

c/o Braeside Condo Mgmt
1420 Meadow Road, 4th Floor
Aurora, IL 60007

DESCRIPTION	2012 Actual	2013 Ytd Actual	2013 Ytd Budget	2013 Budget	2014 Proposed	Percent Increase
4010 ASSESSMENT INCOME	650,902	433,949	433,928	650,897	660,660	1.50%
4015 RENT INCOME	1,270	-	-	1,500	0	
INCOME (LOSS) PRIOR YEAR						
TOTAL ASSESSMENT INCOME	652,172	433,949	433,928	652,397	660,660	1.27%
4310 LATE FEE/NSF FEE	1,850	1,750	336	500	500	
4315 FINES & FEES	50	-	-	-	0	
4320 KEYS/TRANSACTTERS INCOME	275	25	136	200	200	
4337 ELECTRIC CHARGES INCOME	-	123	-	-	0	
4350 REPAIRS CHARGED TO OWNERS/STENANT:	-	(250)	-	-	0	
4360 HOSPITALITY ROOM INCOME	1,190	-	-	-	0	
4380 PROFESSIONAL FEES INCOME	90	15,533	-	-	0	
4590 MISCELLANEOUS INCOME	65	-	-	-	0	
TOTAL OTHER INCOME	3,520	17,306	472	700	700	
TOTAL INCOME	655,692	451,255	434,400	653,097	661,360	1.27%
EXPENSES						
MAINTENANCE PAYROLL	52,854	37,301	40,000	60,000	51,141	-14.77%
5040 PART-TIME MAINTENANCE					5,040	
5050 SOCIAL SECURITY/MEDICARE TAX	591	2,744	-	-	4,258	
5055 FUTA EXPENSE	-	65	-	-	65	
5080 SUTA EXPENSE	-	92	-	-	110	
5065 HEALTH INSURANCE STAFF	17,470	9,990	11,336	17,000	16,800	-1.18%
5070 WORKER'S COMPENSATION	4,243	-	-	2,195	2,305	5.01%
5095 PAYROLL PROCESSING EXPENSE	3,496	543	2,664	4,000	2,000	-50.00%
TOTAL PERSONNEL EXP	76,653	50,705	54,000	83,195	81,779	-1.70%
5110 ELECTRICITY	43,376	22,136	33,336	50,000	48,000	-4.00%
5120 GAS	20,537	16,710	18,864	28,000	26,000	-7.14%
5130 WATER & SEWER	22,040	25,976	20,664	31,000	36,000	16.13%
5140 CABLE TV & ANTENNA	52	210	-	-	330	
TOTAL UTILITIES	86,005	65,032	72,664	109,000	110,330	1.22%

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Northbrook, IL 60062

DESCRIPTION	2012	2013 YTD	2013 YTD	2013	2014	Percent
	Actual	Actual	Budget	Budget	Proposed Increase	
5210 LANDSCAPING CONTRACTS	33,638	9,940	17,087	28,900	30,000	0.33%
5215 SUMMER ANNUALS	-	2,689	-	-	3,000	
5220 DORMANT PRUNING	-	1,100	-	-	2,500	
5225 WATERING	2,450	-	2,136	3,200	0	2.50%
5248 EMERALD ASH BORER	-	4,000	-	-	4,100	
5275 SHRUB & TREE MULCHING	-	8,294	-	-	0	
5280 LANDSCAPING EXTRAS	10,773	20,545	13,144	23,000	13,000	-43.48%
5315 SNOW REMOVAL	3,168	9,232	18,000	18,000	18,000	
TOTAL GROUNDS MAINTENANCE	50,028	56,800	50,367	74,100	70,600	-4.72%
5320 SCAVENGER SERVICE	15,055	6,031	6,056	9,086	9,330	2.66%
5410 EXTERMINATING	908	1,060	1,000	1,500	1,310	-12.67%
5415 ELEVATOR CONTRACTS & REPAIRS	9,904	8,388	8,000	12,000	12,000	
5417 ELEVATOR FEES/PERMIT	-	1,245	-	-	1,245	
5420 FIRESAFETY EXPENSES	16,839	10,944	13,336	20,000	21,200	6.00%
5425 PARKING/GARAGE REPAIRS	3,442	3,680	1,336	2,000	2,000	
5430 PLUMBING CONTRACTS & EXTRAS	-	1,093	6,664	10,000	6,200	-38.00%
5432 PLUMBING REPAIRS & MAINTENANCE	4,578	293	800	1,200	1,000	-16.67%
5435 HVAC CONTRACT & SUPPLIES	687	9,607	9,336	14,000	14,000	
5437 HVAC SUPPLIES/REPAIR	9,607	-	2,664	4,000	4,000	
5440 SECURITY EXPENSES	18,596	7,231	8,224	9,335	9,600	2.84%
5445 WINDOW WASHING	1,990	990	1,000	1,500	1,020	-32.00%
5455 DOORS & WINDOWS	95	158	336	500	500	
5460 JANITORIAL SUPPLIES & EQUIPMENT	-	420	-	-	750	
5462 REPAIR MATERIAL	5,554	2,783	6,000	9,000	4,750	-47.22%
5464 REPAIRS TO UNITS	340	-	-	-	0	
5468 ELECTRIC REPAIRS & MAINTENANCE	-	1,357	336	500	1,500	200.00%
5470 COMMON AREA LIGHTING	193	-	2,000	3,000	1,000	-66.67%
5475 INTERIOR PAINTING/DECORATING	-	-	664	1,000	1,000	
5490 MISC. CHARGED TO OWNERS	1,498	50	-	-	0	
5498 MISCELLANEOUS REPAIRS	725	-	2,000	3,000	3,000	
5510 EXTERIOR PAINTING	-	23,747	-	-	0	
5515 EXTERIOR MAINTENANCE	-	2,950	-	-	0	
5520 ROOFING MAINTENANCE & REPAIR	-	3,900	1,000	1,500	1,500	
5560 POOL/FITNESS EXPENSE	499	-	2,000	3,000	0	
5610 REC FACILITY REIMBURSEMENT	33,108	22,072	22,072	33,108	30,000	-9.39%
TOTAL REPAIRS AND MAINTENANCE	123,608	106,009	92,824	138,231	126,905	-8.85%

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78 Valley Lo Towers - 1 Condo Association
 Budget Worksheet

DESCRIPTION	2012 Actual	2013 YTD Actual	2013 YTD Budget	2013 Budget	2014 Proposed	Percent Increase
5850 COMMISSIONS	514	-	-	-	0	0
5790 INCOME TAXES	-	(75)	1,000	1,000	0	0
5710 INSURANCE PREMIUM	25,983	11,155	17,352	26,025	27,000	3.75%
5715 MANAGEMENT FEE	31,497	19,947	19,944	29,920	30,816	2.99%
5720 MANAGEMENT FEE SPECIAL PROJECT	-	100	-	-	0	0
5722 PROF FEES -ACCOUNTING/ AUDITING	6,430	4,000	8,000	8,000	4,000	-50.00%
5723 PROF FEES - ENGINEERING	-	2,740	-	-	0	0
5724 PROF FEES - LEGAL	-	18,498	4,000	6,000	4,000	-33.33%
5728 TELEPHONE & INTERNET	2,810	3,304	6,000	9,000	6,000	-33.33%
5730 BANK FEE CHARGES	7,990	23	336	500	0	0
5732 DUES AND SUBSCRIPTIONS	405	-	864	1,000	0	0
5735 FEES AND PERMITS	-	100	-	-	0	0
5738 OFFICE SUPPLIES	200	44	-	-	100	0
5740 PRINTING & COPIER EXPENSE	3,081	1,458	1,800	2,400	2,200	-8.33%
5745 POSTAGE & DELIVERY	1,014	330	336	500	650	30.00%
5748 SIGNS AND DIRECTORY	-	1,078	-	-	0	0
5795 MISC ADMIN EXPENSE	786	675	-	-	200	0
5800 ASSOCIATION MEETING EXPENSE	890	252	664	1,000	850	-15.00%
TOTAL ADMINISTRATIVE EXPENSES	81,599	63,622	59,896	85,345	75,816	-11.17%
5965 BAD DEBT EXPENSE	-	-	3,432	5,150	34,280	565.63%
5901 CASUALTY LOSS - EXPENSE	-	-	684	1,000	0	0
TOTAL EXPENSES	419,893	342,168	333,847	497,021	499,710	0.54%
CASH FLOW FROM OPERATIONS	235,798	109,087	100,553	156,076	161,650	3.57%

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DESCRIPTION	2012 Actual	2013 Ytd Actual	2013 Ytd Budget	2013 Budget	2014 Proposed	Percent Increase
5910 CONTRIBUTION TO/(FROM) RESERVES	142,616	103,584	103,594	155,376	161,650	4.04%
NET OPERATING INCOME/(LOSS)	93,182	5,503	(3,031)	700	0	
CAPITAL EXPENSES						
7110 CONTRIBUTION TO/(FROM) RESERVE	142,616	103,584	103,594	155,376	165,450	6.49%
7190 INTEREST INCOME	2,448	1,099	-	-	1,500	
TOTAL CAPITAL INCOME	145,064	104,683	103,594	155,376	166,950	7.46%
8430 PLUMBING AND DOMESTIC HOT WATER						
8510 BUILDING IMPROVEMENTS	-	51,160	-	-	0	
8552 DRIVEWAYS (Sealcoating & re-striping)	5,400	-	-	-	125,000	
	2,954	-	-	-	7,000	
TOTAL CAPITAL EXPENSES	8,354	51,160	-	-	132,000	
NET CAPITAL INCOME/(LOSS)	136,710	53,523	103,594	155,376	34,950	-77.50%
TOTAL NET INCOME/(LOSS)	136,710	53,523	103,594	155,376	34,950	-77.50%

Valley Lo Towers I 2014 Operating Budget

