

**Libertyville Condo Assoc.**  
+1 BUDGET vs. Prior Years

	+1 BUDGET	+1 \$/s.f.	FORECAST Current Year	CY \$/s.f.	-1 Year ACTUAL	-1 \$/s.f.	-2 Year ACTUAL	-2 \$/s.f.	-3 Year ACTUAL	-3 \$/s.f.
<b><u>OPERATING ACCOUNT</u></b>										
<b>Revenues:</b>										
Base Rent	\$ 165,055.00	\$ 3.64	\$ 132,797.69	\$ 2.93	\$ 106,697.34	\$ 2.35	\$ 92,724.93	\$ 2.04	\$ 86,227.26	\$ 1.90
Special Oper. Assessment					18,274.60	.40	22,605.00	.50	6,378.39	.14
Total Revenues	\$ 165,055.00	\$ 3.64	\$ 132,797.69	\$ 2.93	\$ 124,971.94	\$ 2.75	\$ 115,329.93	\$ 2.54	\$ 92,605.65	\$ 2.04
<b>Other Income</b>										
Other Income									\$ 11,000.00	\$ .24
Total Other Income									\$ 11,000.00	\$ .24
Total Revenues - Operating Acct.	\$ 165,055.00	\$ 3.64	\$ 132,797.69	\$ 2.93	\$ 124,971.94	\$ 2.75	\$ 115,329.93	\$ 2.54	\$ 103,605.65	\$ 2.28
<b><u>Operating &amp; Admin. Expenses</u></b>										
Accounting / Audit							\$ 1,150.00	\$ .03	\$ 1,150.00	\$ .03
Fire Detection & Maintenance	4,800.00	.11	8,975.01	.20	4,307.68	.09	1,752.50	.04	5,331.10	.12
Insurance - Business	5,015.00	.11	4,685.93	.10	3,667.14	.08	3,625.41	.08	2,920.41	.06
Janitorial	12,000.00	.26	10,963.18	.24	12,170.60	.27	8,304.79	.18	9,941.57	.22
Landscape - Exterior	3,500.00	.08	3,928.00	.09	5,751.00	.13	8,752.00	.19	9,303.00	.21
Landscape - Interior					18.80					
Landscape - Irrigation					62.52		26.00		45.22	
License, Fees, Etc.	40.00		10.00		213.00		585.00	.01	51.00	
Maintenance & Repair	19,500.00	.43	7,488.13	.17	4,987.26	.11	83.60		648.58	.01
Maintenance - Elevators	7,000.00	.15	7,545.84	.17	9,998.20	.22	3,471.96	.08	7,592.70	.17
Maintenance - Electrical	2,000.00	.04	1,914.83	.04	3,309.61	.07	431.36	.01	1,025.40	.02
Maintenance - HVAC	4,800.00	.11	4,881.30	.11	1,369.00	.03	2,651.00	.06	2,943.25	.06
Maintenance - Plumbing							293.00	.01		
Maintenance - Parking Lot	21,000.00	.46								
Maintenance - Roof	750.00	.02					1,157.00	.03		
Maintenance - Roof Special Assessment							22,605.00	.50		
Management Fee	9,000.00	.20	9,000.00	.20	6,000.00	.13	6,000.00	.13	6,000.00	.13
Scavenger	1,900.00	.04	1,807.22	.04	1,135.96	.03	1,007.45	.02	920.19	.02
Snow Removal	13,200.00	.29	13,162.00	.29	9,334.00	.21	7,440.00	.16	12,753.00	.28
Utilities - Electrical	57,032.00	1.26	51,318.23	1.13	57,144.48	1.26	43,303.54	.95	43,701.60	.96
Utilities - Sewer	250.00	.01	201.36		66.87		55.20		77.80	
Utilities - Water	700.00	.02	693.44	.02	124.63		217.20		137.51	
Utilities - Irrigation	900.00	.02								
Bank Fees	168.00		31.36		46.77		110.65		86.02	
License & Fees			24.95							
Legal & Professional	1,500.00	.03	1,435.83	.03	1,200.00	.03				
Postage Expense							8.50			
Total Oper. & Admin. Expenses	\$ 165,055.00	\$ 3.64	\$ 128,066.61	\$ 2.83	\$ 120,907.52	\$ 2.66	\$ 113,031.16	\$ 2.48	\$ 104,628.35	\$ 2.29
Net Income - Operating Account			\$ 4,731.08	\$ .10	\$ 4,064.42	\$ .09	\$ 2,298.77	\$ .06	\$ (1,022.70)	\$ (.01)
<b><u>RESERVE ACCOUNT</u></b>										
<b>Reserve Assessments</b>										
Reserve Assessments	\$ 6,378.00	\$ .14	\$ 6,358.78	\$ .14	\$ 6,627.19	\$ .15	\$ 5,838.33	\$ .13		
Reserve - Developer Settlement			7,275.00	.16	4,516.00	.10				
Reserve - Interest Income	30.00		33.62		2.44					
Total Reserve Income	\$ 6,408.00	\$ .14	\$ 13,667.40	\$ .30	\$ 11,145.63	\$ .25	\$ 5,838.33	\$ .13		
Reserve Expense										
Building Expenses										
Bank Fees					70.65					
Blank Account										
Reserve Account - Net Activity	\$ 6,408.00	\$ .14	\$ 13,667.40	\$ .30	\$ 11,074.98	\$ .25	\$ 5,838.33	\$ .13		