



10409-10435 S. Menard, Oak Lawn, Illinois

Unit Overview

<u>Style</u>	<u>Sq. Ft.</u>	<u>% of Ownership</u>	<u># of Units</u>	<u>Assessment</u>
1 Bdrm Sm	632	1.16%	8	\$ 153.09
1 Bdrm Lg	635	1.17%	40	\$ 154.41
2 Bdrm	995	1.83%	24	\$ 241.51

OPERATING BUDGET FOR 2009

Operating Expenses:

Insurance	\$ 9,138.00
Elevator	\$ 5,000.00
Common Electric	\$ 6,900.00
Water/Sewer	\$ 21,000.00
Gas	\$ 40,000.00
Lake Luise (Scavenger/Lawn/Snow)	\$ 28,855.92
Cleaning	\$ 7,200.00
Contractor Services	\$ 3,000.00
Repairs	\$ 6,000.00
Professional Services	\$ 1,500.00
Administrative Supplies	\$ 995.00
Maintenance Supplies	\$ 1,500.00
Management	\$ 12,960.00
Payroll (Maintenance)	\$ 5,000.00
Inspections	\$ 500.00
Exterminator	\$ 900.00
*Reserves	\$ 7,918.62
	<u>\$ 158,367.54</u>

***Initial reserve after all units are closed is \$22,320
(2 months reserve from each unit due at closing)**