/Drywall	7,105.00	5,000	2,105.00
605350	Carpet Cleaning & Maint	613.00	1,600	(987.00)
605510	Laundry Room	3,688.30	3,500	188.30
605833	Garage Door Repair	0.00	1,000	(1,000.00)
605835	Garage Power Wash	1,400.00	1,600	(200.00)
606015	HVAC Repair	28,106.64	5,000	23,106.64
606070	Elevator Service Contract	9,000.00	8,300	700.00
606075	Elevator Repairs	420.00	0	420.00
606085	Equipment Maintenance	1,000.00	500	500.00
606090	Plumbing Repairs	10,813.08	3,000	7,813.08
606097	Sewer Rodding	11,966.00	9,000	2,966.00
606100	Electrical Repairs	359.54	700	(340.46)
606175	Misc. Building	(275.00)	0	(275.00)
606185	Miscellaneous Repair	7,035.95	1,000	6,035.95
606190	General Maintenance & Plumbing	681.50	0	681.50
606220	Supplies - Electrical	125.02	300	(174.98)
606263	Supplies - Hardware	3,711.01	3,000	711.01
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	TOTAL BUILDING EXPENSES	179,638.75	145,882	33,756.75
	UTILITY EXPENSES			
601900	Electricity	12,199.94	15,000	(2,800.06)
601910	Gas Service	59,598.21	45,000	14,598.21
601920	Water Service	12,166.42	14,000	(1,833.58)
601926	Sewer	9,686.12	15,000	(5,313.88)
601930	Telephone	4,068.55	3,100	968.55
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	TOTAL UTILITY EXPENSES	97,719.24	92,100	5,619.24
	COMMON AREA GROUNDS EXPENSES			
602240	Landscaping	505.00	1,000	(495.00)
602885	Snow Removal	0.00	1,000	(1,000.00)
602890	Sand/Salt/Ice Melt	467.50	600	(132.50)
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	TOTAL COMMON AREA GROUNDS EXPE	972.50	2,600	(1,627.50)
	RESERVE CONTRIBUTIONS			
930000	Transfer from Operating	153,099.96	153,100	(0.04)
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	TOTAL RESERVE CONTRIBUTIONS	153,099.96	153,100	(0.04)

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TOTAL OPERATING EXPENSES	527,577.30	477,084	50,493.30
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EXCESS REVENUE BEFORE RESERVES	(41,518.84)	0	41,518.84
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RESERVE ACTIVITY			
RESERVE INCOME			
500300 Transfer to Reserve	153,099.96	153,100	0.04
501200 Reserve Interest Income	2,716.02	0	(2,716.02)
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TOTAL RESERVE INCOME	155,815.98	153,100	(2,715.98)
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RESERVE EXPENSES			
705184 Trash Chute	3,700.00	25,000	(21,300.00)
705250 Painting	0.00	15,000	(15,000.00)
706300 Plumbing	4,450.00	0	4,450.00
706675 Whole-Building Internet	45,837.55	37,440	8,397.55
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TOTAL RESERVE EXPENSES	53,987.55	77,440	(23,452.45)
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EXCESS REVENUE OVER EXPENDITUR	60,309.59	75,660	15,350.41
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