UNDERTAKINGS AND REPRESENTATIONS
OF THE STATE OF ILLINOIS
REGARDING BUDGET REQUESTS,
APPROPRIATION PROCEDURES AND
BUDGET ADMINISTRATION

The State of Illinois (the "State"), by and through its Director of the Department of Central Management Services ("CMS"), and the Illinois Student Assistance Commission ("ISAC"), by its Executive Director, certify as follows in connection with the sale of $19,240,000 of Participations in certain Installment Payments to be paid by the State pursuant to a Supplement, dated as of June 1, 1999 (the "1999 Supplement"), between American National Bank and Trust Company of Chicago, formerly known as NBD Trust Company of Illinois, not personally but solely as trustee under Trust Agreement dated September 12, 1991 and known as Trust No. 1223-CH, as Seller (the "Seller"), and the State of Illinois, acting by its Department of Central Management Services for the benefit of the Illinois Student Assistance Commission, as Purchaser to an Installment Purchase Agreement dated October 18, 1991, as amended and restated as of March 1, 1992 (the "1992 Agreement" and together with the 1999 Supplement, the "Installment Purchase Agreement"):

1. Definitions. Capitalized terms used in this Certificate and not otherwise defined shall have the meanings set forth in the 1999 Supplement and the Fiscal Agent Agreement dated as of June 1, 1999 (the "Fiscal Agent Agreement") between the Seller and LaSalle Bank National Association, as Fiscal Agent (the "Fiscal Agent").

2. CMS Undertakings. In order to carry out and effectuate the obligations of the State under the 1999 Supplement, CMS will perform the following tasks, functions and duties:

(a) If requested by ISAC, assist ISAC in complying with the terms of the 1999 Supplement.

(b) Assist the Fiscal Agent in evaluating the validity and accuracy of any requisitions, certifications or notices.

(c) Provide information to the Bureau of the Budget (the "Bureau"), the Insurer and ISAC as to the amount ISAC should include for contractual services in its annual budget request for each Fiscal Year in order to obtain sufficient funds for all Installment Payments (including amounts sufficient to pay operating and maintenance expenses of the Facilities and Additional Installment Payments under Section 2(c)(iii) of the 1999 Supplement for Administrative Expenses) scheduled to be made during such Fiscal Year, request and obtain confirmation from ISAC that ISAC has included such amount in its annual budget request and promptly notify the Fiscal Agent, the Insurer and the Director of the Bureau of such confirmation or of any failure by ISAC to include such amount in its annual budget request.

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(d) In the event the State elects to provide for the payments described in (c) above, through the Facilities Management Revolving Fund pursuant to Section 2(g) of the 1999 Supplement, CMS shall provide the same information, confirmations and notices as specified in Paragraph 2(c) relating to appropriations to the Facilities Management Revolving Fund and from the Facilities Management Revolving Fund to the Fiscal Agent.

(e) Assist in obtaining and maintaining commercial casualty and liability insurance for the Facilities and assist in assuring compliance with environmental laws.

(f) Assist in the preparation and completion of all documentation required by the 1999 Supplement, including but not limited to:

(i) Adjustments or supplements to the Base Installment Payment Schedule (Exhibit B);

(ii) Requisitions; and

(iii) Any amendments and supplements to such documentation as may be necessary;

and forward executed documentation as soon as available to the Fiscal Agent. CMS shall verify, as it deems appropriate, the accuracy and completeness of such documentation.

(g) Assist in the preparation and completion of such amendments and supplements to the Installment Purchase Agreement as may be necessary, and forward executed documentation effecting each such amendment or supplement to the Insurer and the Fiscal Agent as soon as such documentation is available. CMS shall verify, as it deems appropriate, the accuracy and completeness of such documentation.

(h) At least five (5) Business Days prior to the execution and delivery of any supplement or amendment to the Installment Purchase Agreement relating to payment for the Facilities, consult with ISAC and the Fiscal Agent concerning such supplement or amendment and forward to the Fiscal Agent a supplement or amendment, countersigned by CMS, reflecting the agreed revisions.

(i) Prepare and mail a notice to ISAC and the Fiscal Agent not less than thirty (30) days prior to each Installment Payment Date of the amount of Base Installment Payment payable by ISAC (taking into account amounts otherwise available as a credit against such Base Installment Payment in accordance with the Fiscal Agent Agreement based on information provided by the Fiscal Agent to CMS).

(j) In the event the State elects optionally to prepay Base Installment Payments, CMS shall consult with ISAC and the Fiscal Agent concerning the amount to be paid by ISAC in connection with such prepayment and shall notify ISAC and the Fiscal Agent of such amount not less than sixty (60) days in advance of the date such payment is required to be made.

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(k) Establish follow-up procedures concerning late payments, which procedures shall include provision for notification by CMS to ISAC and the Director of the Bureau within five (5) Business Days after determination by CMS that a payment required by the Installment Purchase Agreement has not been made when due.

(l) Provide written notice to ISAC of any late deposit of Base Installment Payments as required under Section 2(f) of the 1999 Supplement which is not cured within ten (10) days after the required deposit date.

(m) Upon receipt of information from ISAC concerning damage, destruction or condemnation of the Facilities, promptly notify the Fiscal Agent and the Insurer of such event.

3. ISAC Undertakings. In order to carry out and effectuate the obligations of the State under the 1999 Supplement, ISAC will perform the following tasks, functions and duties:

(a) Include in its annual budget request to the Governor's Bureau of the Budget for inclusion in the Executive Budget Request to the Illinois General Assembly for each relevant Fiscal Year the amounts described in Paragraph 2(c) or Paragraph 2(d), above, and provide written confirmation of such inclusion to CMS and the Bureau.

(b) Assist CMS and the Bureau in monitoring each such budget request throughout the legislative process and increase or otherwise modify such request as directed by CMS or the Bureau as may be necessary to carry out the Installment Purchase Agreement.

(c) On or before August 1 of each Fiscal Year take such action and process such documentation as may be necessary to carry out and effectuate, on a first priority basis, the identification and obligation of appropriated funds for contractual services sufficient to make the Installment Payments and other payments required to be made during such Fiscal Year pursuant to the Installment Purchase Agreement.

(d) Cooperate with CMS in the performance of its undertakings in this Certificate.

(e) Notify the Insurer, the Seller, the Fiscal Agent and the Director of the Bureau immediately if sufficient funds are not lawfully appropriated and other funds are not lawfully available for the payment of 1999 Base Installment Payments in any year.

(f) Do all things lawfully within its power to obtain, maintain and properly request and procure funds from which such financial obligations can be made.

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4. CMS Representations and Warranties. The State has entered into the 1999 Supplement pursuant to Section 67.02 of the Civil Administrative Code of Illinois, as amended.

(b) The Participations are being issued by the 1999 Fiscal Agent representing the Owner's right to receive a proportionate share of certain Base Installment Payments.

(c) The Participations are not subject to any statutory or constitutional debt limits imposed on such participations or certificates.

(d) The State has not given and does not give any written direction to the 1999 Fiscal Agent to sign or deliver the Participations. The total principal amount of certificates of participation issued or caused to be issued by the State does not exceed $100,000,000.

5. ISAC Representations and Warranties. The representations and warranties of ISAC made in Section 2(g) of the 1999 Supplement, a copy of that Section which the undersigned have received and reviewed, are and will be true and correct in all material respects on and as of the date of closing.

6. Counterparts. This Certificate may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

Dated: June 29, 1999

THE STATE OF ILLINOIS

By: _____
Director, Central Management Services

THE ILLINOIS STUDENT ASSISTANCE COMMISSION

By: _____
Executive Director

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ACKNOWLEDGMENT

The appropriation and payment procedures expected to be taken as described in the above certificate of the State of Illinois Regarding Budget Requests, Appropriation Procedures and Budget Administration in connection with the 1999 Supplement described above are in substantial conformity with the administrative procedures followed in connection with other lease/purchase and installment purchase obligations entered by CMS for the benefit of State agencies. The Bureau of the Budget agrees, to the extent authorized by law, that it will forward each request received pursuant to Section 2(g) of the 1999 Supplement, a copy of that Section which I have received and reviewed, with its budget recommendation to the Governor.

Dated: June 29, 1999

_____

Director, Bureau of the Budget .

JUN-24-1999 12:29 CMS REAL ESTATE 217 524 8913 P.06/14

ANNUAL OPERATING BUDGET

Development: ILLINOIS STUDENT ASSISTANCE COMMISSION - 1755 Lake Cook Rd. Deerfield, IL 60015

FISCAL YEAR 2009-10

Final FY10

CATEGORY	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
Lease Purchase Payment						314,140						1,859,140	2,173,280
ADMINISTRATIVE													
Office Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Land Trust	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Insurance Exp							50,860						50,860
R E Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee - Base	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	70,959
Management Fee - 5.5%	2,279	2,279	2,279	2,279	2,279	2,279	2,279	2,279	2,279	2,279	2,279	2,279	27,345
Telephone	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Administrative	50	50	50	50	50	50	50	50	50	50	50	50	600
CONTRACTUAL COSTS													
CAM Charges	4,374	4,374	4,374	4,374	4,374	4,374	18,369	18,369	18,369	18,369	18,369	18,369	136,458
Security	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
Elevator Maintenance	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000
UPS System Maintenance	536	536	536	536	536	536	536	536	536	536	536	536	6,427
Fire Alarm	292	292	292	292	292	292	292	292	292	292	292	292	3,500
Exterminator	108	108	108	108	108	108	108	108	108	108	108	108	1,300
Janitorial Service	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	174,094
Janitorial Supplies	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Rubbish Removal	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	19,000
Window Cleaning			1,000						1,000				2,000
Misc. Operating	208	208	208	208	208	208	208	208	208	208	208	208	2,500
MAINTENANCE													
Misc Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Heating & A.C	283	283	283	283	283	283	283	283	283	283	283	283	3,400
HVAC Supplies	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Maint Supplies	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Staff Repairs	4,354	4,354	4,354	4,354	4,354	4,354	4,354	4,354	4,354	4,354	4,354	4,354	52,250
Painting & Decorating													0
Carpet Resi Repair													0
Electrical Repairs	333	333	333	333	333	333	333	333	333	333	333	333	4000
Plumbing Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2500
Project Equipment Purchase													0
PAYROLL EXPENSE													
Salaries	10,583	10,583	10,583	10,583	10,583	10,583	10,583	10,583	10,583	10,583	10,583	10,583	127,000
FICA	816	816	816	816	816	816	816	816	816	816	816	816	9,786
FUTA	87	87	87	87	87	87	87	87	87	87	87	87	1,041
SUTA	49	49	49	49	49	49	49	49	49	49	49	49	585
Benefits	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	2,132	25,584
Worker's comp	533	533	533	533	533	533	533	533	533	533	533	533	6,396
UTILITITES													
Gas													0
Water & Sewer	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
TOTAL OPERATING EXP	61,896	61,896	62,896	61,896	61,896	61,896	126,751	75,891	76,891	75,891	75,891	75,891	879,585
TOTAL FUNDS REQUIRED	**61,896** ✓	**61,896** ✓	**62,896** ✓	**61,896** ✓	**61,896** ✓	**61,896** ✓	**126,751** ✓	**75,891** ✓	**76,891** ✓	**75,891** ✓	**75,891** ✓	**75,891** ✓	**879,585**

ANNUAL OPERATING BUDGET

Development: ILLINOIS STUDENT ASSISTANCE COMMISSION - 1755 Lake Cook Rd. Deerfiedl, IL 60015

FISCAL YEAR 2010-11

CATEGORY	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	TOTAL
Lease Purchase Payment						260,451						1,915,451	2,175,902
ADMINISTRATIVE													
Office Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Land Trust	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Insurance Exp							28,560						28,560
R.E. Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee - Base	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	70,959
Management Fee - 3.5%	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	2,175	26,102
Telephone	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Administrative	50	50	50	50	50	50	50	50	50	50	50	50	600
CONTRACTUAL COSTS													
CAM Charges	4,374	4,374	4,374	4,374	4,374	4,374	18,369	18,369	18,369	18,369	18,369	18,369	136,458
Security	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	72,000
Elevator Maintenance	1,373	1,373	1,373	1,373	1,373	1,373	1,373	1,373	1,373	1,373	1,373	1,373	16,480
UPS System Maintenance	552	552	552	552	552	552	552	552	552	552	552	552	6,620
Fire Alarm	416	416	416	416	416	416	416	416	416	416	416	416	4,986
Exterminator	108	108	108	108	108	108	108	108	108	108	108	108	1,300
Janitorial Service	13,129	13,129	13,129	13,129	13,129	13,129	13,129	13,129	13,129	13,129	13,129	13,129	157,552
Janitorial Supplies	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	23,500
Rubbish Removal	1,631	1,631	1,631	1,631	1,631	1,631	1,631	1,631	1,631	1,631	1,631	1,631	19,570
Window Cleaning			1,000						1,000				2,000
Misc. Operating	208	208	208	208	208	208	208	208	208	208	208	208	2,500
MAINTENANCE													
Misc Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	1,000
HVAC Supplies	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	18,500
Maint Supplies	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Stctrl Repairs	12,950	0	0	0	0	0	0	0	0	0	0	0	12,950
Painting & Decorating													0
Carpet Repl/Repair													0
Electrical Repairs	417	417	417	417	417	417	417	417	417	417	417	417	5000
Plumbing Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2500
Project Equipment Purchase													0
PAYROLL EXPENSE													
Salaries	10,247	10,247	10,247	10,247	10,247	10,247	10,247	10,247	10,247	10,247	10,247	10,247	122,969
FICA	784	784	784	784	784	784	784	784	784	784	784	784	9,407
FUTA	114	114	114	114	114	114	114	114	114	114	114	114	1,368
SUTA	64	64	64	64	64	64	64	64	64	64	64	64	770
Benefits	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	2,050	24,594
Worker's comp	512	512	512	512	512	512	512	512	512	512	512	512	6,148
UTILITITES													
Gas													0
Water & Sewer	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	12,500
TOTAL OPERATING EXP.	68,984	56,034	57,034	56,034	56,034	56,034	98,589	70,029	71,029	70,029	70,029	70,029	799,893
TOTAL FUNDS REQUIRED	**68,984**	**56,034**	**57,034**	**56,034**	**56,034**	**316,485**	**98,589**	**70,029**	**71,029**	**70,029**	**70,029**	**1,985,480**	**2,975,795**

ANNUAL OPERATING BUDGET

Development: ILLINOIS STUDENT ASSISTANCE COMMISSION - 1755 Lake Cook Rd. Deerfiedl, IL 60015

FISCAL YEAR 2011-12

Final FY12

CATEGORY	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
Lease Purchase Payment						202,940						1,972,940	2,175,880
ADMINISTRATIVE													
Office Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Land Trust	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Insurance Exp							28,560						28,560
R.E. Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee - Base	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	70,959
Management Fee - 3.5%	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	2,091	25,089
Telephone	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Administrative	50	50	50	50	50	50	50	50	50	50	50	50	600
CONTRACTUAL COSTS													
CAM Charges	4,531	4,531	4,531	4,531	4,531	4,531	19,600	19,600	19,600	19,600	19,600	4,621	129,807
Security	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	5,167	62,000
Elevator Maintenance	792	792	792	792	792	792	792	792	792	792	792	792	9,500
UPS System Maintenance	563	563	563	563	563	563	563	563	563	563	563	563	6,750
Fire Alarm	438	438	438	438	438	438	438	438	438	438	438	438	5,250
Exterminator	108	108	108	108	108	108	108	108	108	108	108	108	1,300
Janitorial Service	13,523	13,523	13,523	13,523	13,523	13,523	13,523	13,523	13,523	13,523	13,523	13,523	162,275
Janitorial Supplies	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Rubbish Removal	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Window Cleaning			1,250						1,250				2,500
Misc. Operating	208	208		208	208	208	208	208	208	208	208	208	2,500
MAINTENANCE													
Misc Maintenance	83	83	83	83	83	83	83	83	83	83	83	83	1,000
HVAC Supplies	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	1,542	18,500
Maint Supplies	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Stctrl Repairs	25,000	3,795	16,345	11,500	0	0	0	0	0	0	0	0	56,640
Painting & Decorating													0
Carpet Repl/Repair													0
Electrical Repairs	417	417	417	417	417	417	417	417	417	417	417	417	5000
Plumbing Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2500
Project Equipment Purchase													0
PAYROLL EXPENSE													
Salaries	10,442	10,442	10,442	10,442	10,442	10,442	10,442	10,442	10,442	10,442	10,442	10,442	125,309
FICA	799	799	799	799	799	799	799	799	799	799	799	799	9,586
FUTA	114	114	114	114	114	114	114	114	114	114	114	114	1,368
SUTA	64	64	64	64	64	64	64	64	64	64	64	64	770
Benefits	2,089	2,089	2,089	2,089	2,089	2,089	2,089	2,089	2,089	2,089	2,089	2,089	25,062
Worker's comp	512	512	512	512	512	512	512	512	512	512	512	512	6,148
UTILITITES													
Gas													0
Water & Sewer	875	875	875	875	875	875	875	875	875	875	875	875	10,500
TOTAL OPERATING EXP.	79,278	58,073	71,665	65,778	54,278	54,278	97,907	69,347	70,597	69,347	69,347	54,368	814,265
TOTAL FUNDS REQUIRED	**79,278**	**58,073**	**71,665**	**65,778**	**54,278**	**257,218**	**97,907**	**69,347**	**70,597**	**69,347**	**69,347**	**2,027,308**	**2,990,145**

Pd 47,269.50

Credit $30,937.50

Pd $18,749.50

COMMERCIAL (STATE) PROPERTIES
ANNUAL OPERATING BUDGET

DATE:June 16,2004

Development: ILLINOIS STUDENT ASSISTANCE COMMISSION

FISCAL YEAR 2005

CATEGORY	ACCT CODE	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL
Base Installment	5140												713,458	713,458
ADMINISTRATIVE EXPENSE:														
Office Expense	6311	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Land Trust/Toll Fees	6729	500						6,500						7,000
Insurance Exp	6740							47,000						47,000
R.E. Taxes	6730													0
Management Fee	6320	8,345	8,440	7,890	8,236	7,965	7,979	9,998	8,230	8,235	8,110	8,112	8,158	99,698
Audit Expense	6350													0
Telephone	6360	133	133	133	133	133	133	133	133	133	133	133	137	1,600
Misc. Administration	6390	100	100	100	100	100	100	100	100	100	100	100	100	1,200
TTL Admin Exp		9,203	8,798	8,248	8,594	8,323	8,337	63,856	8,588	8,593	8,468	8,470	8,520	157,998
CONTRACT EXPENSES:														
CAM Charges	6514	4,150	4,150	4,150	4,150	4,150	4,150	17,866	17,866	17,866	17,866	17,866	17,866	132,096
Security	6530	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,087	205,000
Grounds/Snow	6537	50	50	50	50	50	50	50	50	0		50	50	500
Elevator	6545	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
UPS System Maint	6532	375	375	375	375	375	375	375	375	375	375	375	375	4,500
Fire Alarm	6532	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Exterminating	6520	115	115	115	115	115	115	115	115	115	115	125	125	1,400
Janitorial Serv	6510	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,083	12,087	145,000
Janitorial Supplies	6515	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
Rubbish Removal	6525	917	913	917	917	917	917	917	917	917	917	917	917	11,000
Window Cleaning	6591			1,500										1,500
Misc. Operating	6531	125	175	175	175	175	175	175	175	175	175	175	125	2,000
TTL Contract Exp		38,148	38,194	39,698	38,198	38,198	38,198	51,914	51,914	51,864	51,864	51,924	51,882	541,996
MAINTENANCE EXPENSE														
Misc maintenance	6590	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Heating & A.C.	6546	650	650	650	650	650	650	650	650	650	650	650	650	7,800
HVAC Supplies		2,000	2,000	17,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	39,000

Maint. Supplies	6515	835	835	835	835	835	835	835	835	835	835	835	815	10,000
Strctrl Repairs	6540			2,000	2,000	1,000	2,000	1,000	1,000				1,000	10,000
Painting & Decorating	6560	75	75	75	125	75	75	75	125	75	75	75	75	1,000
Carpet Repl/Repair	6593	250	0	250	-	0	250	0	0	0	250	0	0	1,000
Electrical Repairs	6512	290	290	290	290	290	290	290	290	290	290	310	290	3,500
Plumbing Repairs	6511	200	0	200	100	200	200	200	0	200	300	200	200	2,000
Project Equipment	1300													0
Minor Equipment Purch	6565			1000										1,000
TTL Maintenance Exp:		4,500	4,050	22,500	6,200	5,250	6,500	5,250	5,100	4,250	4,600	4,270	5,230	77,700
PAYROLL EXPENSE														
Maintenance Salary	6585	8,680	8,680	8,680	8,890	8,890	8,890	9,020	9,020	9,020	9,020	9,020	9,708	107,518
FICA	6711	651	651	651	667	667	667	677	677	677	677	677	728	8,064
FUTA	6712	25	25	25	25	25	25	26	26	26	26	26	29	309
SUTA	6713	112	112	112	112	117	117	117	117	117	117	117	117	1,384
Benefits	6714	1,950	1,950	1,950	1,950	1,950	1,950	2,060	2,060	2,060	2,074	2,074	2,074	24,102
Worker's Comp	6715	561	561	561	561	561	561	561	561	561	561	561	565	6,736
TTL Payroll Exp		11,979	11,979	11,979	12,205	12,210	12,210	12,461	12,461	12,461	12,475	12,475	13,221	148,113
UTILITIES														
Gas	6420	0	0	0	0	0	0	0	0	0	0	0	0	0
Water & Sewer	6460	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
TTL Utilities:		1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
TOTAL OPERATING EXPENSES:		65,330	64,521	83,925	66,697	65,481	66,745	134,981	79,563	78,668	78,907	78,639	80,353	943,807
TOTAL EXPENSES:		**65,330**	**64,521**	**83,925**	**66,697**	**65,481**	**66,745**	**134,981**	**79,563**	**78,668**	**78,907**	**78,639**	**80,353**	**943,807**
GROSS AGENCY FUNDING:		**65,330**	**64,521**	**83,925**	**66,697**	**65,481**	**66,745**	**134,981**	**79,563**	**78,668**	**78,907**	**78,639**	**80,353**	**943,807**

Fiscal Year 2006
Annual Operating Budget

Tenant: Illinois Student Assistance Commission
Area: 125,000
Dated: 6/8/2005

Final FY06

	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	TOTAL
Lease Purchase Payment						-						713,458	713,458
ADMINISTRATIVE EXPENSE													
Office Expense- 6311	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Land Trust- 6729	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Insurance Exp.- 6740							47,000						47,000
R.E. Taxes- 6730	-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fee- 6320	9,036	9,036	9,036	9,036	9,036	9,036	9,036	9,036	9,036	9,036	9,036	9,036	108,436
Audit Expense- 6350	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone- 6360	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Administrative- 6390	50	50	50	50	50	50	50	50	50	50	50	50	600
CONTRACT EXPENSE													-
CAM Charges- 6514	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
Security- 6530	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	195,000
Elevator- 6545	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
UPS System Maint- 6532	408	408	408	408	408	408	408	408	408	408	408	408	4,900
Fire Alarm- 6532	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Exterminating- 6520	117	117	117	117	117	117	117	117	117	117	117	117	1,400
Janitorial Serv.- 6510	12,446	12,446	12,446	12,446	12,446	12,446	12,446	12,446	12,446	12,446	12,446	12,446	149,350
Janitorial Supplies- 6515	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
Rubbish Removal- 6525	950	950	950	950	950	950	950	950	950	950	950	950	11,400
Window Cleaning- 6591			1,500										1,500
Misc. Operating- 3531	167	167	167	167	167	167	167	167	167	167	167	167	2,000
MAINTENANCE EXPENSE													-
Misc. Maintenance- 6590	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Heating & A.C.- 6546	650	650	650	650	650	650	650	650	650	650	650	650	7,800
HVAC Supplies	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
Maint. Supplies- 6515	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Stctrl Repairs- 6540	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Painting & Decorating- 6560	-	-	-	-	-	-	-	-	-	-	-	-	-
Carpet Repl/Repair- 6593	-		-			-				-			-
Electrical Repairs- 6512	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Plumbing Repairs- 6511	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Project Equipment Purch.- 6565			-										-
PAYROLL EXPENSE													
Maintenance Salary- 6585	9,538	9,538	9,538	9,538	9,538	9,538	9,538	9,538	9,538	9,538	9,538	9,538	114,456
FICA- 6711	730	730	730	730	730	730	730	730	730	730	730	730	8,756
FUTA- 6712	114	114	114	114	114	114	114	114	114	114	114	114	1,368
SUTA- 6713	64	64	64	64	64	64	64	64	64	64	64	64	770
Benefits- 6714	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	1,908	22,891
Worker's Comp- 6715	477	477	477	477	477	477	477	477	477	477	477	477	5,723
UTILITIES													-
Gas- 6420	-	-	-	-	-	-	-	-	-	-	-	-	-
Water & Sewer- 6460	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
TOTAL Operating Exp.	**74,396**	**74,396**	**75,896**	**74,396**	**74,396**	**74,396**	**121,396**	**74,396**	**74,396**	**74,396**	**74,396**	**74,396**	**941,249**
Previous FY Est Balance													
TOTAL FUNDS REQUIRED	**74,396**	**74,396**	**75,896**	**74,396**	**74,396**	**74,396**	**121,396**	**74,396**	**74,396**	**74,396**	**74,396**	**74,396**	**941,249**

ANNUAL OPERATING BUDGET

Development: ILLINOIS STUDENT ASSISTANCE COMMISSION - 1755 Lake Cook Rd. Deerfiedl, IL 60015

FISCAL YEAR 2006-07

CATEGORY	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	TOTAL
Lease Purchase Payment						454,751						1,719,751	2,174,502
ADMINISTRATIVE													
Office Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Land Trust	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Insurance Exp							48,410						48,410
R.E. Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee - Base	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	70,959
Management Fee - 4.5%	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	37,897
Telephone	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Administrative	50	50	50	50	50	50	50	50	50	50	50	50	600
CONTRACTUAL COSTS													
CAM Charges	8,552	8,552	8,552	8,552	8,552	8,552	8,552	8,552	8,552	8,552	8,552	8,552	102,626
Security	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	195,000
Elevator Maintenance	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	1,375	16,500
UPS System Maintenance	408	408	408	408	408	408	408	408	408	408	408	408	4,900
Fire Alarm	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Exterminator	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Janitorial Service	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	13,417	161,000
Janitorial Supplies	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	20,400
Rubbish Removal	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Window Cleaning			1,500										1,500
Misc. Operating	125	125	125	125	125	125	125	125	125	125	125	125	1,500
MAINTENANCE													
Misc Maintenance	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Heating & A.C.	258	258	258	258	258	258	258	258	258	258	258	258	3,100
HVAC Supplies	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	26,250
Maint Supplies	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Stctrl Repairs	917	917	917	917	917	917	917	917	917	917	917	917	11,000
Painting & Decorating													0
Carpet Repl/Repair													0
E;ectrical Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3000
Plumbing Repairs	167	167	167	167	167	167	167	167	167	167	167	167	2000
Project Equipment Purchase													0
PAYROLL EXPENSE													
Salaries	10,283	10,283	10,283	10,283	10,283	10,283	10,283	10,283	10,283	10,283	10,283	10,283	123,397
FICA	787	787	787	787	787	787	787	787	787	787	787	787	9,440
FUTA	114	114	114	114	114	114	114	114	114	114	114	114	1,368
SUTA	64	64	64	64	64	64	64	64	64	64	64	64	770
Benefits	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	2,057	24,679
Worker's comp	514	514	514	514	514	514	514	514	514	514	514	514	6,170
UTILITITES													
Gas													0
Water & Sewer	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	20,050
TOTAL OPERATING EXP.	72,842	72,842	74,342	72,842	72,842	72,842	121,252	72,842	72,842	72,842	72,842	72,842	924,016
TOTAL FUNDS REQUIRED	**72,842**	**72,842**	**74,342**	**72,842**	**72,842**	**72,842**	**121,252**	**72,842**	**72,842**	**72,842**	**72,842**	**72,842**	**924,016**

Final FY07

ANNUAL OPERATING BUDGET

Development: ILLINOIS STUDENT ASSISTANCE COMMISSION - 1755 Lake Cook Rd. Deerfiedl, IL 60015

FISCAL YEAR 2007-08

FY08 Final

CATEGORY	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	TOTAL
Lease Purchase Payment						411,266						1,761,265	2,172,531
ADMINISTRATIVE													
Office Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Land Trust	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Insurance Exp							49,862						49,682
R.E. Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee - Base	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	70,959
Management Fee - 4.5%	3,666	3,666	3,666	3,666	3,666	3,666	3,666	3,666	3,666	3,666	3,666	3,666	43,997
Telephone	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Administrative	50	50	50	50	50	50	50	50	50	50	50	50	600
CONTRACTUAL COSTS													
CAM Charges	9,728	9,728	9,728	9,728	9,728	9,728	9,728	9,728	9,728	9,728	9,728	9,728	116,732
Security	16,467	16,467	16,467	16,467	16,467	16,467	16,467	16,467	16,467	16,467	16,467	16,467	197,600
Elevator Maintenance	798	798	798	798	798	798	798	798	798	798	798	798	9,575
UPS System Maintenance	446	446	446	446	446	446	446	446	446	446	446	446	5,350
Fire Alarm	171	171	171	171	171	171	171	171	171	171	171	171	2,050
Exterminator	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Janitorial Service	13,410	13,410	13,410	13,410	13,410	13,410	13,410	13,410	13,410	13,410	13,410	13,410	160,916
Janitorial Supplies	1,788	1,788	1,788	1,788	1,788	1,788	1,788	1,788	1,788	1,788	1,788	1,788	21,450
Rubbish Removal	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
Window Cleaning			1,500										1,500
Misc. Operating	125	125	125	125	125	125	125	125	125	125	125	125	1,500
MAINTENANCE													
Misc Maintenance	175	175	175	175	175	175	175	175	175	175	175	175	2,100
Heating & A.C.	258	258	258	258	258	258	258	258	258	258	258	258	3,100
HVAC Supplies	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	26,250
Maint Supplies	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Sterl Repairs	9,021	9,021	9,021	9,021	9,021	9,021	9,021	9,021	9,021	9,021	9,021	9,021	108,248
Painting & Decorating													0
Carpet Repl/Repair													0
Electrical Repairs	250	250	250	250	250	250	250	250	250	250	250	250	3000
Plumbing Repairs	167	167	167	167	167	167	167	167	167	167	167	167	2000
Project Equipment Purchase													0
PAYROLL EXPENSE													
Salaries	9,845	9,845	9,845	9,845	9,845	9,845	9,845	9,845	9,845	9,845	9,845	9,845	118,137
FICA	753	753	753	753	753	753	753	753	753	753	753	753	9,037
FUTA	114	114	114	114	114	114	114	114	114	114	114	114	1,368
SUTA	64	64	64	64	64	64	64	64	64	64	64	64	770
Benefits	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969	1,969	23,627
Worker's comp	492	492	492	492	492	492	492	492	492	492	492	492	5,907
UTILITITES													
Gas													0
Water & Sewer	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	1,671	20,050
TOTAL OPERATING EXP	81,869	81,869	83,369	81,869	81,869	81,869	131,731	81,869	81,869	81,869	81,869	81,869	1,033,785
TOTAL FUNDS REQUIRED	**81,869**	**81,869**	**83,369**	**81,869**	**81,869**	**81,869**	**131,731**	**81,869**	**81,869**	**81,869**	**81,869**	**81,869**	**1,033,785**

ANNUAL OPERATING BUDGET

Development: ILLINOIS STUDENT ASSISTANCE COMMISSION - 1755 Lake Cook Rd. Deerfiedl, IL 60015

FISCAL YEAR 2008-09

FY09 Final

CATEGORY	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
Lease Purchase Payment						364,354						1,809,354	2,173,708
ADMINISTRATIVE													
Office Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Land Trust	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Insurance Exp							49,862						49,682
R E Tax	0	0	0	0	0	0	0	0	0	0	0	0	0
Management Fee - Base	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	5,913	70,959
Management Fee - 4 5%	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	3,416	40,991
Telephone	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Administrative	50	50	50	50	50	50	50	50	50	50	50	50	600
CONTRACTUAL COSTS													
CAM Charges	4,046	4,046	4,046	4,046	4,046	4,046	17,673	17,673	17,673	17,673	17,673	17,673	130,314
Security	16,222	16,222	16,222	16,222	16,222	16,222	16,222	16,222	16,222	16,222	16,222	16,222	194,668
Elevator Maintenance	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
UPS System Maintenance	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Fire Alarm	292	292	292	292	292	292	292	292	292	292	292	292	3,500
Exterminator	108	108	108	108	108	108	108	108	108	108	108	108	1,300
Janitorial Service	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	14,508	174,094
Janitorial Supplies	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Rubbish Removal	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	1,425	17,100
Window Cleaning			1,000						1,000				2,000
Misc. Operating	125	125	125	125	125	125	125	125	125	125	125	125	1,500
MAINTENANCE													
Misc Maintenance	175	175	175	175	175	175	175	175	175	175	175	175	2,100
Heating & A C	283	283	283	283	283	283	283	283	283	283	283	283	3,400
HVAC Supplies	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Maint Supplies	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Stctrl Repairs	2,539	2,539	2,539	2,539	2,539	2,539	2,539	2,539	2,539	2,539	2,539	2,539	30,470
Painting & Decorating													0
Carpet Repl/Repair													0
E ectncal Repairs	167	167	167	167	167	167	167	167	167	167	167	167	2000
Plumbing Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2500
Project Equipment Purchase													0
PAYROLL EXPENSE													
Salaries	9,961	9,961	9,961	9,961	9,961	9,961	9,961	9,961	9,961	9,961	9,961	9,961	119,535
FICA	762	762	762	762	762	762	762	762	762	762	762	762	9,144
FUTA	114	114	114	114	114	114	114	114	114	114	114	114	1,368
SUTA	64	64	64	64	64	64	64	64	64	64	64	64	770
Benefits	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	1,992	23,907
Worker's comp	498	498	498	498	498	498	498	498	498	498	498	498	5,977
UTILITITES													
Gas													0
Water & Sewer	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	1,729	20,750
TOTAL OPERATING EXP	70,307	70,307	71,307	70,307	70,307	70,307	133,796	83,934	84,934	83,934	83,934	83,934	977,309
TOTAL FUNDS REQUIRED	**70,307**	**70,307**	**71,307**	**70,307**	**70,307**	**70,307**	**133,796**	**83,934**	**84,934**	**83,934**	**83,934**	**83,934**	**977,309**

FY05 Operating Budget for 401 S Clinton, Chgo

	July - 04	Aug - 04	Sept - 04	Oct - 04	Nov - 04	Dec - 04	Jan - 05	Feb - 05	March - 05	April - 05	May - 05	June - 05	Total
Lease Purchase Pymnt						421,183						1,196,182	1,617,365
						$402,582.50						$1,212,582.50	
												$1,615,165.00	
Operating Expenses													
Property Insurance			46,540										46,540
Maintenance Payroll													
Salaries	10,058	10,058	10,058	10,058	10,058	10,058	10,058	10,058	10,058	10,058	10,058	10,058	120,696
FICA	769	769	769	769	769	769	769	769	769	769	769	769	9,228
FUTA	56	56	56	56	56	56	56	56	56	56	56	56	672
SUTA	180	180	180	180	180	180	180	180	180	180	180	180	2,160
Benefits	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	1,150	13,800
Worker's Comp	577	577	577	577	577	577	577	577	577	577	577	577	6,924
Administrative													
Office Expenses	373	373	373	373	373	373	373	373	373	373	373	373	4,476
Telephone Expense	150	150	150	150	150	150	150	150	150	150	150	150	1,800
Misc Operating	333	333	333	333	333	333	333	333	333	333	333	337	4,000
Management Fee	8,957	9,847	8,813	8,806	8,824	8,899	8,861	8,717	8,773	8,831	8,761	8,740	106,829
Maintenance													
HVAC Maint	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,212	26,500
Maint Supplies	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Janitorial Supplies	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Structural/Capital Imp	2,100	2,200	2,200	2,583	2,583	2,200	2,200	2,200	2,200	2,200	2,200	2,184	27,050
Carpet/Floor Clng/Repl	150	150	150	300	2,500	2,500	350	350	350	2,500	350	350	10,000
Misc Operating	350	350	350	350	350	350	300	320	320	320	320	320	4,000
Minor Equip Purchase	0	0	0	0	0	0	0	0	0	0	0	0	0
Contractual Costs													
Painting	430	430	430	430	430	430	430	400	400	400	360	430	5,000
Janitorial Svcs	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	18,000	216,000
Elect Maint	610	610	610	610	610	610	610	630	610	630	630	630	7,400
Plumbing Maint	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Pest Control	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Generator Maintenance	500				500				500				1,500
Parking Area Expense	100	2,000	1,000	100	100	100	100	100	100	100	100	100	4,000
Elevator Maintenance	2,396	2,396	2,396	2,396	2,396	2,396	2,396	2,396	2,396	2,396	2,396	2,396	28,752
Grounds Maintenance	1,600	300	300	300	300	300	0	0	0	300	300	300	4,000
Snow Removal						2,000	2,000	1,000	1,000				6,000
Window Washing	2,250			2,250			2,250			2,250			9,000
Security	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	6,660	79,920
Card Key Maint	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fire Equip Maint	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Trash Removal	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,040	1,060	12,500
Misc Fee & Inspect	1,200	1,200	100	100	100	100	100	100	100	200	500	200	4,000
Total Operating Exp	**64,472**	**63,312**	**106,718**	**62,054**	**62,522**	**63,714**	**63,426**	**60,042**	**60,578**	**63,956**	**59,746**	**59,507**	**790,047**
Total Funds Required	**64,472**	**63,312**	**106,718**	**62,054**	**62,522**	**484,897**	**63,426**	**60,042**	**60,578**	**63,956**	**59,746**	**1,255,689**	**2,407,412**
58.9% DHS Op Payments	37,974.01	37,290.77	62,856.90	36,549.81	36,825.46	37,527.55	37,357.91	35,364.74	35,680.44	37,670.08	35,190.39	35,049.62	465,337.68
DHS Istall Payments	0.00	0.00	0.00	0.00	0.00	248,076.79	0.00	0.00	0.00	0.00	0.00	704,551.20	952,627.99
													1,417,965.67
41.1% DPA Op Payments	26,497.99	26,021.23	43,861.10	25,504.19	25,696.54	26,186.45	26,068.09	24,677.26	24,897.56	26,285.92	24,555.61	24,457.38	324,709.32
DPA Istall Payments	0.00	0.00	0.00	0.00	0.00	173,106.21	0.00	0.00	0.00	0.00	0.00	491,630.80	664,737.02
													989,446.33

Fiscal Year 2006

Annual Operating Budget

Tenant: IL Department of Human Services 401 S. Clinton, Chicago, Illinois

Area: 175,000

Dated: 03/30/2006

	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	TOTAL
Lease Purchase Payment	-	-	-	-	-	382,738	-	-	-	-	-	1,232,738	1,615,475
OPERATING EXPENSES													
Property Insurance			46,540										46,540
MAINTENANCE PAYROLL													
Salaries	11,027	11,027	11,027	11,027	11,027	11,027	11,027	11,027	11,027	11,027	11,027	11,027	132,318
FICA	844	844	844	844	844	844	844	844	844	844	844	844	10,122
FUTA	111	111	111	111	111	111	111	111	111	111	111	111	1,334
SUTA	63	63	63	63	63	63	63	63	63	63	63	63	751
Benefits	2,205	2,205	2,205	2,205	2,205	2,205	2,205	2,205	2,205	2,205	2,205	2,205	26,464
Worker's Comp	551	551	551	551	551	551	551	551	551	551	551	551	6,616
ADMINISTRATIVE													
Office Expense	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Telephone Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Misc. Operating	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Management Fee	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	8,710	104,517
MAINTENANCE													
HVAC Maintenance	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	26,500
Maintenance Supplies	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Janitorial Supplies	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Structural/Capital Imp.	1,317	1,317	1,317	1,317	1,317	1,317	1,317	1,317	1,317	1,317	1,317	1,317	15,800
Carpet/Floor Clng/Repl	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Misc. Operating	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Minor Equipment Purchase	-	-	-	-	-	-	-	-	-	-	-	-	-
CONTRACTUAL COSTS													
Painting	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Janitorial Services	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	223,000
Electrical Maintenance	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Plumbing Maintenance	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Pest Control	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Generator Maintenance	500	-	-	-	500	-	-	-	500	-	-	-	1,500
Parking Area Expense	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Elevator Maintenance	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	2,479	29,750
Grounds Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Snow Removal	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Window Washing	2,250	-	-	2,250	-	-	2,250	-	-	2,250	-	-	9,000
Security	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	82,500
Card Key Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fire Equipment Maint.	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Trash Removal	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000
Misc. Fee & Inspection	333	333	333	333	333	333	333	333	333	333	333	333	4,000
													-
TOTAL Operating Exp.	**65,256**	**62,506**	**109,046**	**64,756**	**63,006**	**62,506**	**64,756**	**62,506**	**63,006**	**64,756**	**62,506**	**62,506**	**867,112**
Previous FY Est Balance	-												
TOTAL FUNDS REQUIRED	**65,256**	**62,506**	**109,046**	**64,756**	**63,006**	**445,243**	**64,756**	**62,506**	**63,006**	**64,756**	**62,506**	**1,295,243**	**2,422,587**

Fiscal Year 2006
Annual Operating Budget
Tenant: IL Department of Human Services 401 S. Clinton, Chicago, Illinois
Area: 176,000
Dated 08/30/2005

Lease Purchase Payment	$/sf	Date Due	Amount	
	2.19	12/01/2005	382,737.50	Lease Purchase Payment
	7.04	06/01/2006	1,232,737.50	Lease Purchase Payment

OPERATING EXPENSES	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	-	SEPT	46,540	Estimate based on prior year's cost
			$ 46,540.00	TTL OPERATING
MAINTENANCE PAYROLL				
Salaries	0.76	11,027	132,318	Maintenance crew salary costs
FICA	0.06	844	10,122	Maintenance crew salary costs
FUTA	0.01	111	1,334	Maintenance crew salary costs
SUTA	0.00	63	751	Maintenance crew salary costs
Benefits	0.15	2,205	26,464	Maintenance crew salary costs
Worker's Comp	0.04	551	6,616	Maintenance crew salary costs
			$ 177,604.87	TTL MAINTENANCE PAYROLL
ADMINISTRATIVE				
Office Expense	0.03	417	5,000	Office and misc. administrative
Telephone Expense	0.01	125	1,500	
Misc. Operating	0.02	333	4,000	
Management Fee	0.42	6,075	72,900	Base Fee
	0.18	2,635	31,617	4.5% of Maintenance Expenses
			$ 115,016.77	TTL ADMINISTRATIVE
MAINTENANCE				
HVAC Maintenance	0.15	2,208	26,500	Contract with Kroeschell Engineering Co
Maintenance Supplies	0.05	667	8,000	Minor purchases, tools, supplies, etc.
Janitorial Supplies	0.01	208	2,500	Paper prodcuts and janitorial supplies
Structural/Capital Imp.	0.02	267	3,200	Grease Trap Replacements
	0.01	83	1,000	Liebert Condenser Motor
	0.02	333	4,000	Chiller Pipe cover
	0.01	150	1,800	Replace Humidifer probes
	0.01	83	1,000	Waterproofing Plenum floor
	0.02	250	3,000	Roof patching
	0.01	150	1,800	Metal re-finishing
Carpet/Floor Clng/Repl	0.06	833	10,000	Carpet replacement and repair
Misc. Operating	0.02	250	3,000	Maintenance crew operating costs
Minor Equipment Purchase	-	-	-	Nothing anticipated
			$ 65,800.00	TTL MAINTENANCE
CONTRACTUAL COSTS				
Painting	0.03	417	5,000	Based on prior years costs
Janitorial Services	1.27	18,583	223,000	Janitorial Services provided by The Millard Group
Electrical Maintenance	0.03	417	5,000	
Plumbing Maintenance	0.03	416.67	5,000	
Pest Control	0.01	200	2,400	Exterminating Services provided by Precision Control
Generator Maintenance	0.01	125	1,500	
Parking Area Expense	0.02	333	4,000	Contract for parking spaces provided by A-1 Parking
Elevator Maintenance	0.17	2,479	29,750	Elevator Services provided by Schindler Elevator Corp
Grounds Maintenance	0.02	250	3,000	
Snow Removal	0.03	500	6,000	Snow Removal Services provided by Chellson & Son
Window Washing	0.05	750	9,000	Based on prior years costs
Security	0.47	6,875	82,500	Security Services provided by The Security Management Group
Card Key Maintenance	0.02	250	3,000	
Fire Equipment Maint.	0.03	500	6,000	
Trash Removal	0.07	1,083	13,000	Rubbish Removal Services provided by Waste Management
Misc. Fee & Inspection	0.02	333	4,000	
			$ 402,150.00	TTL CONTRACTUAL
TOTAL OPERATING EXP	**4.35**	**63,381**	**807,112**	
TOTAL FUNDS REQUIRED	**13.68**	**198,004**	**2,422,587**	

ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF HUMAN SERVICES - 401 S. Clinton, Chicago, IL 60607

FISCAL YEAR 2006-07

CATEGORY	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	TOTAL
Lease Purchase Payment						361,488						1,256,488	1,617,976
OPERATING EXPENSES													
Property Insurance			47,940										47,940
MAINTENANCE PAYROLL													
Salaries	11,372	11,372	11,372	11,372	11,372	11,372	11,372	11,372	11,372	11,372	11,372	11,372	136,467
FICA	870	870	870	870	870	870	870	870	870	870	870	870	10,440
FUTA	111	111	111	111	111	111	111	111	111	111	111	111	1,334
SUTA	63	63	63	63	63	63	63	63	63	63	63	63	751
Benefits	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	2,274	27,293
Workers comp	569	569	569	569	569	569	569	569	569	569	569	569	6,823
ADMINISTRATIVE													
Office Expense	429	429	429	429	429	429	429	429	429	429	429	429	5,150
Telephone Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Misc. Operating	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Management Fee	8,913	8,913	8,913	8,913	8,913	8,913	8,913	8,913	8,913	8,913	8,913	8,913	106,959
MAINTENANCE													
HVAC Maintenance	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	2,208	26,500
Maintenance Supplies	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Janitorial Supplies	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Structural Capital Imp	4,546	4,546	4,546	4,546	4,546	4,546	4,546	4,546	4,546	4,546	4,546	4,546	54,550
Carpet Floor Chg Repl	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
CONTRACTUAL COSTS													
Painting	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Janitorial Services	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	18,583	223,000
Electrical Maintenance	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Plumbing Maintenance	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Pest Control	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Generator Maintenance	500				500				500				1,500
Parking Area Expenses	375	375	375	375	375	375	375	375	375	375	375	375	4,500
Elevator Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Grounds Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Snow Removal	521	521	521	521	521	521	521	521	521	521	521	521	6,250
Window Washing	2,250			2,250			2,250			2,250			9,000
Security	7,081	7,081	7,081	7,081	7,081	7,081	7,081	7,081	7,081	7,081	7,081	7,081	84,975
Card Key Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fire Equipment Maint	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Trash Removal	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
TOTAL OPERATING EXP	69,866	67,116	115,056	69,366	67,616	67,116	69,366	67,116	67,616	69,366	67,116	67,116	863,832
TOTAL FUNDS REQUIRED	69,866	67,116	115,056	69,366	67,616	428,604	69,366	67,116	67,616	69,366	67,116	1,323,604	2,481,808

2,483,308

Fiscal Year 2006-07
Annual Operating Budget
Tenant: IL Dept of Human Services

Area: 175,000 — Dated: 4/25/06

Lease Purchase Payment	$/sf	Date Due	Amount	
	$ 2.07	12/1/2006	361,488	Lease Purchase Payment
	$ 7.18	6/1/2007	1,256,488	Lease Purchase Payment

OPERATING EXPENSES	$/Year	EXPLANANTION	
Property Insurance	47,940	Based on last year's cost	
		Total Operating Expenses	47,940.00
MAINTENANCE PAYROLL			
Salaries	136,467	Maintenance Crew Salary Costs	
FICA	10,440	Maintenance Crew Salary Costs	
FUTA	1,334	Maintenance Crew Salary Costs	
SUTA	751	Maintenance Crew Salary Costs	
Benefits	27,293	Maintenance Crew Salary Costs	
Worker's comp	6,823	Maintenance Crew Salary Costs	
		Total Maintenance Payroll	183,108.00
ADMINISTRATIVE			
Office Expense	5,150		
Telephone Expense	1,500		
Misc. Operating	8,000		
Management Fee	72,900	Base Fee	
	34059	4.5% of Maintenance Expenses	
		Total Administrative Expenses	121,609.00
MAINTENANCE			
HVAC Maintenance	26,500		
Maintenance Supplies	12,000		
Janitorial Supplies	2,500		
Structural/Capital Imp.			
	3,000	Minor patch repair	
	1,800	Window Frame Refinishing	
	16,000	Brick Façade Inspection	
	30,000	Brick Façade Adhesive Work	
	900	Power Washing Sidewalks	
	1,000	Waterproof Plenum Floor	
	1,850	Electrical Scanning Inspection	
Carpet Replacing	10,000		
Carpet Cleaning	2000		
		Total Maintenance Costs	107,550.00
CONTRACTUAL COSTS			
Painting	5,000		
Janitorial Services	223,000	The Millard Group	
Electrical Maintenance	5,000		
Plumbing Maintenance	5,000		
Pest Control	2,400	A-Alert Pest Control	
Generator Maintenance	1,500		
Parking Area Expenses	4,500	Cental Parking	
Elevator Maintenance	30,000	Mid American Elevator	
Grounds Maintenance	3,000	Thornapple Landscaping	
Snow Removal	6,250	Chellson and Sons	
Window Washing	9,000		
Securily	84,975	Securily Management Group	
Card Key Maintenance	3,000		
Fire Equipment Maint.	6,000		
Trash Removal	15,000	Waste Management	
		Total Contractual Costs	403,625.00
TOTAL OPERATING EXP.	863,832		863,832.00
TOTAL FUNDS REQUIRED	863,832		863,832.00

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ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF HUMAN SERVICES - 401 S. Clinton, Chicago, IL 60607

FISCAL YEAR 2008

CATEGORY	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	TOTAL
Lease Purchase Payment						338,441						1,278,441	1,616,882
OPERATING EXPENSES													
Property Insurance			49,378										49,378
MAINTENANCE PAYROLL													
Salaries	13,064	13,064	13,064	13,064	13,064	13,064	13,064	13,064	13,064	13,064	13,064	13,064	156,772
FICA	999	999	999	999	999	999	999	999	999	999	999	999	11,993
FUTA	111	111	111	111	111	111	111	111	111	111	111	111	1,334
SUTA	63	63	63	63	63	63	63	63	63	63	63	63	751
Benefits	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613	2,613	31,354
Workers comp	653	653	653	653	653	653	653	653	653	653	653	653	7,839
ADMINISTRATIVE													
Office Expense	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Telephone Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Operating	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Management Fee	9,371	9,371	9,371	9,371	9,371	9,371	9,371	9,371	9,371	9,371	9,371	9,371	112,449
MAINTENANCE													
HVAC Maintenance	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
Maintenance Supplies	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Janitorial Supplies	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Structural/Capital Imp.	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	5,650	67,803
Carpet/Floor Clng/Repl	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTRACTUAL COSTS													
Painting	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Janitorial Services	19,505	19,505	19,505	19,505	19,505	19,505	19,505	19,505	19,505	19,505	19,505	19,505	234,060
Electrical Maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Plumbing Maintenance	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Pest Control	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Generator Maintenance	500				500				500				1,500
Parking Area Expenses	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Elevator Maintenance	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	31,500
Grounds Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Snow Removal	521	521	521	521	521	521	521	521	521	521	521	521	6,250
Window Washing	2,250			2,250			2,250			2,250			9,000
Security	7,428	7,428	7,428	7,428	7,428	7,428	7,428	7,428	7,428	7,428	7,428	7,428	89,135
Card Key Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Fire Equipment Maint.	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Trash Removal	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	1,450	17,400
TOTAL OPERATING EXP	74,295	71,545	120,923	73,795	72,045	71,545	73,795	71,545	72,045	73,795	71,545	71,545	918,418
TOTAL FUNDS REQUIRED	74,295	71,545	120,923	73,795	72,045	409,986	73,795	71,545	72,045	73,795	71,545	1,349,986	2,535,200

Fiscal Year 2007-08
Annual Operating Budget
Tenant: IL Dept of Human Services

Area: 175,000 — Dated: 4/23/07

Lease Purchase Payment	$/sf	Date Due	Amount	
	$ 1.93	12/1/2007	338,441	Lease Purchase Payment
	$ 7.31	6/1/2008	1,278,441	Lease Purchase Payment

	$/Year	EXPLANANTION	
OPERATING EXPENSES			
Property Insurance	49,378	Based on last year's cost	
		Total Operating Expenses	49,378.00
MAINTENANCE PAYROLL			
Salaries	156,772	Maintenance Crew Salary Costs	
FICA	11,993	Maintenance Crew Salary Costs	
FUTA	1,334	Maintenance Crew Salary Costs	
SUTA	751	Maintenance Crew Salary Costs	
Benefits	31,354	Maintenance Crew Salary Costs	
Worker's comp	7,839	Maintenance Crew Salary Costs	
		Total Maintenance Payroll	210,043.00
ADMINISTRATIVE			
Office Expense	5,000		
Telephone Expense	1,000		
Misc. Operating	8,000		
Management Fee	72,900	Base Fee	
	39,549	4.5% of Maintenance Expenses	
		Total Administrative Expenses	126,449.00
MAINTENANCE			
HVAC Maintenance	25,000		
Maintenance Supplies	12,000		
Janitorial Supplies	2,000		
Structural/Capital Imp.			
	23,500	Permit and Inspection Fees for Exterior Wall Insp	
	14,500	Replace Water Tanks	
	12,000	Security System Upgrade	
	1,265	Painting Exterior Canopy	
	3,378	Humidifer Probes	
	9,800	Dampers on Main Fan	
	3,360	Fan Powerbox Motors	
	0		
	0		
		Total Maintenance Costs	106,803.00
CONTRACTUAL COSTS			
Painting	5,000		
Janitorial Services	234,060	The Millard Group	
Electrical Maintenance	7,500		
Plumbing Maintenance	5,000		
Pest Control	2,400	A-Alert Pest Control	
Generator Maintenance	1,500		
Parking Area Expenses	5,000	Cental Parking	
Elevator Maintenance	31,500	Mid American Elevator	
Grounds Maintenance	3,000	Thornapple Landscaping	
Snow Removal	6,250	Chellson and Sons	
Window Washing	9,000		
Security	89,135	Security Management Group	
Card Key Maintenance	3,000		
Fire Equipment Maint.	6,000		
Trash Removal	17,400	Waste Management	
		Total Contractual Costs	425,745.00
TOTAL OPERATING EXP.	918,418		918,418.00
TOTAL FUNDS REQUIRED	918,418		918,418.00

ANNUAL OPERATING BUDGET

Development: 401 S. Clinton, Chicago, IL 60607

FISCAL YEAR 2008-09

CATEGORY	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jul-09	TOTAL
Lease Purchase Payment						313,531						1,303,531	1,617,062
OPERATING EXPENSES													
Property Insurance			50,859										50,859
MAINTENANCE PAYROLL													
Salaries	15,069	15,069	15,069	15,069	15,069	15,069	15,069	15,069	15,069	15,069	15,069	15,069	180,827
FICA	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	13,833
FUTA	111	111	111	111	111	111	111	111	111	111	111	111	1,334
SUTA	63	63	63	63	63	63	63	63	63	63	63	63	751
Benefits	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	36,165
Workers comp	753	753	753	753	753	753	753	753	753	753	753	753	9,041
ADMINISTRATIVE													
Office Expense	433	433	433	433	433	433	433	433	433	433	433	433	5,200
Telephone Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Misc Operating	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Management Fee	9,438	9,438	9,438	9,438	9,438	9,438	9,438	9,438	9,438	9,438	9,438	9,438	113,256
MAINTENANCE													
HVAC Maintenance	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Maintenance Supplies	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Janitorial Supplies	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Structural Capital Imp	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	7,042	84,500
Carpet/Floor Chg/Repl	417	417	417	417	417	417	417	417	417	417	417	417	5,000
CONTRACTUAL COSTS													
Painting	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Services	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	240,000
Electrical Maintenance	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Plumbing Maintenance	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Pest Control	217	217	217	217	217	217	217	217	217	217	217	217	2,600
Generator Maintenance	500				500				500				1,500
Parking Area Expenses	467	467	467	467	467	467	467	467	467	467	467	467	5,600
Elevator Maintenance	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Grounds Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Snow Removal	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Window Washing	2,750			2,750			2,750			2,750			11,000
Security	7,975	7,975	7,975	7,975	7,975	7,975	7,975	7,975	7,975	7,975	7,975	7,975	95,700
Fire Detection	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Fire Equipment Maint	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Trash Removal	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
TOTAL OPERATING EXP	80,109	76,859	127,718	79,609	77,359	76,859	79,609	76,859	77,359	79,609	76,859	76,859	985,666
TOTAL FUNDS REQUIRED	80,109	76,859	127,718	79,609	77,359	390,390	79,609	76,859	77,359	79,609	76,859	1,380,390	2,602,728

Fiscal Year 2008-09

Annual Operating Budget

Property: 401 South Union

Area: 1/3000

Date: 4/25/08

Lease Purchase Payment		$/sf	Date Due	Amount	
	$	1.79	12/1/2008	313,531	Lease Purchase Payment
	$	7.45	6/1/2009	1,303,531	Lease Purchase Payment

	$/Year	EXPLANANTION	
OPERATING EXPENSES			
Property Insurance	50,859	Based on last year's cost	
		Total Operating Expenses	**50,859.00**
MAINTENANCE PAYROLL			
Salaries	180,827	Maintenance Crew Salary Costs	
FICA	13,833	Maintenance Crew Salary Costs	
FUTA	1,334	Maintenance Crew Salary Costs	
SUTA	751	Maintenance Crew Salary Costs	
Benefits	36,165	Maintenance Crew Salary Costs	
Worker's comp	9,041	Maintenance Crew Salary Costs	
		Total Maintenance Payroll	**241,951.00**
ADMINISTRATIVE			
Office Expense	5,200		
Telephone Expense	1,500		
Misc. Operating	8,000		
Management Fee	72,900	Base Fee	
	40356	4.5% of Maintenance Expenses	
		Total Administrative Expenses	**127,956.00**
MAINTENANCE			
HVAC Maintenance	20,000		
Maintenance Supplies	10,000		
Janitorial Supplies	1,000		
Structural/Capital Imp			
	25,000	Emergency Lighting Allowance	
	5,000	Roof Project	
	50,000	Brick Façade Replacement Allowance	
	2,000	Power Washing Sidewalks	
	2,500	Gate Opener Repair/sealing & Striping	
Carpet Replacing	0		-
Carpet Cleaning	5000		
		Total Maintenance Costs	**120,500.00**
CONTRACTUAL COSTS			
Painting	3,000	Sherwin Williams	
Janitorial Services	240,000	The Millard Group	
Electrical Maintenance	2,500	Hardt Electrical	
Plumbing Maintenance	2,500	Martin Supply/Best Plumbing	
Pest Control	2,600	A-Alert Pest Control	
Generator Maintenance	1,500		
Parking Area Expenses	5,600	Cental Parking	
Elevator Maintenance	30,000	Mid American Elevator	
Grounds Maintenance	3,000	Thornapple Landscaping	
Snow Removal	3,000	MP Snow Plow	
Window Washing	11,000	Independent Building Maintenance	
Security	95,700	Security Management Group	
Façade Inspection	24,000	Sherwin Asrow Consulting	
Fire Equipment Maint	3,000	Security Unlimited	
Trash Removal	17,000	Waste Management	
		Total Contractual Costs	**444,400.00**
TOTAL OPERATING EXP	985,666		985,666.00
TOTAL FUNDS REQUIRED	**985,666**		**985,666.00**

ANNUAL OPERATING BUDGET

Development: 401 S. Clinton, Chicago, IL 60607

FISCAL YEAR 2009-10

CATEGORY	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jul-10	TOTAL
Lease Purchase Payment						286,601						1,331,801	1,618,402
OPERATING EXPENSES													
Property Insurance			51,859										51,859
MAINTENANCE PAYROLL													
Salaries	24,430	24,430	24,430	24,430	24,430	24,430	24,430	24,430	24,430	24,430	24,430	24,430	293,163
FICA	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	1,781	21,367
FUTA	157	157	157	157	157	157	157	157	157	157	157	157	1,880
SUTA	95	95	95	95	95	95	95	95	95	95	95	95	1,145
Benefits	4,555	4,555	4,555	4,555	4,555	4,555	4,555	4,555	4,555	4,555	4,555	4,555	54,663
Workers comp	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222	1,222	14,658
ADMINISTRATIVE													
Office Expense	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Telephone Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Operating	583	583	583	583	583	583	583	583	583	583	583	583	7,000
Management Fee	12,555	12,555	12,555	12,555	12,555	12,555	12,555	12,555	12,555	12,555	12,555	12,555	150,657
MAINTENANCE													
HVAC Maintenance	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Maintenance Supplies	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Janitorial Supplies	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Structural/Capital Imp.	110,523	110,523	110,523	110,523	110,523	110,523	0	0	0	0	0	0	663,140
Carpet/Floor Clng/Repl.	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	14,167	170,000
CONTRACTUAL COSTS													
Painting	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Services	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	318,599
Electrical Maintenance	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Plumbing Maintenance	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Pest Control	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Generator Maintenance	500				500				500				1,500
Parking Area Expenses	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Elevator Maintenance	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
Grounds Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Snow Removal	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Window Washing	2,750			0			2,750			0			5,700
Security	11,424	11,424	11,424	11,424	11,424	11,424	11,424	11,424	11,424	11,424	11,424	11,424	137,088
Façade Inspection	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	28,000
Fire Equipment Maint.	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Trash Removal	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	1,550	18,600
TOTAL OPERATING EXP.	222,825	219,575	271,434	219,575	220,075	219,575	111,802	109,052	109,552	109,052	109,052	109,052	2,030,617
TOTAL FUNDS REQUIRED	222,825	219,575	271,434	219,575	220,075	506,176	111,802	109,052	109,552	109,052	109,052	1,440,853	3,649,019

Fiscal Year 2009-10
Annual Operating Budget
Property: 401 South Clinton

Area: 175,000 — Dated: 4/22/09

Lease Purchase Payment	$/sf	Date Due	Amount	
	$ 1.64	12/31/2009	286,601	Lease Purchase Payment
	$ 7.61	6/30/2010	1,331,801	Lease Purchase Payment

	$/Year	EXPLANANTION	
OPERATING EXPENSES			
Property Insurance	51,859	Based on last year's cost	
		Total Operating Expenses	51,859.00
MAINTENANCE PAYROLL			
Salaries	293,163	Maintenance Crew Salary Costs 24/7	
FICA	21,367	Maintenance Crew Salary Costs 24/7	
FUTA	1,880	Maintenance Crew Salary Costs 24/7	
SUTA	1,145	Maintenance Crew Salary Costs 24/7	
Benefits	54,663	Maintenance Crew Salary Costs 24/7	
Worker's comp	14,658	Maintenance Crew Salary Costs 24/7	
		Total Maintenance Payroll	386,876.00
ADMINISTRATIVE			
Office Expense	4,800		
Telephone Expense	1,000		
Misc. Operating	7,000		
Management Fee	72,900	Base Fee	
	77,757	4.5% of Maintenance Expenses	
		Total Administrative Expenses	163,457.00
MAINTENANCE			
HVAC Maintenance	20,000	Filters, Compressors, etc.	
Maintenance Supplies	10,000		
Janitorial Supplies	1,000		
Structural/Capital Imp	501,000	New Generator	
	4,200	Winter thermo scan	
	7,900	Booster system retro-fit	
	11,640	Security Camera	
	50,000	Brick Façade Replacement Allowance	
	2,000	Power Washing Sidewalks	
	4,500	Gate Opener Repair/sealing & Striping	
	82,000	Painting entire 2nd and 6th Floor	
Carpet Replacing	165,000	Carpet replacement on 2nd and 6th floor	
Carpet Cleaning	5,000	Floors 1,3,4,5	
		Total Maintenance Costs	864,140.00
CONTRACTUAL COSTS			
Painting	3,000	Touch Up Supplies	
Janitorial Services	318,599	The Millard Group-Includes Day Porter Service	
Electrical Maintenance	2,500	Hardt Electrical	
Plumbing Maintenance	2,500	Martin Supply/Best Plumbing	
Pest Control	1,500	A-Alert Pest Control	
Generator Maintenance	1,500		
Parking Area Expenses	6,000	Cental Parking	
Elevator Maintenance	25,000	Mid American Elevator	
Grounds Maintenance	3,000	Thornapple Landscaping	
Snow Removal	9,000	MP Snow Plow	
Window Washing	5,700	Independent Building Maintenance	
Security	137,088	Security Management Group	
Façade Inspection	28,000	Sherwin Asrow Consulting	
Fire Equipment Maint.	2,500	Security Unlimited	
Trash Removal	18,600	Waste Management	
		Total Contractual Costs	564,487.00
TOTAL OPERATING EXP	2,030,819		2,030,819.00
TOTAL FUNDS REQUIRED	**2,030,819**		**2,030,819.00**

ANNUAL OPERATING BUDGET

Development: 401 S. Clinton, Chicago, IL 60607

FISCAL YEAR 2010-11

CATEGORY	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jul-11	TOTAL
Lease Purchase Payment						258,064						1,358,064	1,616,128
OPERATING EXPENSES													
Property Insurance			55,861										55,861
MAINTENANCE PAYROLL													
Salaries	25,163	25,163	25,163	25,163	25,163	25,163	25,163	25,163	25,163	25,163	25,163	25,163	301,958
FICA	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	1,834	22,008
FUTA	161	161	161	161	161	161	161	161	161	161	161	161	1,935
SUTA	98	98	98	98	98	98	98	98	98	98	98	98	1,179
Benefits	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	56,096
Worker's comp	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	1,258	15,097
ADMINISTRATIVE													
Office Expense	400	400	400	400	400	400	400	400	400	400	400	400	4,800
Telephone Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Operating	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Management Fee	11,683	11,683	11,683	11,683	11,683	11,683	11,683	11,683	11,683	11,683	11,683	11,683	140,192
MAINTENANCE													
HVAC Maintenance	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Maintenance Supplies	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Janitorial Supplies	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Structural/Capital Imp.	76,200	76,200	76,200	76,200	76,200	76,200	0	0	0	0	0	0	457,200
CONTRACTUAL COSTS													
Painting	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Services	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	26,550	318,599
Electrical Maintenance	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Plumbing Maintenance	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Pest Control	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Generator Maintenance	500				500				500				1,500
Parking Area Expenses	513	513	513	513	513	513	513	513	513	513	513	513	6,150
Elevator Maintenance	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000
Grounds Maintenance	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Snow Removal	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Window Washing	2,850			0			2,850			0			5,700
Security	11,792	11,792	11,792	11,792	11,792	11,792	11,792	11,792	11,792	11,792	11,792	11,792	141,500
Facade Inpsection	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	28,000
Fire Equipment Maint	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Trash Removal	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	1,767	21,200
TOTAL OPERATING EXP	174,485	171,135	226,996	171,135	171,635	171,135	97,785	94,935	95,435	94,935	94,935	94,935	1,659,476
TOTAL FUNDS REQUIRED	**174,485**	**171,135**	**226,996**	**171,135**	**171,635**	**429,199**	**97,785**	**94,935**	**95,435**	**94,935**	**94,935**	**1,452,999**	**3,275,604**

Fiscal Year 2010-11
Annual Operating Budget
Property: 401 South Clinton

Area: 175,000 — Dated: 4/22/09

Lease Purchase Payment	$/sf	Date Due	Amount	
	$ 1.47	12/31/2010	258,064	Lease Purchase Payment
	$ 7.76	6/30/2011	1,358,064	Lease Purchase Payment

	$/Year	EXPLANANTION	
OPERATING EXPENSES			
Property Insurance	55,861	Based on last year's cost	
		Total Operating Expenses	**55,861.00**
MAINTENANCE PAYROLL			
Salaries	301,958	Maintenance Crew Salary Costs 24/7	
FICA	22,008	Maintenance Crew Salary Costs 24/7	
FUTA	1,936	Maintenance Crew Salary Costs 24/7	
SUTA	1,179	Maintenance Crew Salary Costs 24/7	
Benefits	56,096	Maintenance Crew Salary Costs 24/7	
Worker's comp	15,097	Maintenance Crew Salary Costs 24/7	
		Total Maintenance Payroll	**398,274.00**
ADMINISTRATIVE			
Office Expense	4,800		
Telephone Expense	1,000		
Misc. Operating	5,000		
Management Fee	72,900	Base Fee	
	67,292	4.5% of Maintenance Expenses	
		Total Administrative Expenses	**150,992.00**
MAINTENANCE			
HVAC Maintenance	20,000	Filters, Compressors, etc.	
Maintenance Supplies	10,000		
Janitorial Supplies	1,000		
Structural/Capital Imp.	0		
	4,200	Winter thermo scan	
	0		
	0		
	50,000	Brick Façade Replacement Allowance	
	2,000	Power Washing Sidewalks	
	4,500	Gate Opener Repair/sealing & Striping	
	82,000	Painting entire 4th and 5th Floor	
	145,000	Carpet 4th Floor Allowance	
	145,000	Carpet 5th Floor Allowance	
	19,500	Painting 1st Floor	-
Carpet Cleaning	5,000	Floors 1,2,6,7	
		Total Maintenance Costs	**488,200.00**
CONTRACTUAL COSTS			
Painting	3,000	Touch Up Supplies	
Janitorial Services	318,599	The Millard Group-Includes Day Porter Service	
Electrical Maintenance	1,500	Hardt Electrical	
Plumbing Maintenance	2,500	Martin Supply/Best Plumbing	
Pest Control	1,000	A-Alert Pest Control	
Generator Maintenance	1,500		
Parking Area Expenses	6,150	Cental Parking	
Elevator Maintenance	22,000	Mid American Elevator	
Grounds Maintenance	2,000	Thornapple Landscaping	
Snow Removal	9,000	MP Snow Plow	
Window Washing	5,700	Independent Building Maintenance	
Security	141,500	Security Management Group	
Façade Inspection	28,000	Sherwin Asrow Consulting	
Fire Equipment Maint.	2,500	Security Unlimited	
Trash Removal	21,200	Waste Management	
		Total Contractual Costs	**566,149.00**
TOTAL OPERATING EXP.	1,659,476		1,659,476.00
TOTAL FUNDS REQUIRED	**1,659,476**		**1,659,476.00**

FY12

revised 6/28/11

ANNUAL OPERATING BUDGET

Development: 401 S. Clinton, Chicago, IL 60607

FISCAL YEAR 2011-12

CATEGORY	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jul-12	TOTAL
Lease Purchase Payment						226,989						1,386,989	1,613,978
OPERATING EXPENSES													
Property Insurance			33,474										33,474
MAINTENANCE PAYROLL													
Salaries	15,833	15,833	15,833	15,833	15,833	15,833	15,833	15,833	15,833	15,833	15,833	15,833	190,000
FICA	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	15,200
FUTA	158	158	158	158	158	158	158	158	158	158	158	158	1,900
SUTA	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Benefits	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	3,008	36,100
Worker's comp	792	792	792	792	792	792	792	792	792	792	792	792	9,500
ADMINISTRATIVE													
Office Expense	300	300	300	300	300	300	300	300	300	300	300	300	3,600
Telephone Expense	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Misc. Operating	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Management Fee	10,801	10,801	10,801	10,801	10,801	10,801	10,801	10,801	10,801	10,801	10,801	10,801	129,617
MAINTENANCE													
HVAC Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Maintenance Supplies	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Janitorial Supplies	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Structural/Capital Imp.	50,000	7,000	4,200	0	0	0	0	0	0	0	0	0	61,200
CONTRACTUAL COSTS													
Painting	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Services	26,677	26,677	26,677	26,677	26,677	26,677	26,677	26,677	26,677	26,677	26,677	26,677	320,125
Electrical Maintenance	125	125	125	125	125	125	125	125	125	125	125	125	1,500
Plumbing Maintenance	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Pest Control	83	83	83	83	83	83	83	83	83	83	83	83	1,000
Generator Maintenance	500				500				500				1,500
Parking Area Expenses	513	513	513	513	513	513	513	513	513	513	513	513	6,150
Elevator Maintenance	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	17,750
Grounds Maintenance	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Snow Removal	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Window Washing	2,850			0			2,850			0			5,700
Security	7,627	7,627	7,627	7,627	7,627	7,627	7,627	7,627	7,627	7,627	7,627	7,627	91,520
Façade Inpsection	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Fire Equipment Maint.	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Trash Removal	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	23,500
TOTAL OPERATING EXP.	130,680	84,330	115,004	77,330	77,830	77,330	80,180	77,330	77,830	77,330	77,330	77,330	1,029,836
TOTAL FUNDS REQUIRED	**130,680**	**84,330**	**115,004**	**77,330**	**77,830**	**304,319**	**80,180**	**77,330**	**77,830**	**77,330**	**77,330**	**1,464,319**	**2,643,814**

Fiscal Year 2011-12
Annual Operating Budget
Property: 401 South Clinton

Area: 175,000 — Dated: 4/22/11

Lease Purchase Payment	$/sf	Date Due	Amount	
	$ 1.30	12/31/2011	226,989	Lease Purchase Payment
	$ 7.93	6/30/2012	1,386,989	Lease Purchase Payment

OPERATING EXPENSES	$/Year	EXPLANANTION	
Property Insurance	33,474	Based on last year's cost	
		Total Operating Expenses	**33,474.00**
MAINTENANCE PAYROLL			
Salaries	190,000	Maintenance Crew Salary Costs	
FICA	15,200	Maintenance Crew Salary Costs	
FUTA	1,900	Maintenance Crew Salary Costs	
SUTA	1,000	Maintenance Crew Salary Costs	
Benefits	36,100	Maintenance Crew Salary Costs	
Worker's comp	9,500	Maintenance Crew Salary Costs	
		Total Maintenance Payroll	**253,700.00**
ADMINISTRATIVE			
Office Expense	3,600		
Telephone Expense	1,000		
Misc. Operating	4,000		
Management Fee	72,900	Base Fee	
	56,717	4.5% of Maintenance Expenses	
		Total Administrative Expenses	**138,217.00**
MAINTENANCE			
HVAC Maintenance	15,000	Filters, Compressors, etc.	
Maintenance Supplies	10,000		
Janitorial Supplies	1,000		
Structural/Capital Imp.			
	4,200	Winter thermo scan	
	0		
	0		
	0		
	0		
	0		
	2,000	Power wash sidewalks	
	50,000	Brick Façade Replacement Allowance	
Carpet Cleaning	5,000	Floors 1,2,6,7	
		Total Maintenance Costs	**87,200.00**
CONTRACTUAL COSTS			
Painting	3,000	Touch Up Supplies	
Janitorial Services	320,125	The Millard Group-Includes Day Porter Service	
Electrical Maintenance	1,500	Hardt Electrical	
Plumbing Maintenance	2,000	Martin Supply	
Pest Control	1,000	A-Alert Pest Control	
Generator Maintenance	1,500		
Parking Area Expenses	6,150	Cental Parking	
Elevator Maintenance	17,750	Mid American Elevator	
Grounds Maintenance	2,000	Thornapple Landscaping	
Snow Removal	9,000	MP Snow Plow	
Window Washing	5,700	Independent Building Maintenance	
Security	91,520	Security Management Group	
Façade Inspection	30,000	Sherwin Asrow Consulting	
Fire Equipment Maint.	2,500	Security Unlimited	
Trash Removal	23,500	Waste Management	
		Total Contractual Costs	**517,245.00**
TOTAL OPERATING EXP.	1,029,836		1,029,836.00
TOTAL FUNDS REQUIRED	**1,029,836**		**1,029,836.00**

Fiscal Year 2006
Annual Operating Budget

IDOT Schaumburg
137,000

	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	TOTAL
: Purchase Payment													
NISTRATIVE EXPENSE													
Expense- 6311	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Trust- 6729							5,000						5,000
							45,000						45,000
nce Exp.- 6740													
)ement Fee-Fixed- 6320	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	131,772
)ement Fee 4.5%- 6320	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	4,244	50,928
none- 6360	467	467	467	467	467	467	467	467	467	467	467	467	5,600
				5,000									5,000
Expense- 6340													
Administrative- 6390	167	167	167	167	167	167	167	167	167	167	167	167	2,000
TRACT EXPENSE													
caping- 6514	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	28,500
ity- 6530	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	276,000
Removal- 6537	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
or- 6545	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	1,583	19,000
lam- 6532	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
minating- 6520	250	250	250	250	250	250	250	250	250	250	250	250	3,000
rial Serv.- 6510	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	205,000
rial Supplies- 6515	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
sh Removal- 6525	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	2,358	28,300
				1,200					1,200			1,200	3,600
ow Cleaning- 6581	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating- 6590	300	300	300	300	300	300	300	300	300	300	300	300	3,600
TENANCE EXPENSE													
Maintenance- 6592	333	333	333	333	333	333	333	333	333	333	333	333	4,000
ig & A.C. Supplies- 6545	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
: Repair	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Supplies- 6515	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Repairs/Buildout- 6540	13,717	13,717	13,717	13,717	13,717	13,717	13,717	13,717	13,717	13,717	13,717	13,717	164,600
ng & Decorating- 6550	250	250	250	250	250	250	250	250	250	250	250	250	3,000
l Repl/Repair/Clean- 6593	-	500	500	500	500	-	-	-	-	-	-	-	2,000
ical Repairs- 6512	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
ing Repairs- 6511	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Maintenance			4,300										4,300
OLL EXPENSE													
enance Salary- 6585	8,869	8,869	8,869	8,869	8,869	8,869	8,869	8,869	8,869	8,869	8,869	8,869	106,424
6711	678	678	678	678	678	678	678	678	678	678	678	678	8,134
- 6712	101	101	101	101	101	101	101	101	101	101	101	101	1,217
- 6713	57	57	57	57	57	57	57	57	57	57	57	57	681
its- 6714	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	1,774	21,285
er's Comp- 6715	443	443	443	443	443	443	443	443	443	443	443	443	5,321
TOTAL Operating Exp.	**104,123**	**104,623**	**108,923**	**110,823**	**104,623**	**104,123**	**154,123**	**104,123**	**105,323**	**104,123**	**104,123**	**105,323**	**1,314,711**
Previous FY Est Balance													
TOTAL FUNDS REQUIRED	**104,123**	**104,623**	**108,923**	**110,823**	**104,623**	**104,123**	**154,123**	**104,123**	**105,323**	**104,123**	**104,123**	**105,323**	**1,314,711**

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Fiscal Year 2006
Annual Operating Budget
Tenant: IDOT Schaumburg
Area: 147,000
Dated 4/29/2005

Lease Purchase Payment	$/sf	Date Due	Amount	
				Base Installment- 5140

ADMINISTRATIVE EXPENSE	$/sf	$/Month	$/Year	EXPLANATION
Office Expense- 6311	0.02	208	2,500	Office and misc. administrative
Land Trust- 6729	-	JAN	5,000	
Insurance Exp.- 6740	0.31	JAN	45,000	Estimate based on prior years cost
Management Fee-Fixed- 6320	0.90	10,981	131,772	
Management Fee 4.5%- 6320	0.35	4,244	50,925	
Telephone- 6360	0.04	467	5,600	
Legal Expense- 6340	0.03	OCT	5,000	
Misc. Administrative- 6390	0.01	167	2,000	
				$ 247,797.76 Total Admin. Exp
CONTRACT EXPENSE				
Landscaping- 6514	0.19	2,375	28,500	
Security- 6530	1.88	23,000	276,000	Security Services provided by ADT Security System, Inc.
Snow Removal- 6537	0.34	4,167	50,000	Plaza Excavating Contractors, LLC
Elevator- 6545	0.13	1,583	19,000	Elevator Services provided by Kone, Inc
Fire Alarm- 6532	0.09	1,050	12,600	Testing and monitoring provided by Fox Valley Fire & Safety
Exterminating- 6520	0.02	250	3,000	Exterminating Services provided by Tech-1 Pest Control Co
Janitorial Serv.- 6510	1.39	17,083	205,000	Janitorial Services provided by Professional Cleaning Co
Janitorial Supplies- 6515	0.17	2,083	25,000	Paper products and janitorial supplies
Rubbish Removal- 6525	0.19	2,358	28,300	Rubbish removal provided by Waste Management
Window Cleaning- 6591	0.02	MAR	3,600	
Misc. Operating- 6590	0.02	300	3,600	Maintenance crew operating cost
				654,600 TTL Contract Exp
MAINTENANCE EXPENSE				
Misc. Maintenance- 6592	0.03	333	4,000	
Heating & A.C. Supplies- 6545	0.12	1,500	18,000	Contract with Kroeschell Engineering Co
HVAC Repair	0.16	2,000	24,000	Ongoing supplies and minor repairs/replacements
Maint. Supplies- 6515	0.16	2,000	24,000	Miscellaneous minor purchases, tools, supplies, etc.
Stctrl Repairs/Buildout- 6540	0.01	67	800	Replace Humidifier
	0.01	67	800	Replace 3 H20 Heaters
	0.07	833	10,000	Crack fill/Seal N. Lot
	0.07	833	10,000	Re-design boiler flu
	0.12	1,500	18,000	Interior Build-out
	0.85	10,417	125,000	Replace 60 ton condensing unit
Painting & Decorating- 6560	0.02	250	3,000	Minor painting and decorating
Carpet Repl/Repair/Clean- 6593	0.01	Quarterly	2,000	Carpet replacement and repair
Electrical Repairs- 6512	0.14	1,667	20,000	Ongoing miscellaneous repairs
Plumbing Repairs- 6511	0.03	417	5,000	Ongoing miscellaneous repairs
UPS Maintenance	0.03	SEPT	4,300	
				268,900 TTL Maintenance Exp
PAYROLL EXPENSE				
Maintenance Salary- 6585	0.72	8,869	106,424	Maintenance crew salary costs
FICA- 6711	0.06	678	8,141	Maintenance crew salary costs
FUTA- 6712	0.01	101	1,217	Maintenance crew salary costs
SUTA- 6713	0.00	57	685	Maintenance crew salary costs
Benefits- 6714	0.14	1,774	21,285	Maintenance crew salary costs
Worker's Comp- 6715	0.04	443	5,321	Maintenance crew salary costs
				143,073 TTL Payroll Exp
TOTAL FUNDING REQUIREMENTS			1,314,371	
PREVIOUS FY EXT. BALANCE				
TOTAL FUNDING REQUIRED			1,314,371	

ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF TRANSPORTATION - 201 W.Center Ct. Schaumburg, IL 60195

FISCAL YEAR 2006-07

CATEGORY	Jul-06	Aug-06	Sep-06	Oct-06	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	TOTAL
Lease Purchase Payment													0
OPERATING EXPENSES													
Property Insurance													0
ADMINISTRATIVE													
Office Expense	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Land Trust							5,000						5,000
Insurance Exp							46,500						46,500
Management Fee-Fixed	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	131,772
Management Fee - 4.5%	4,286	4,286	4,286	4,286	4,286	4,286	4,286	4,286	4,286	4,286	4,286	4,286	51,427
Telephone Expense	292	292	292	292	292	292	292	292	292	292	292	292	3,500
Legal Expense	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000
Misc. Administrative	167	167	167	167	167	167	167	167	167	167	167	167	2,000
CONTRACTUAL COSTS													
Landscaping	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	2,496	29,950
Security	23,708	23,708	23,708	23,708	23,708	23,708	23,708	23,708	23,708	23,708	23,708	23,708	284,500
Snow Removal	4,292	4,292	4,292	4,292	4,292	4,292	4,292	4,292	4,292	4,292	4,292	4,292	51,500
Elevator Maintenance	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	21,000
Fire Alarm	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
Exterminator	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Service	18,117	18,117	18,117	18,117	18,117	18,117	18,117	18,117	18,117	18,117	18,117	18,117	217,398
Janitorial Supplies	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	27,500
Rubbish Removal	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	2,375	28,500
Window Cleaning				1,200					1,200			1,200	3,600
Misc. Operating	300	300	300	300	300	300	300	300	300	300	300	300	3,600
MAINTENANCE													
Misc Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Heating & A C. Supplies	517	517	517	517	517	517	517	517	517	517	517	517	6,200
HVAC Repair	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Maint Supplies	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Contrl Repairs/Buildout	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	10,458	125,500
Painting & Decorating	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
Carpet Repl/Repair/Cleaning	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Electrical Repairs	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
Plumbing Repairs	429	429	429	429	429	429	429	429	429	429	429	429	5150
UPS Maintenance			4,700										4700
MAINTENANCE PAYROLL													
Salaries	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	109,781
FICA	700	700	700	700	700	700	700	700	700	700	700	700	8,398
FUTA	101	101	101	101	101	101	101	101	101	101	101	101	1,217
SUTA	57	57	57	57	57	57	57	57	57	57	57	57	685
Benefits	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	21,956
Worker's comp	457	457	457	457	457	457	457	457	457	457	457	457	5,489
TOTAL OPERATING EXP.	104,177	104,177	108,877	110,377	104,177	104,177	155,677	104,177	105,377	104,177	104,177	105,373	1,314,923
TOTAL FUNDS REQUIRED	**104,177**	**104,177**	**108,877**	**110,377**	**104,177**	**104,177**	**155,677**	**104,177**	**105,377**	**104,177**	**104,177**	**105,373**	**1,314,923**

Fiscal Year 2006-07
Annual Operation Budget
Tenant: IDOT-Schaumburg

Area: 147,000 Dat

Lease Purchase Payment

Base Installment

	$/Year	EXPLANATION	
ADMINISTRATIVE			
Office Expense	2,500.00		
Land Trust	5,000.00	January Expense	
Insurance Exp	46,500.00	Estimate based on prior year's cost	
Management Fee-Fixed	131,772.00	Pacific Management Inc.	
Management Fee - 4.5%	51,427.00		
Telephone Expense	3,500.00		
Legal Expense	5,000.00		
Misc. Administrative	2,000.00		
		Total Administrative Expenses	247,699.00
CONTRACTUAL COSTS			
Landscaping	29,950.00	Brickman Group Ltd.	
Security	284,500.00	Levy Security	
Snow Removal	51,500.00	Allowance with Plaza Excavating LLC	
Elevator Maintenance	21,000.00	Kone Elevator Company	
Fire Alarm	12,600.00	Testing and monitoring by Fox Valley Fire & Safety	
Exterminator	3,000.00	Tech-1 Pest Control Company	
Janitorial Service	217,398.00	Professional Cleaning Company	
Janitorial Supplies	27,500.00	Includes Paper Products	
Rubbish Removal	28,500.00	Waste Management	
Window Cleaning	3,600.00	Annual	
Misc. Operating	3,600.00		
		Total Contractual Costs	683,148.00
MAINTENANCE			
Misc Maintenance	4,000.00		
Heating & A.C. Supplies	6,200.00	Contract with Midwesco Services Co.	
HVAC Repair	10,000.00	Misc. repairs. Compressors under warranty	
Maint Supplies	24,000.00		
Painting & Decorating	17,000.00	Misc. remodeling, paint stairwells	
Carpet Repl/Repair/Cleaning	20,000.00		
Electrical Repairs	20,000.00	Bring Communication Center up to code	
Plumbing Repairs	5,150.00	Bathroom upgrades	
UPS Maintenance	4,700.00	Eaton Corporation	
Structural Repairs			
Reroute Lab Boiler Flue	3,500.00	Lab mechanical room	
Hand Dryers	12,000.00	Install air dryer/paper roller in restrooms	
Install 2 Doors	2,500.00		
Replace Washroom Sinks	33,500.00	Demo and replace 10 sinks	
Replace Washroom Tile	4,000.00		
Replace 3 Humidifiers	14,500.00	Replacing originals	
Replace Entrance Concrete	6,000.00	Remove/repair entrance concrete	
A/C in Comm Center	45,000.00	Comm Center cooling for server room	
Seal Parking Lot	4,500.00	Drives only.	
		Total Maintenance Costs	236,550.00
MAINTENANCE PAYROLL			
Salaries	109,781.00	Maintenance Crew Salary Costs	
FICA	8,398.00	Maintenance Crew Salary Costs	
FUTA	1,217.00	Maintenance Crew Salary Costs	
SUTA	685.00	Maintenance Crew Salary Costs	
Benefits	21,956.00	Maintenance Crew Salary Costs	
Worker's comp	5,489.00	Maintenance Crew Salary Costs	
		Total Payroll Expense	147,526.00
TOTAL OPERATING EXP.	1,314,923.00		
TOTAL FUNDS REQUIRED	1,314,923.00		

4222277.50

ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF TRANSPORTATION - 201 W.Center Ct. Schaumburg, IL 60196

FISCAL YEAR 2006-07

CATEGORY	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	TOTAL
Lease Purchase Payment													0
OPERATING EXPENSES													
Property Insurance													0
ADMINISTRATIVE													
Office Expense	208	208	208	208	208	208	208	208	208	208	208	208	2,500
Land Trust							5,000						5,000
Insurance Exp							46,500						46,500
Management Fee-Fixed	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	131,772
Management Fee - 4.5	4,449	4,449	4,449	4,449	4,449	4,449	4,449	4,449	4,449	4,449	4,449	4,449	53,383
Telephone Expense	292	292	292	292	292	292	292	292	292	292	292	292	3,500
Legal Expense	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000
Misc. Administrative	167	167	167	167	167	167	167	167	167	167	167	167	2,000
CONTRACTUAL COSTS													
Landscaping	2,571	2,571	2,571	2,571	2,571	2,571	2,571	2,571	2,571	2,571	2,571	2,571	30,850
Security	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	18,750	225,000
Snow Removal	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
Elevator Maintenance	1,863	1,863	1,863	1,863	1,863	1,863	1,863	1,863	1,863	1,863	1,863	1,863	22,350
Fire Alarm	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	12,600
Exterminator	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Service	18,660	18,660	18,660	18,660	18,660	18,660	18,660	18,660	18,660	18,660	18,660	18,660	223,919
Janitorial Supplies	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	2,406	28,875
Rubbish Removal	2,446	2,446	2,446	2,446	2,446	2,446	2,446	2,446	2,446	2,446	2,446	2,446	29,355
Window Cleaning				1,200					1,200			1,200	3,600
Misc. Operating	300	300	300	300	300	300	300	300	300	300	300	300	3,600
MAINTENANCE													
Misc Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Heating & A.C. Systems	517	517	517	517	517	517	517	517	517	517	517	517	6,200
HVAC Repair	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Maint Supplies	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	24,000
Steel Repairs Budget	20,581	20,581	20,581	20,581	20,581	20,581	20,581	20,581	20,581	20,581	20,581	20,581	246,975
Painting & Decorating	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
Carpet Cleaning	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Electrical Repairs	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Plumbing Repairs	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	15450
UPS Maintenance			4,700										4700
MAINTENANCE PAYROLL													
Salaries	8,758	8,758	8,758	8,758	8,758	8,758	8,758	8,758	8,758	8,758	8,758	8,758	105,101
FICA	670	670	670	670	670	670	670	670	670	670	670	670	8,040
FUTA	101	101	101	101	101	101	101	101	101	101	101	101	1,217
SUTA	57	57	57	57	57	57	57	57	57	57	57	57	685
Benefits	1,752	1,752	1,752	1,752	1,752	1,752	1,752	1,752	1,752	1,752	1,752	1,752	21,020
Worker's comp	438	438	438	438	438	438	438	438	438	438	438	438	5,255
TOTAL OPERATING EXP	108,888	108,888	113,588	115,088	108,888	108,888	160,388	108,888	110,088	108,888	108,888	110,088	1,371,451
TOTAL FUNDS REQUIRED	108,888	108,888	113,588	115,088	108,888	108,888	160,388	108,888	110,088	108,888	108,888	110,088	1,371,451

Fiscal Year 2007-08
Annual Operation Budget
Tenant: IDOT-Schaumburg

Area: 147,000 Dated: 04/23/07

Lease Purchase Payment

	$/Year	EXPLANATION	
ADMINISTRATIVE			
Office Expense	2,500.00		
Land Trust	5,000.00	January Expense	
Insurance Exp	46,500.00	Estimate based on prior year's cost	
Management Fee-Fixed	131,772.00	Pacific Management Inc.	
Management Fee - 4.5%	53,383.00		
Telephone Expense	3,500.00		
Legal Expense	5,000.00		
Misc. Administrative	2,000.00		
		Total Administrative Expenses	**249,655.00**
CONTRACTUAL COSTS			
Landscaping	30,850.00	Brickman Group Ltd.	
Security	225,000.00	Securitas	
Snow Removal	54,000.00	Allowance with Plaza Excavating LLC	
Elevator Maintenance	22,350.00	Kone Elevator Company	
Fire Alarm	12,600.00	Testing and monitoring by Fox Valley Fire & Safety	
Exterminator	3,000.00	Tech-1 Pest Control Company	
Janitorial Service	223,919.00	Professional Cleaning Company	
Janitorial Supplies	28,875.00	Includes Paper Products	
Rubbish Removal	29,355.00	Waste Management	
Window Cleaning	3,600.00	Annual	
Misc. Operating	3,600.00		
		Total Contractual Costs	**637,149.00**
MAINTENANCE			
Misc Maintenance	4,000.00		
Heating & A.C. Supplies	6,200.00	Contract with Midwesco Services Co.	
HVAC Repair	10,000.00	Misc. repairs. Compressors under warranty,	
Maint Supplies	24,000.00		
Painting & Decorating	17,000.00	Misc. remodeling, paint stairwells	
Carpet Cleaning	5,000.00		
Electrical Repairs	10,000.00		
Plumbing Repairs	15,450.00	Bathroom Partition Replacement	
UPS Maintenance	4,700.00	Eaton Corporation	
Structural Repairs			
	1,500.00	Repalce Pnuematic Air Compressor in Lab	
	4,975.00	Parking Lot Sealcoat	
	48,000.00	Replace 1st Floor Carpet	
	65,000.00	Replace 2nd Floor Carpet	
	98,000.00	Replace 4th Floor Carpet	
	29,500.00	Computer Room A/C Upgrade	
	-		
	-		
	-		
		Total Maintenance Costs	**343,325.00**
MAINTENANCE PAYROLL			
Salaries	105,101.00	Maintenance Crew Salary Costs	
FICA	8,040.00	Maintenance Crew Salary Costs	
FUTA	1,217.00	Maintenance Crew Salary Costs	
SUTA	685.00	Maintenance Crew Salary Costs	
Benefits	21,020.00	Maintenance Crew Salary Costs	
Worker's comp	5,255.00	Maintenance Crew Salary Costs	
		Total Payroll Expense	**141,348.00**
TOTAL OPERATING EXP.	1,371,447.00		
TOTAL FUNDS REQUIRED	1,371,447.00		

ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF TRANSPORTATION - 201 W Center Ct Schaumburg, IL 60195

FISCAL YEAR 2008-09

CATEGORY	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
Lease Purchase Payment													0
OPERATING EXPENSES													
Property Insurance													0
ADMINISTRATIVE													
Office Expense	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Land Trust							5,000						5,000
Insurance Exp							46,500						46,500
Management Fee Fixed	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	131,772
Management Fee 4.5%	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	53,807
Telephone Expense	292	292	292	292	292	292	292	292	292	292	292	292	3,500
Legal Expense	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000
Misc Administrative	167	167	167	167	167	167	167	167	167	167	167	167	2,000
CONTRACTUAL COSTS													
Landscaping	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Security	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	17,083	205,000
Snow Removal	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	10,417	125,000
Elevator Maintenance	813	813	813	813	813	813	813	813	813	813	813	813	9,750
Fire Alarm	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Exterminator	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Service	19,583	19,583	19,583	19,583	19,583	19,583	19,583	19,583	19,583	19,583	19,583	19,583	235,000
Janitorial Supplies	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Rubbish Removal	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	31,500
Window Cleaning				1,000					1,000			1,000	3,000
Misc Operating	167	167	167	167	167	167	167	167	167	167	167	167	2,000
MAINTENANCE													
Misc Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Heating & A.C. Supplies	517	517	517	517	517	517	517	517	517	517	517	517	6,200
HVAC Repair	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	36,000
Maint Supplies	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
SCM Repairs/Buildout	14,966	14,966	14,966	14,966	14,966	14,966	14,966	14,966	14,966	14,966	14,966	14,966	179,590
Painting & Decorating	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	1,417	17,000
Carpet Cleaning	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Electrical Repairs	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000
Plumbing Repairs	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	12500
UPS Maintenance			4,700										4700
MAINTENANCE PAYROLL													
Salaries	8,862	8,862	8,862	8,862	8,862	8,862	8,862	8,862	8,862	8,862	8,862	8,862	106,345
FICA	678	678	678	678	678	678	678	678	678	678	678	678	8,135
FUTA	101	101	101	101	101	101	101	101	101	101	101	101	1,217
SUTA	57	57	57	57	57	57	57	57	57	57	57	57	681
Benefits	1,772	1,772	1,772	1,772	1,772	1,772	1,772	1,772	1,772	1,772	1,772	1,772	21,269
Worker's comp	443	443	443	443	443	443	443	443	443	443	443	443	5,317
TOTAL OPERATING EXP	109,632	109,632	114,332	115,632	109,632	109,632	161,132	109,632	110,632	109,632	109,632	110,632	1,379,787
TOTAL FUNDS REQUIRED	**109,632**	**109,632**	**114,332**	**115,632**	**109,632**	**109,632**	**161,132**	**109,632**	**110,632**	**109,632**	**109,632**	**110,632**	**1,379,787**

Fiscal Year 2008-09

Annual Operation Budget

Tenant: IDOT Schaumburg

Area: 147,000 | Date: 04/23/08

Lease Purchase Payment

	$/Year	EXPLANATION	
ADMINISTRATIVE			
Office Expense	3,000.00		
Land Trust	5,000.00	January Expense	
Insurance Exp	46,500.00	Estimate based on prior year's cost	
Management Fee-Fixed	131,772.00	Pacific Management Inc.	
Management Fee - 4.5%	53,807.00		
Telephone Expense	3,500.00		
Legal Expense	5,000.00		
Misc. Administrative	2,000.00		
		Total Administrative Expenses	**250,579.00**
CONTRACTUAL COSTS			
Landscaping	40,000.00	Brickman Group Ltd.	
Security	205,000.00	Secuirty Management Group	
Snow Removal	125,000.00	Allowance with Plaza Excavating LLC	
Elevator Maintenance	9,750.00	Elite Elevator Service	
Fire Alarm	6,000.00	Testing and monitoring by Fox Valley Fire & Safety	
Exterminator	3,000.00	Tech-1 Pest Control Company	
Janitorial Service	235,000.00	Professional Cleaning Company	
Janitorial Supplies	30,000.00	Includes Paper Products	
Rubbish Removal	31,500.00	Waste Management	
Window Cleaning	3,000.00	Annual	
Misc. Operating	2,000.00		
		Total Contractual Costs	**690,250.00**
MAINTENANCE			
Misc Maintenance	4,000.00	Parts	
Heating & A.C. Supplies	6,200.00	Contract with Midwesco Services Co.	
HVAC Repair	36,000.00	Misc. repairs. Compressors under warranty	
Maint Supplies	18,000.00		
Painting & Decorating	17,000.00	Misc. remodeling, remove wallpaper/paint 1,2,3 floors	
Carpet Cleaning	5,000.00	As requested	
Electrical Repairs	13,000.00		
Plumbing Repairs	12,500.00		
UPS Maintenance	4,700.00	Eaton Corporation	
Structural Repairs			
	21,895.00	Server Room Cooling	
	7,600.00	Parking Lot Sealing	
	35,800.00	Panel Replacement inside elevator	
	2,455.00	ADA Compliant Phones	
	36,945.00	Building Paging System	
	14,895.00	Lab Compressor Replacement	
	50,000.00	Carpet Hallways/Cafeteria	
	10,000.00	Bush Removal	
		Total Maintenance Costs	**295,990.00**
MAINTENANCE PAYROLL			
Salaries	106,345.00	Maintenance Crew Salary Costs	
FICA	8,135.00	Maintenance Crew Salary Costs	
FUTA	1,217.00	Maintenance Crew Salary Costs	
SUTA	685.00	Maintenance Crew Salary Costs	
Benefits	21,269.00	Maintenance Crew Salary Costs	
Workerscomp	5,317.00	Maintenance Crew Salary Costs	
		Total Payroll Expense	**142,968.00**
TOTAL OPERATING EXP	1,379,787.00		
TOTAL FUNDS REQUIRED	**1,379,787.00**		

ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF TRANSPORTATION - 201 W.Center Ct. Schaumburg, IL 60195

FISCAL YEAR 2009-10

CATEGORY	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	TOTAL
Lease Purchase Payment													0
OPERATING EXPENSES													
Property Insurance						47,895							47,895
ADMINISTRATIVE													
Office Expense	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Land Trust							5,000						5,000
Management Fee-Fixed	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	131,772
Management Fee - 4.5%	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	53,807
Telephone Expense	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Legal Expense	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000
Misc. Administrative	83	83	83	83	83	83	83	83	83	83	83	83	1,000
CONTRACTUAL COSTS													
Landscaping	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Security	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	195,000
Snow Removal	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	140,000
Elevator Maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Fire Alarm	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Exterminator	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Service	20,167	20,167	20,167	20,167	20,167	20,167	20,167	20,167	20,167	20,167	20,167	20,167	242,000
Janitorial Supplies	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Rubbish Removal	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	2,750	33,000
Window Cleaning				1,000					1,000			1,000	3,000
Misc. Operating	167	167	167	167	167	167	167	167	167	167	167	167	2,000
MAINTENANCE													
Misc Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Heating & A.C. Supplies	600	600	600	600	600	600	600	600	600	600	600	600	7,200
HVAC Repair	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
Maint Supplies	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	1,333	16,000
Stem Repairs/Buildout	13,358	13,358	13,358	13,358	13,358	13,358	13,358	13,358	13,358	13,358	13,358	13,358	160,297
Painting & Decorating	167	167	167	167	167	167	167	167	167	167	167	167	2,000
Carpet Cleaning	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Electrical Repairs	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000
Plumbing Repairs	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	12500
UPS Maintenance			5,400										5400
MAINTENANCE PAYROLL													
Salaries	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	11,120	133,435
FICA	846	846	846	846	846	846	846	846	846	846	846	846	10,151
FUTA	187	187	187	187	187	187	187	187	187	187	187	187	2,240
SuTA	105	105	105	105	105	105	105	105	105	105	105	105	1,260
Benefits	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	26,540
Worker's comp	553	553	553	553	553	553	553	553	553	553	553	553	6,635
TOTAL OPERATING EXP.	112,112	112,112	117,512	118,112	112,112	160,007	117,112	112,112	113,112	112,112	112,112	113,112	1,411,636
TOTAL FUNDS REQUIRED	112,112	112,112	117,512	118,112	112,112	160,007	117,112	112,112	113,112	112,112	112,112	113,112	1,411,636

Fiscal Year 2009-10
Annual Operation Budget
Tenant: IDOT-Schaumburg

Area: 147,000 Dated: 04/23/08

Lease Purchase Payment

	$/Year	EXPLANATION	
ADMINISTRATIVE			
Office Expense	3,000.00		
Land Trust	6,000.00	January Expense	
Insurance Exp	47,895.00	Estimate based on prior year's cost	
Management Fee-Fixed	131,772.00	Pacific Management Inc.	
Management Fee - 4.5%	53,807.00		
Telephone Expense	5,000.00	Blackberry Service	
Legal Expense	5,000.00		
Misc. Administrative	1,000.00		
		Total Administrative Expenses	**252,474.00**
CONTRACTUAL COSTS			
Landscaping	40,000.00	Brickman Group Ltd.	
Security	195,000.00	Security Management Group	
Snow Removal	140,000.00	Allowance with Plaza Excavating LLC	
Elevator Maintenance	7,500.00	Elite Elevator Service	
Fire Alarm	8,000.00	Testing and monitoring by Fox Valley Fire & Safety	
Exterminator	3,000.00	Tech-1 Pest Control Company	
Janitorial Service	242,000.00	Professional Cleaning Company	
Janitorial Supplies	30,000.00	Includes Paper Products	
Rubbish Removal	33,000.00	Waste Management	
Window Cleaning	3,000.00	Annual	
Misc. Operating	2,000.00		
		Total Contractual Costs	**703,500.00**
MAINTENANCE			
Misc Maintenance	4,000.00	Parts	
Heating & A.C. Supplies	7,200.00	Filters	
HVAC Repair	45,000.00	Misc. repairs. Compressors under warranty	
Maint Supplies	16,000.00		
Painting & Decorating	2,000.00	As requested	
Carpet Cleaning	5,000.00	As requested	
Electrical Repairs	18,000.00	Thermo Scan reporting in Spring and Fall	
Plumbing Repairs	12,500.00	Restroom Repairs	
UPS Maintenance	5,400.00	Eaton Corporation	
Structural Repairs			
	43,900.00	Replace Halon Sysytem	
	-		
	15,819.00	Parking Lot Sealing	
	17,500.00	Panel Replacement inside elevator	
	45,000.00	Com Center A/C Allowance	
	30,578.00	Building Paging System	
	7,500.00	Lab Window Replacement (waiting for proposal)	
	-		
		Total Maintenance Costs	**275,397.00**
MAINTENANCE PAYROLL			
Salaries	133,435.00	Maintenance Crew Salary Costs	
FICA	10,151.00	Maintenance Crew Salary Costs	
FUTA	2,240.00	Maintenance Crew Salary Costs	
SUTA	1,260.00	Maintenance Crew Salary Costs	
Benefits	26,540.00	Maintenance Crew Salary Costs	
Worker's comp	6,635.00	Maintenance Crew Salary Costs	
		Total Payroll Expense	**180,261.00**
TOTAL OPERATING EXP	1,411,632.00		
TOTAL FUNDS REQUIRED	**1,411,632.00**		

ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF TRANSPORTATION - 201 W.Center Ct. Schaumburg, IL 60195

FISCAL YEAR 2010-11

CATEGORY	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	TOTAL
Lease Purchase Payment													0
OPERATING EXPENSES													
Property Insurance						47,059							47,059
ADMINISTRATIVE													
Office Expense	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Land Trust							5,000						5,000
Management Fee-Fixed	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	131,772
Management Fee - 4.5%	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484	53,807
Telephone Expense	479	479	479	479	479	479	479	479	479	479	479	479	5,750
Legal Expense	0	0	0	5,000	0	0	0	0	0	0	0	0	5,000
Misc. Administrative	83	83	83	83	83	83	83	83	83	83	83	83	1,000
CONTRACTUAL COSTS													
Landscaping	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	3,125	37,500
Security	16,057	16,057	16,057	16,057	16,057	16,057	16,057	16,057	16,057	16,057	16,057	16,057	192,678
Snow Removal	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	11,667	140,000
Elevator Maintenance	752	752	752	752	752	752	752	752	752	752	752	752	9,021
Fire Alarm	667	667	667	667	667	667	667	667	667	667	667	667	8,000
Exterminator	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Janitorial Service	21,175	21,175	21,175	21,175	21,175	21,175	21,175	21,175	21,175	21,175	21,175	21,175	254,100
Janitorial Supplies	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	2,625	31,500
Rubbish Removal	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	38,500
Window Cleaning				1,000					1,000			1,000	3,000
Misc. Operating	167	167	167	167	167	167	167	167	167	167	167	167	2,000
MAINTENANCE													
Misc Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Heating & A.C. Supplies	600	600	600	600	600	600	600	600	600	600	600	600	7,200
HVAC Repair	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	39,000
Maint Supplies	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Staff Repairs	11,475	11,475	11,475	11,475	11,475	11,475	0	0	0	0	0	0	68,850
Painting & Decorating	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Carpet Cleaning	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Electrical Repairs	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Plumbing Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2500
UPS Maintenance			5,400										5400
MAINTENANCE PAYROLL													
Salaries	10,809	10,809	10,809	10,809	10,809	10,809	10,809	10,809	10,809	10,809	10,809	10,809	129,702
FICA	895	895	895	895	895	895	895	895	895	895	895	895	10,736
FUTA	192	192	192	192	192	192	192	192	192	192	192	192	2,307
SUTA	108	108	108	108	108	108	108	108	108	108	108	108	1,297
Benefits	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	2,212	26,540
Worker's comp	553	553	553	553	553	553	553	553	553	553	553	553	6,635
TOTAL OPERATING EXP.	109,854	109,854	115,254	115,854	109,854	156,913	103,379	98,379	99,379	98,379	98,379	99,379	1,314,858
TOTAL FUNDS REQUIRED	**109,854**	**109,854**	**115,254**	**115,854**	**109,854**	**156,913**	**103,379**	**98,379**	**99,379**	**98,379**	**98,379**	**99,379**	**1,314,858**

Fiscal Year 2010-11
Annual Operation Budget
Tenant: IDOT-Schaumburg

Area: 147,000 Dated: 04/23/10

Lease Purchase Payment

	$/Year	EXPLANATION	
ADMINISTRATIVE			
Office Expense	3,000.00		
Land Trust	5,000.00	January Expense	
Insurance Exp	47,059.00	Estimate based on prior year's cost	
Management Fee-Fixed	131,772.00	Pacific Management Inc.	
Management Fee - 4.5%	53,807.00		
Telephone Expense	5,750.00	Blackberry Service	
Legal Expense	5,000.00		
Misc. Administrative	1,000.00		
		Total Administrative Expenses	**252,388.00**
CONTRACTUAL COSTS			
Landscaping	37,500.00	Brickman Group Ltd.	
Security	192,678.00	Secuirty Management Group	
Snow Removal	140,000.00	Allowance with Plaza Excavating LLC	
Elevator Maintenance	9,021.00	Elite Elevator Service	
Fire Alarm	8,000.00	Testing and monitoring by Fox Valley Fire & Safety	
Exterminator	3,000.00	Tech-1 Pest Control Company	
Janitorial Service	254,100.00	Professional Cleaning Company	
Janitorial Supplies	31,500.00	Includes Paper Products	
Rubbish Removal	38,500.00	Waste Management	
Window Cleaning	3,000.00	Annual	
Misc. Operating	2,000.00		
		Total Contractual Costs	**719,299.00**
MAINTENANCE			
Misc Maintenance	4,000.00	Parts	
Heating & A.C. Supplies	7,200.00	Filters	
HVAC Repair	39,000.00	Misc. repairs. Compressors under warranty	
Maint Supplies	15,000.00		
Painting & Decorating	4,000.00	As requested	
Carpet Cleaning	5,000.00	As requested	
Electrical Repairs	15,000.00	Thermo Scan reporting in Spring and Fall	
Plumbing Repairs	2,500.00	As needed	
UPS Maintenance	5,400.00	Eaton Corporation	
Structural Repairs			
	-		
	-		
	10,000.00	Bush Removal Allowance	
	11,000.00	Ceiling Tile Replacement Allowance-Cafeteria,Lobby,East Entrance	
	19,000.00	Paint 2nd Floor	
	8,750.00	UPS Battery Replacement	
	20,100.00	Update and Replace Building Control System	
	-		
		Total Maintenance Costs	**165,950.00**
MAINTENANCE PAYROLL			
Salaries	129,702.00	Maintenance Crew Salary Costs	
FICA	10,736.00	Maintenance Crew Salary Costs	
FUTA	2,307.00	Maintenance Crew Salary Costs	
SUTA	1,297.00	Maintenance Crew Salary Costs	
Benefits	26,540.00	Maintenance Crew Salary Costs	
Worker's comp	6,635.00	Maintenance Crew Salary Costs	
		Total Payroll Expense	**177,217.00**
TOTAL OPERATING EXP	1,314,854.00		
TOTAL FUNDS REQUIRED	**1,314,854.00**		

FY12 IDOT

Fiscal Year 2011-12
Annual Operation Budget
Tenant: IDOT-Schaumburg

Area: 147,000 Dat

	$/Year	EXPLANATION	
ADMINISTRATIVE			
Office Expense	3,000.00		
Land Trust	5,000.00	January Expense	
Insurance Exp	46,117.00	Estimate based on prior year's cost	185776.00
Management Fee-Fixed	131,772.00	Pacific Management Inc.	
Management Fee - 4.5%	54,004.00		
Telephone Expense	5,925.00	Blackberry Service	
Legal Expense	3,000.00		
Misc. Administrative	1,000.00		
		Total Administrative Expenses	**249,818.00**
CONTRACTUAL COSTS			
Landscaping	29,805.00	Brickman Group Ltd.	
Security	187,550.00	Security Management Group	
Snow Removal	120,000.00	Allowance with Plaza Excavating LLC	
Elevator Maintenance	8,800.00	Elite Elevator Service	
Fire Alarm	8,500.00	Testing and monitoring by Fox Valley Fire & Safety	
Exterminator	2,750.00	Tech-1 Pest Control Company	
Janitorial Service	285,000.00	Professional Cleaning Company	
Janitorial Supplies	28,000.00	Includes Paper Products	
Rubbish Removal	38,500.00	Waste Management	
Window Cleaning	3,000.00	Annual	
Misc. Operating	2,000.00		
		Total Contractual Costs	**713,905.00**
MAINTENANCE			
Misc Maintenance	4,000.00	Parts	
Heating & A.C. Supplies	7,200.00	Filters	
HVAC Repair	35,000.00	Misc. repairs. Compressors under warranty	
Maint Supplies	15,000.00		
Painting & Decorating	4,000.00	As requested	
Carpet Cleaning	5,000.00	As requested	
Electrical Repairs	10,000.00	As Needed	
Plumbing Repairs	2,500.00	As Needed	
UPS Maintenance	5,400.00	Eaton Corporation	
Structural Repairs			
	55,000.00	Asphalt North Lot and East Drive- Material Only	
	-		
	-		
	5,093.00	Drain Install at Lab Dock Door	
	3,900.00	Tile replacement -North and East Entrance	
	28,000.00	Renovate Reception Area	
	5,000.00	Exhaust Fan/Bearing Shaft Replacement	
	-		
		Total Maintenance Costs	**185,093.00**
MAINTENANCE PAYROLL			
Salaries	128,405.00	Maintenance Crew Salary Costs	
FICA	10,629.00	Maintenance Crew Salary Costs	
FUTA	2,284.00	Maintenance Crew Salary Costs	
SUTA	1,284.00	Maintenance Crew Salary Costs	
Benefits	26,276.00	Maintenance Crew Salary Costs	
Worker's comp	6,568.00	Maintenance Crew Salary Costs	
		Total Payroll Expense	**175,446.00**
TOTAL OPERATING EXP.	1,324,262.00		
TOTAL FUNDS REQUIRED	**1,324,262.00**		

42 26 53 52

ANNUAL OPERATING BUDGET

Development: ILLINOIS DEPARTMENT OF TRANSPORTATION - 201 W.Center Ct. Schaumburg, IL 60195

FISCAL YEAR 2011-12

CATEGORY	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
						$290518.75						$280518.75	
OPERATING EXPENSES													
Property Insurance						46,117							46,117
ADMINISTRATIVE													
Office Expense	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Land Trust							5,000						5,000
Management Fee-Fixed	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	10,981	131,772
Management Fee - 4.5%	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	54,000
Telephone Expense	494	494	494	494	494	494	494	494	494	494	494	494	5,925
Legal Expense	0	0	0	3,000	0	0	0	0	0	0	0	0	3,000
Misc. Administrative	83	83	83	83	83	83	83	83	83	83	83	83	1,000
CONTRACTUAL COSTS													
Landscaping	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	2,484	29,805
Security	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	15,629	187,550
Snow Removal	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	120,000
Elevator Maintenance	733	733	733	733	733	733	733	733	733	733	733	733	8,800
Fire Alarm	708	708	708	708	708	708	708	708	708	708	708	708	8,500
Exterminator	229	229	229	229	229	229	229	229	229	229	229	229	2,750
Janitorial Service	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	23,750	285,000
Janitorial Supplies	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	2,333	28,000
Rubbish Removal	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	3,208	38,500
Window Cleaning				1,000					1,000			1,000	3,000
Misc. Operating	167	167	167	167	167	167	167	167	167	167	167	167	2,000
MAINTENANCE													
Misc Maintenance	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Heating & A.C. Supplies	600	600	600	600	600	600	600	600	600	600	600	600	7,200
HVAC Repair	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
Maint Supplies	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Stctrl Repairs	55,000	28,000	10,093	3,900	0	0	0	0	0	0	0	0	96,993
Painting & Decorating	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Carpet Cleaning	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Electrical Repairs	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Plumbing Repairs	208	208	208	208	208	208	208	208	208	208	208	208	2500
UPS Maintenance			5,400										5400
MAINTENANCE PAYROLL													
Salaries	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	128,405
FICA	886	886	886	886	886	886	886	886	886	886	886	886	10,629
FUTA	190	190	190	190	190	190	190	190	190	190	190	190	2,284
SUTA	107	107	107	107	107	107	107	107	107	107	107	107	1,284
Benefits	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	2,190	26,276
Worker's comp	547	547	547	547	547	547	547	547	547	547	547	547	6,568
TOTAL OPERATING EXP.	152,063	125,063	112,556	104,963	97,063	143,180	102,063	97,063	98,063	97,063	97,063	98,063	1,324,262
TOTAL FUNDS REQUIRED	**152,063**	**125,063**	**112,556**	**104,963**	**97,063** ✓	**143,180** ✓	**102,063** ✓	**97,063** ✓	**98,063** ✓	**97,063**	**97,063**	**98,063**	**1,324,262**

Fiscal Year 2004
Annual Operating Budget

Tenant:	Environmental Protection Agency												Dated
Area:	347 500												[illegible]
	Jul-04	Aug-04	Sep-04	Oct-04	Nov-04	Dec 04	Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	
ase Purchase Payment						756,775						2,105,776	
Capital Reserve Funding	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	
pital Reserve Withdrawal													
erating Expenses													
operty Insurance					89,380								
al Estate Taxes													
ilities:													
aintenance Payroll													
Salaries	8,711	8,711	8,711	8,711	8,711	8,711	8,711	8,711	8,711	8,711	8,711	8,711	
FICA	666	666	666	666	666	666	666	666	666	666	666	666	
FUTA	123	123	123	123	123	123	123	123	123	123	123	123	
SUTA	69	69	69	69	69	69	69	69	69	69	69	69	
Benefits	1,773	1,773	1,773	1,773	1,773	1,773	1,773	1,773	1,773	1,773	1,773	1,773	
Workman's Comp	436	436	436	436	436	436	436	436	436	436	436	436	
fice Expenses	750	750	750	750	750	750	750	750	750	750	750	750	
ministration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	
scellaneous Operating	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
anagement Fee	14,914	20,501	17,127	20,219	14,382	17,350	14,229	14,229	14,999	15,129	15,129	15,282	
/AC Maintenance	4,517	4,517	69,517	4,517	4,517	4,517	4,517	4,517	4,517	4,517	4,517	4,517	
aintenance Supplies	625	625	625	625	625	625	625	625	625	625	625	625	
ructural/Capital Imp.	967	45,367	69,067	967	967	967	967	3,067	967	967	967	967	
ntractual Costs													
Painting	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
Janitorial Services	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	
Rubbish Removal	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	
Pest Control	250	250	250	250	250	250	250	250	250	250	250	250	
Elevator Maintenance	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	1,390	
Grounds Maintenance	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	
Security	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	
UPS System maintenance	500	500	500	500	500	500	500	500	500	500	500	500	
Card-key maintenance	833	833	833	833	833	833	833	833	833	833	833	833	
Bi-annual inspection				3,400							3,400		
Fire equipment insp/maint.	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	
TOTAL Operating Exp.	114,143	159,130	244,456	117,847	177,971	111,579	108,458	110,558	109,227	109,358	112,758	109,511	
Previous FY Est Balance			(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(5,000)					
TOTAL FUNDS REQUIRED	123,688	168,675	234,001	107,393	187,516	101,124	98,003	115,103	118,773	118,903	122,303	119,056	
	4,455	10,042	6,688	9,759	3,923	6,891	3,770	3,770	4,539	4,670	4,670	4,828	

1,584,998

1,612,440

Annual Operating Budget

Tenant: Environmental Protection Agency — Dated: 9/30/2004

Area: 347,500

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2004	756,775	Base Rental per ICAP Summary dated 4/11/96
		6/30/2005	2,106,775	
			2,863,550	
Capital Reserve Funding			(114,542)	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.20		69,350	Commercial package provided by Near North Insurance
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
			0	Total Utilities
Maintenance Payroll				
Salaries	0.30	8,711	104,526	Percentage share of NFM, Inc. maintenance crew costs
FICA	0.02	666	7,998	Percentage share of NFM, Inc. maintenance crew costs
FUTA	0.00	123	1,475	Percentage share of NFM, Inc. maintenance crew costs
SUTA	0.00	69	829	Percentage share of NFM, Inc. maintenance crew costs
Benefits	0.06	1,773	21,271	Percentage share of NFM, Inc. maintenance crew costs
Workman's Comp	0.02	436	5,226	Percentage share of NFM, Inc. maintenance crew costs
Office Expenses	0.03	750	9,000	Miscellaneous administrative costs
Miscellaneous Operating	0.03	1,000	12,000	Maintenance crew support costs
Management Fee	0.56	16,124	193,493	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.03	817	9,800	Filter replacement
	0.03	867	10,400	Liebert unit maintenance contract
	0.19	Sept.	66,000	Replace 4 roof top units
	-		-	
	0.03	750	9,000	Miscellaneous parts/supplies
	0.07	2,083	25,000	Unwarranted compressor unit failures/repairs/replacement
			119,200	TTL HVAC Maint.
Maintenance Supplies	0.01	292	3,500	Minor tool purchases, parts and equipment
	0.01	333	4,000	Exterior grounds: sidewalks, entrances
	-	-	-	
			7,500	TTL Supplies
Structural Repairs/Capital Imp	0.02	666.67	8,000	Tenant directed equipment pruchases
	0.01	300	3,600	Miscellaneous repairs
	0.01	Aug	2,600	Parking Lot Lights
	0.00	Aug	1,500	Awning Repair
	0.01	Aug	3,500	Install electrical lines- near main restrooms
	0.03	Aug	9,100	Hot water repair- restrooms
	0.01	Feb	2,100	Door Closer Replacement
	0.00	Aug	1,200	Light repair- North Grand entrance
	0.02	Aug	6,500	Roof Drains Bldg 31
	0.02	Sept.	6,400	Build wall-S21 training room
	0.01	Oct.	3,000	Replace light contacts
	-	Oct	-	
	0.02	Aug	6,000	Pigeon Prevention Loading Dock
	0.09	Sept.	30,000	Seal 9th Street Parking Lot
	0.06	Sept.	20,000	Breakroom- 3rd floor Kirkwood
	0.01	Aug	3,000	Install Injector Pump Alarms
	0.02	Aug	8,000	Closing Gate Repair
	-		-	
	0.01	Sept.	4,700	Install lights switches-S21 South
	0.01	Sept.	5,000	Sandstone repair- Atrium
			126,200	TTL Structural
Contractual Costs				
Painting	0.09	2,500	30,000	Ongoing painting ,16 per sqf
Janitorial Services	1.24	36,000	432,000	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.04	1,120	13,440	Services provided by Waste Management of Illinois
Pest Control	0.01	250	3,000	Services provided by Sentinel Insect Control
Elevator Maintenance	0.05	1,390	16,680	Contracts with Long
Grounds/(Snow) Maint.	0.10	2,917	35,000	Contracts w/Landscape Concepts
Security	0.97	28,000	336,000	Contract w/Initial Security
UPS System maintenance	0.02	500	6,000	Estimated costs - Battery replacement
Card-key maintenance	0.03	833	10,000	Estimated costs
Bi-annual inspection	0.02	567	6,800	Contract with Portland Labs
Fire equipment insp/maint.	0.04	1,083	13,000	Inspect fire extinguishers, fire alarm testing & repair
			901,920	TTL Contractual
TOTAL OPERATIONS COSTS			1,584,996	
RESERVE ADDITIONS - FISCAL AGENT			114,542	
GRAND TOTAL			4,563,088	

Fiscal Year 2005
Capital Reserve Analysis

Tenant, Area	Environmental Protection Agency 347 500												Dated 9/20/2004
	Jul-04	Aug-04	Sep-04	Oct-04	Nov-04	Dec-04	Jan-05	Feb-05	Mar-05	Apr-05	May-05	Jun-05	
ning Balance (1)	808,859	819,085	829,321	839,585	849,818	860,079	870,349	880,628	890,915	901,210	911,514	921,827	[redacted]
Capital Reserve Funding	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	
tal Reserve Withdrawal													
otal	818,403	828,630	838,888	849,110	859,363	869,624	879,894	890,173	900,460	910,755	921,059	931,372	
eal	682	691	699	708	716	725	733	742	750	759	768	776	
th End Balance	819,085	829,321	839,585	849,818	860,079	870,349	880,628	890,915	901,210	911,514	921,827	932,148	

Fiscal Year 2006
Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 647,500

	Jul-05	Aug-05	Sep-05	Oct-05	Nov-05	Dec-05	Jan-06	Feb-06	Mar-06	Apr-06	May-06	Jun-06	TOTAL
Lease Purchase Payment						719,650						2,139,650	2,859,300
% Capital Reserve Funding	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	114,372
Capital Reserve Withdrawal			-										
Operating Expenses													
Property Insurance					73,218								73,218
Real Estate Taxes													
Utilities:													
Maintenance Payroll													
Salaries	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	9,274	111,288
FICA	709	709	709	709	709	709	709	709	709	709	709	709	8,514
FUTA	133	133	133	133	133	133	133	133	133	133	133	133	1,593
SUTA	75	75	75	75	75	75	75	75	75	75	75	75	896
Benefits	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	1,885	22,624
Workman's Comp	464	464	464	464	464	464	464	464	464	464	464	464	5,564
Office Expenses	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Administration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous Operating	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Management Fee	14,914	20,501	16,023	16,235	14,601	17,653	14,358	14,358	14,358	15,650	15,843	15,434	189,927
HVAC Maintenance	42,017	4,517	4,517	4,517	4,517	4,517	4,517	4,517	4,517	4,517	4,517	4,517	91,700
Maintenance Supplies	733	733	733	733	733	733	733	733	733	733	733	733	8,800
Structural/Capital Imp.	6,000	18,000	42,700	3,000	1,000	1,000	1,000	1,000	9,700	14,000	1,500	1,000	99,900
Contractual Costs													
Painting	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Janitorial Services	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	432,000
Rubbish Removal	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	1,120	13,440
Pest Control	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Elevator Maintenance	1,418	1,418	1,418	1,418	1,418	1,418	1,418	1,418	1,418	1,418	1,418	1,418	17,020
Grounds Maintenance	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
Security	29,942	29,942	29,942	29,942	29,942	29,942	29,942	29,942	29,942	29,942	29,942	29,942	359,302
UPS System maintenance	500	500	500	500	500	500	500	500	500	500	500	500	6,000
Card-key maintenance	833	833	833	833	833	833	833	833	833	833	833	833	10,000
Bi-annual inspection				3,400							3,400		6,800
Fire equipment insp/maint.	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	1,083	13,000
TOTAL Operating Exp.	159,517	134,605	154,826	118,738	184,922	114,756	111,461	111,461	120,161	125,753	116,846	112,537	1,585,585
Previous FY Est Balance			(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)					(120,000)
TOTAL FUNDS REQUIRED	169,048	144,136	144,357	108,269	174,453	104,287	100,992	100,992	129,692	135,284	126,377	122,068	1,559,573
	4,455	10,042	5,564	5,775	4,142	7,193	3,899	3,899	3,899	5,190	5,384	4,974	

Annual Operating Budget

Tenant: Environmental Protection Agency — Dated 4/29/2005

Area: 347,500

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2005	719,650	Base Rental per ICAP Summary dated 4/11/96
		6/30/2006	2,139,650	
			2,859,300	
Capital Reserve Funding			114,372	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.21		73,218	Commercial package provided by Near North Insurance
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
				0 Total Utilities
Maintenance Payroll				
Salaries	0.32	9,274	111,288	Percentage share of NFM, Inc. maintenance crew costs
FICA	0.02	709	8,514	Percentage share of NFM, Inc. maintenance crew costs
FUTA	0.00	133	1,593	Percentage share of NFM, Inc. maintenance crew costs
SUTA	0.00	75	896	Percentage share of NFM, Inc. maintenance crew costs
Benefits	0.07	1,885	22,624	Percentage share of NFM, Inc. maintenance crew costs
Workman's Comp	0.02	464	5,564	Percentage share of NFM, Inc. maintenance crew costs
Office Expenses	0.03	750	9,000	Miscellaneous administrative costs
Miscellaneous Operating	0.03	1,000	12,000	Maintenance crew support costs
Management Fee	0.55	15,827	189,927	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.03	817	9,800	Filter replacement
	0.03	867	10,400	Liebert unit maintenance contract
	0.03	July	10,000	Kirkwood 2nd floor data room- Cooling unit
	0.08	July	27,500	Bldg 31 W 3rd Fl- RTU
	0.03	750	9,000	Miscellaneous parts/supplies
	0.07	2,083	25,000	Unwarranted compressor unit failures/repairs/replacement
				91,700 TTL HVAC Maint.
Maintenance Supplies	0.01	346	4,150	Minor tool purchases, parts and equipment
	0.01	388	4,650	Exterior grounds: sidewalks, entrances
	-	-	-	
				8,800 TTL Supplies
Structural Repairs/Capital Imp	0.02	666.67	8,000	Tenant directed equipment pruchases
	0.01	333	4,000	Miscellaneous repairs
	0.02	Sep	6,100	Window replacement- Bldg 21
	0.01	Aug	2,000	Awning Repair
	0.01	Apr	3,000	New walk- Bldg 8
	0.03	Mar	8,700	Pigeon Prevention
	0.00	Sep	600	Ladder installation
	0.07	Sep	25,000	Seal 9th street lot
	0.03	Sep	10,000	Seal Converse lot
	0.00	May	500	Slab Jack sidewalks
	0.03	Apr	10,000	Landscaping Converse side
	0.01	Oct	2,000	Wiring upgrades
	0.01	July	5,000	Door closures
	0.01	Aug	5,000	Powerwash Atrium
	0.03	Aug	10,000	Sidewalk repairs
				99,900 TTL Structural
Contractual Costs				
Painting	0.09	2,500	30,000	Ongoing painting .16 per sqf
Janitorial Services	1.24	36,000	432,000	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.04	1,120	13,440	Services provided by Waste Management of Illinois
Pest Control	0.01	250	3,000	Services provided by Sentinel Insect Control
Elevator Maintenance	0.05	1,418	17,020	Contracts with Long
Grounds/(Snow) Maint.	0.10	2,917	35,000	Contracts w/Landscape Concepts
Security	1.03	29,942	359,302	Contract w/Initial Security
UPS System maintenance	0.02	500	6,000	Estimated costs - Battery replacement
Card-key maintenance	0.03	833	10,000	Estimated costs
Bi-annual Inspection	0.02	567	6,800	Contract with Parkland Labs
Fire equipment Insp/maint.	0.04	1,083	13,000	Inspect fire extinguishers, fire alarm testing & repair
				925,562 TTL Contractual
TOTAL OPERATIONS COSTS			1,565,585	
RESERVE ADDITIONS - FISCAL AGENT			114,372	
GRAND TOTAL			4,539,257	

Fiscal Year 2007
Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500

Dated 4/27/2005

	Jul-05	Aug-06	Sep-06	Oct-05	Nov-06	Dec-06	Jan-07	Feb-07	Mar-07	Apr-07	May-07	Jun-07	TOTAL
Lease Purchase Payment						679,890						2,179,890	2,859,780
4% Capital Reserve Funding	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	114,391
Capital Reserve Withdrawal			-										
Operating Expenses													
Property Insurance					76,900								76,900
Real Estate Taxes													
Utilities:													
Maintenance Payroll													
Salaries	8,922	8,922	8,922	8,922	8,922	8,922	8,922	8,922	8,922	8,922	8,922	8,922	107,058
FICA	682	682	682	682	682	682	682	682	682	682	682	682	8,190
FUTA	121	121	121	121	121	121	121	121	121	121	121	121	1,454
SUTA	68	68	68	68	68	68	68	68	68	68	68	68	818
Benefits	1,812	1,812	1,812	1,812	1,812	1,812	1,812	1,812	1,812	1,812	1,812	1,812	21,749
Workman's Comp	446	446	446	446	446	446	446	446	446	446	446	446	5,355
Office Expenses	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Administration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous Operating	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Management Fee	14,914	15,541	16,991	17,614	15,512	18,715	15,254	15,254	15,254	16,558	16,762	16,578	194,949
HVAC Maintenance	6,956	6,956	6,956	6,956	6,956	6,956	6,956	6,956	6,956	6,956	6,956	6,956	83,475
Maintenance Supplies	758	758	758	758	758	758	758	758	758	758	758	758	9,100
Structural/Capital Imp.	24,167	35,267	69,117	18,767	16,667	16,667	16,667	16,667	25,642	30,167	22,467	16,667	308,925
Contractual Costs													
Painting	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
Janitorial Services	37,080	37,080	37,080	37,080	37,080	37,080	37,080	37,080	37,080	37,080	37,080	37,080	444,960
Rubbish Removal	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	1,176	14,115
Pest Control	258	258	258	258	258	258	258	258	258	258	258	258	3,100
Elevator Maintenance	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	1,463	17,550
Grounds Maintenance	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	3,004	36,050
Security	30,841	30,841	30,841	30,841	30,841	30,841	30,841	30,841	30,841	30,841	30,841	30,841	370,090
UPS System maintenance	517	517	517	517	517	517	517	517	517	517	517	517	6,200
Card-key maintenance	858	858	858	858	858	858	858	858	858	858	858	858	10,300
Bi-annual inspection				3,625							3,625		7,250
Fire equipment insp/maint.	1,138	1,138	1,138	1,138	1,138	1,138	1,138	1,138	1,138	1,138	1,138	1,138	13,650
TOTAL Operating Exp.	144,432	151,159	186,459	140,357	209,430	135,732	132,272	132,272	141,247	147,076	143,204	133,596	1,797,237
Previous FY Est Balance			(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)					(120,000)
TOTAL FUNDS REQUIRED	153,964	160,692	175,992	129,890	198,962	125,265	121,805	121,805	150,780	156,608	152,737	143,129	1,791,628
	5,064	5,082	6,532	7,155	5,052	8,255	4,795	4,795	4,795	6,099	6,302	6,119	

Fiscal Year 2007
Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500

Dated 4/27/2006

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2006	679,890	Base Rental per ICAP Summary dated 4/11/96
		6/30/2007	2,179,890	
			2,859,780	
Capital Reserve Funding			114,391	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.22		76,900	Commercial package provided by Mesirow Financial
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
				0 Total Utilities
Maintenance Payroll				
Salaries	0.31	8,922	107,066	Percentage share of NFM, Inc. maintenance crew costs
FICA	0.02	682	8,190	Percentage share of NFM, Inc. maintenance crew costs
FUTA	0.00	121	1,454	Percentage share of NFM, Inc. maintenance crew costs
SUTA	0.00	68	818	Percentage share of NFM, Inc. maintenance crew costs
Benefits	0.06	1,812	21,749	Percentage share of NFM, Inc. maintenance crew costs
Workman's Comp	0.02	446	5,353	Percentage share of NFM, Inc. maintenance crew costs
Office Expenses	0.03	750	9,000	Miscellaneous administrative costs
Miscellaneous Operating	0.03	1,000	12,000	Maintenance crew support costs
Management Fee	0.56	16,246	194,949	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.03	917	11,000	Filter replacement
	0.03	894	10,725	Liebert unit maintenance contract
	0.06	July	21,000	Computer Room A/C
	0.04	1,250	15,000	Miscellaneous parts/supplies
	0.07	2,148	25,750	Unwarranted compressor unit failures/repairs/replacement
				83,475 TTL HVAC Maint.
Maintenance Supplies	0.01	358	4,300	Minor tool purchases, parts and equipment
	0.01	400	4,800	Exterior grounds: sidewalks, entrances
	-	-	-	
				9,100 TTL Supplies
Structural Repairs/Capital Imp	-	-	-	
	0.58	16,667	200,000	Carpet Replacement
	0.02	Sep	6,300	Window replacement- Bldg 21
	0.02	Aug	5,600	Faucets
	0.01	Apr	3,000	Roll up door/opener- S19
	0.03	Mar	8,975	Pigeon Prevention
	0.00	Sep	650	Ladder Installation
	0.10		35,000	Security Camera Installation
	0.03	Sep	10,500	Seal Converse lot
	0.00	May	550	Slab Jack sidewalks
	0.03	Apr	10,500	Landscaping Converse side
	0.01	Oct	2,100	Wiring upgrades
	0.02	July	7,500	Exhaust fan - S31N
	0.02	May	5,250	10th & N. Grand parking lot
	0.01	Aug	2,500	North lot gate opener
	0.03	Aug	10,500	Sidewalk repairs
				308,925 TTL Structural
Contractual Costs				
Painting	0.09	2,500	30,000	Ongoing painting .16 per sqf
Janitorial Services	1.28	37,080	444,960	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.04	1,176	14,115	Services provided by Waste Management of Illinois
Pest Control	0.01	258	3,100	Services provided by Sentinel Insect Control
Elevator Maintenance	0.05	1,463	17,550	Contracts with Long
Grounds/(Snow) Maint.	0.10	3,004	36,050	Contracts w/Landscape Concepts
Security	1.07	30,841	370,090	Contract w/Initial Security
UPS System maintenance	0.02	517	6,200	Estimated costs - Battery replacement
Card-key maintenance	0.03	858	10,300	Estimated costs
Bi-annual Inspection	0.02	604	7,250	Contract with Parkland Labs
Fire equipment insp/maint.	0.04	1,138	13,660	Inspect fire extinguishers, fire alarm testing & repair
				953,265 TTL Contractual
TOTAL OPERATIONS COSTS			1,797,237	
RESERVE ADDITIONS - FISCAL AGENT			114,391	
GRAND TOTAL			4,771,408	

Fiscal Year 2008
Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500

Dated 9/10/2007

	Jul-07	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	TOTAL
Lease Purchase Payment						637,140						2,222,140	2,859,280
4% Capital Reserve Funding	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	9,531	114,371
Capital Reserve Withdrawal			-										
Operating Expenses													
Property Insurance					79,200								79,200
Real Estate Taxes													
Utilities:													
Maintenance Payroll													
Salaries	9,871	9,871	9,871	9,871	9,871	9,871	9,871	9,871	9,871	9,871	9,871	9,871	118,454
FICA	755	755	755	755	755	755	755	755	755	755	755	755	9,062
FUTA	130	130	130	130	130	130	130	130	130	130	130	130	1,558
SUTA	73	73	73	73	73	73	73	73	73	73	73	73	877
Benefits	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	2,002	24,028
Workman's Comp	494	494	494	494	494	494	494	494	494	494	494	494	5,923
Office Expenses	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Administration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous Operating	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Management Fee	14,914	15,447	16,491	15,596	14,625	17,729	14,165	14,165	15,515	16,561	16,930	18,279	190,524
HVAC Maintenance	5,504	5,504	5,504	5,504	5,504	5,504	5,504	5,504	5,504	5,504	5,504	5,504	66,050
Maintenance Supplies	708	708	708	708	708	708	708	708	708	708	708	708	8,500
Structural/Capital Imp.	3,050	21,700	31,800	6,400	-	-	-	-	23,250	31,450	57,600	-	175,250
Contractual Costs													
Painting	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Janitorial Services	38,193	38,193	38,193	38,193	38,193	38,193	38,193	38,193	38,193	38,193	38,193	38,193	458,320
Rubbish Removal	1,235	1,235	1,235	1,235	1,235	1,235	1,235	1,235	1,235	1,235	1,235	1,235	14,820
Pest Control	258	258	258	258	258	258	258	258	258	258	258	258	3,100
Elevator Maintenance	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538	1,538	18,450
Grounds Maintenance	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	37,850
Security	31,454	31,454	31,454	31,454	31,454	31,454	31,454	31,454	31,454	31,454	31,454	31,454	377,450
UPS System maintenance	533	533	533	533	533	533	533	533	533	533	533	533	6,400
Card-key maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Bi-annual inspection				3,825							3,825		7,650
Fire equipment insp/maint.	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	14,300
TOTAL Operating Exp.	**125,768**	**139,951**	**151,095**	**128,624**	**196,628**	**120,532**	**116,968**	**116,968**	**141,568**	**150,814**	**181,158**	**121,082**	**1,591,156**
Previous FY Est Balance			**(30,000)**	**(30,000)**	**(30,000)**	**(30,000)**	**(30,000)**	**-**	**-**				**(150,000)**
TOTAL FUNDS REQUIRED	**135,298**	**149,482**	**130,625**	**108,155**	**176,159**	**100,063**	**96,499**	**126,499**	**151,099**	**160,345**	**190,689**	**130,613**	**1,655,527**
	5,266	4,988	6,032	5,136	4,165	7,269	3,705	3,705	5,055	6,101	6,470	7,819	

EP4

Fiscal Year 2008
Annual Operating Budget

Tenant: Environmental Protection Agency — Dated 9/10/2007
Area: 347,500

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2007	637,140	Base Rental per ICAP Summary dated 4/11/96
		6/30/2008	2,222,140	
			2,859,280	
Capital Reserve Funding			114,371	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.23		79,200	Commercial package provided by Mesirow Financial
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
				0 Total Utilities
Maintenance Payroll				
Salaries	0.34	9,871	118,454	Percentage share of NFM, Inc. maintenance crew costs
FICA	0.03	765	9,062	Percentage share of NFM, Inc. maintenance crew costs
FUTA	0.00	130	1,558	Percentage share of NFM, Inc. maintenance crew costs
SUTA	0.00	73	877	Percentage share of NFM, Inc. maintenance crew costs
Benefits	0.07	2,002	24,028	Percentage share of NFM, Inc. maintenance crew costs
Workman's Comp	0.02	494	5,923	Percentage share of NFM, Inc. maintenance crew costs
Office Expenses	0.03	750	9,000	Miscellaneous administrative costs
Miscellaneous Operating	0.03	1,000	12,000	Maintenance crew support costs
Management Fee	0.55	15,868	190,414	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.03	963	11,550	Filter replacement
	0.03	938	11,250	Liebert unit maintenance contract
	-		-	
	0.05	1,458	17,500	Miscellaneous parts/supplies
	0.07	2,146	25,750	Unwarranted compressor unit failures/repairs/replacement
				66,050 TTL HVAC Maint.
Maintenance Supplies	0.01	333	4,000	Minor tool purchases, parts and equipment
	0.01	375	4,500	Exterior grounds: sidewalks, entrances
	-	-	-	
				8,500 TTL Supplies
Structural Repairs/Capital Imp	-	-	-	
	-	-	-	
	0.04	Sep	14,500	Seal/Stripe North Grand Lot
	0.02	July	6,250	Gate Repair In East Lot
	0.07	Apr	23,250	RTU Replacement In 21
	0.07	Sep	23,250	RTU Replacement In 31 E
	0.02	Sep	6,600	Sewage Pump Alarms
	0.02	July	6,700	Parking curb repair
	0.01	Sep	4,000	Exterior Door Replacement 31E,8
	0.02	July	7,600	Fountain/Sink Project
	0.02	Nov	8,200	Tile Replacement
	0.02	July	6,400	Roof Drain
	0.01	July	3,050	Interior Door Replace
	0.14	May	50,000	Carpet Repair Allowance
	0.03	Apr	11,250	Landscaping
	0.01	Dec	4,200	Powerwashing Atrium
				175,250 TTL Structural
Contractual Costs				
Painting	0.12	3,333	40,000	Ongoing painting .16 per sqf
Janitorial Services	1.32	38,193	458,320	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.04	1,235	14,820	Services provided by Waste Management of Illinois
Pest Control	0.01	258	3,100	Services provided by Sentinel Insect Control
Elevator Maintenance	0.05	1,538	18,450	Contracts with Long
Grounds/(Snow) Maint.	0.11	3,154	37,850	Contracts w/Landscape Concepts
Security	1.09	31,454	377,450	Contract w/Initial Security
UPS System maintenance	0.02	533	6,400	Estimated costs - Battery replacement
Card-key maintenance	0.02	625	7,500	Estimated costs
Bi-annual Inspection	0.02	638	7,650	Contract with Parkland Labs
Fire equipment insp/maint.	0.04	1,192	14,300	Inspect fire extinguishers, fire alarm testing & repair
				985,840 TTL Contractual
TOTAL OPERATIONS COSTS			**1,691,158**	
RESERVE ADDITIONS - FISCAL AGENT			**114,371**	
GRAND TOTAL			**4,664,807**	

Fiscal Year 2008-09
Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500

Dated 5/1/2008

	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	TOTAL
Lease Purchase Payment						591,571						2,271,571	2,863,142
4% Capital Reserve Funding	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	114,528
Capital Reserve Withdrawal			-										-
Operating Expenses													
Property Insurance					79,200								79,200
Real Estate Taxes													
Utilities:													
Maintenance Payroll													
Salaries	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	10,118	121,416
FICA	774	774	774	774	774	774	774	774	774	774	774	774	9,288
FUTA	128	128	128	128	128	128	128	128	128	128	128	128	1,536
SUTA	72	72	72	72	72	72	72	72	72	72	72	72	864
Benefits	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	1,928	23,136
Workman's Comp	506	506	506	506	506	506	506	506	506	506	506	506	6,074
Office Expenses	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Administration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous Operating	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	12,000
Management Fee	14,914	15,447	16,686	15,646	16,537	19,224	15,660	15,660	15,660	16,785	17,302	16,366	195,887
HVAC Maintenance	6,604	6,604	6,604	6,604	6,604	6,604	6,604	6,604	6,604	6,604	6,604	6,604	79,248
Maintenance Supplies	708	708	708	708	708	708	708	708	708	708	708	708	8,500
Structural/Capital Imp.	8,167	26,967	33,867	19,167	4,167	4,167	4,167	4,167	29,167	40,667	15,367	4,167	194,000
Contractual Costs													
Painting	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Janitorial Services	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	472,068
Rubbish Removal	1,271	1,271	1,271	1,271	1,271	1,271	1,271	1,271	1,271	1,271	1,271	1,271	15,252
Pest Control	258	258	258	258	258	258	258	258	258	258	258	258	3,100
Elevator Maintenance	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	1,816	21,792
Grounds Maintenance	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
Security	27,083	27,083	27,083	27,083	27,083	27,083	27,083	27,083	27,083	27,083	27,083	27,083	325,000
UPS System maintenance	533	533	533	533	533	533	533	533	533	533	533	533	6,400
Card-key maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Bi-annual inspection				4,500							4,500		9,000
Fire equipment insp/maint.	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
TOTAL Operating Exp.	**129,928**	**144,262**	**152,400**	**141,160**	**201,751**	**125,238**	**121,674**	**121,674**	**146,674**	**159,299**	**139,016**	**122,380**	**1,705,415**
Previous FY Est Balance			**(30,000)**	-	-	-	-	-	-				**(30,000)**
TOTAL FUNDS REQUIRED	**139,472**	**153,805**	**131,943**	**150,704**	**211,295**	**134,781**	**131,217**	**131,217**	**156,217**	**168,842**	**148,560**	**131,924**	**1,789,950**
	5,266	4,988	6,226	5,187	6,078	8,764	5,200	5,200	5,200	6,325	6,843	5,907	

Fiscal Year 2008-09
Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500
Dated 5/1/2008

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2008	591,571	Base Rental per ICAP Summary dated 4/11/96
		6/30/2009	2,271,571	
			2,863,142	
Capital Reserve Funding			114,526	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.23		79,200	Commercial package provided by Mesirow Financial
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
				0 Total Utilities
Maintenance Payroll				
Salaries	0.35	10,118	121,410	Percentage share of NFM, Inc. maintenance crew costs
FICA	0.03	774	9,288	Percentage share of NFM, Inc. maintenance crew costs
FUTA	0.00	128	1,536	Percentage share of NFM, Inc. maintenance crew costs
SUTA	0.00	72	864	Percentage share of NFM, Inc. maintenance crew costs
Benefits	0.07	1,928	23,141	Percentage share of NFM, Inc. maintenance crew costs
Workman's Comp	0.02	506	6,071	Percentage share of NFM, Inc. maintenance crew costs
Office Expenses	0.03	750	9,000	Miscellaneous administrative costs
Miscellaneous Operating	0.03	1,000	12,000	Maintenance crew support costs
Management Fee	0.56	16,324	195,885	Base fee + 4.6% of expenses incurred in the prior month
HVAC Maintenance	0.03	1,000	12,000	Filter replacement
	0.03	958	11,500	Liebert unit maintenance contract
	0.03		10,000	Ceiling Tiles
	0.06	1,667	20,000	Miscellaneous parts/supplies
	0.07	2,146	25,750	Unwarranted compressor unit failures/repairs/replacement
				79,250 TTL HVAC Maint.
Maintenance Supplies	0.01	333	4,000	Minor tool purchases, parts and equipment
	0.01	375	4,500	Exterior grounds: sidewalks, entrances
	-	-	-	
				8,500 TTL Supplies
Structural Repairs/Capital Imp	-	-	-	
	0.14	4,167	50,000	Kirkwood Carpet Allowance
	0.00	Sep	1,200	Penthouse Door Replacement
	0.01	July	3,600	Penthouse Tuckpointing
	0.07	Apr	25,000	RTU Replacement in 31E
	0.07	Sep	25,000	RTU Replacement in 31 E
	0.01	Sep	3,500	Sink Install in Janitor closet, flooring install
	0.04	July	15,000	Waterheater Repalcement
	0.03	Sep	10,000	Atrium Exterior Wall Waterproofing
	0.01	July	3,200	Double Door Replacement 31 E
	0.03	Nov	11,500	Roof Drains/Roof Cleaning
	0.04	July	15,000	Terra Cotta Repair on Clocktower
	0.01	July	4,000	Post Indicator valve repalcement 31 E
	0.02	May	8,000	Parking Lot Repair
	0.04	Apr	15,000	Parking Lot Sealing
	0.01	Dec	4,200	Concrete Step Repair on 11th Street Entrance
				194,200 TTL Structural
Contractual Costs				
Painting	0.12	3,333	40,000	Ongoing painting .16 per sqf
Janitorial Services	1.36	39,339	472,069	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.04	1,271	15,250	Services provided by Waste Management of Illinois
Pest Control	0.01	258	3,100	Services provided by Sentinel Insect Control
Elevator Maintenance	0.06	1,816	21,790	Contracts with Long
Grounds/(Snow) Maint.	0.13	3,750	45,000	Contracts w/Landscape Concepts
Security	0.94	27,083	325,000	Contract w/Initial Security
UPS System maintenance	0.02	533	6,400	Estimated costs - Battery replacement
Card-key maintenance	0.02	625	7,500	Estimated costs
Bi-annual inspection	0.03	750	9,000	Contract with Parkland Labs
Fire equipment insp/maint.	0.04	1,250	15,000	Inspect fire extinguishers, fire alarm testing & repair
				960,109 TTL Contractual
TOTAL OPERATIONS COSTS			**1,705,454**	
RESERVE ADDITIONS - FISCAL AGENT			**114,526**	
GRAND TOTAL			**4,683,122**	

Fiscal Year 2008-09
Capital Reserve Analysis

Tenant: Environmental Protection Agency
Area: 347,500

Dated 5/1/2008

	Jul-08	Aug-08	Sep-08	Oct-08	Nov-08	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09
Lease Purchase Payment												
Opening Balance (1)	980,159	990,528	1,000,905	1,011,291	1,021,685	1,032,088	1,042,500	1,052,921	1,063,350	1,073,788	1,084,234	1,094,690
4% Capital Reserve Funding	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544	9,544
Capital Reserve Withdrawal												
Subtotal	989,703	1,000,071	1,010,449	1,020,834	1,031,229	1,041,632	1,052,044	1,062,464	1,072,894	1,083,332	1,093,778	1,104,234
Interest	825	833	842	851	859	868	877	885	894	903	911	920
Month End Balance	990,528	1,000,905	1,011,291	1,021,685	1,032,088	1,042,500	1,052,921	1,063,350	1,073,788	1,084,234	1,094,690	1,105,154

Fiscal Year 2009-10
Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500

Dated 4/30/2009

	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	[illegible]
Lease Purchase Payment						542,431						2,317,431	[illegible]
4% Capital Reserve Funding	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	[illegible]
Capital Reserve Withdrawal			-										
Operating Expenses													
Property Insurance					81,576								[illegible]
Real Estate Taxes													
Utilities:													
Maintenance Payroll													
Salaries	10,362	10,362	10,362	10,362	10,362	10,362	10,362	10,362	10,362	10,362	10,362	10,362	[illegible]
FICA	793	793	793	793	793	793	793	793	793	793	793	793	[illegible]
FUTA	128	128	128	128	128	128	128	128	128	128	128	128	[illegible]
SUTA	72	72	72	72	72	72	72	72	72	72	72	72	[illegible]
Benefits	1,971	1,971	1,971	1,971	1,971	1,971	1,971	1,971	1,971	1,971	1,971	1,971	[illegible]
Workman's Comp	518	518	518	518	518	518	518	518	518	518	518	518	[illegible]
Office Expenses	750	750	750	750	750	750	750	750	750	750	750	750	[illegible]
Administration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	[illegible]
Miscellaneous Operating	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	[illegible]
Management Fee	14,914	15,447	19,470	19,267	18,961	19,775	15,834	15,870	15,645	15,645	17,445	16,207	[illegible]
HVAC Maintenance	7,229	7,229	7,229	7,229	7,229	7,229	7,229	7,229	7,229	7,229	7,229	7,229	[illegible]
Maintenance Supplies	708	708	708	708	708	708	708	708	708	708	708	708	[illegible]
Structural/Capital Imp.	68,200	85,000	80,500	69,200	10,200	4,200	5,000	-	-	40,000	8,000	-	[illegible]
Contractual Costs													
Painting	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	[illegible]
Janitorial Services	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	39,339	[illegible]
Rubbish Removal	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	1,313	[illegible]
Pest Control	308	308	308	308	308	308	308	308	308	308	308	308	[illegible]
Elevator Maintenance	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	1,917	[illegible]
Grounds Maintenance	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	[illegible]
Security	29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500	29,500	[illegible]
UPS System maintenance	533	533	533	533	533	533	533	533	533	533	533	533	[illegible]
Card-key maintenance	625	625	625	625	625	625	625	625	625	625	625	625	[illegible]
Bi-annual inspection				4,500							4,500		[illegible]
Fire equipment insp/maint.	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	[illegible]
TOTAL Operating Exp.	**193,814**	**206,147**	**205,670**	**198,667**	**216,437**	**129,675**	**126,534**	**121,570**	**121,345**	**161,345**	**135,645**	**121,907**	[illegible]
Previous FY Est Balance			-	-	-	-	-	-	-				
TOTAL FUNDS REQUIRED	**203,347**	**215,680**	**215,203**	**208,200**	**225,970**	**139,208**	**136,067**	**131,103**	**130,878**	**170,878**	**145,178**	**131,440**	[illegible]
	5,266	4,988	9,010	8,808	8,502	9,315	5,374	5,410	5,185	5,185	6,985	5,748	

Fiscal Year 2009-10

Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500

Dated 4/30/2009

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2009	542,431	Base Rental per ICAP Summary dated 4/11/96
		6/30/2010	2,317,431	
			2,859,862	
Capital Reserve Funding			114,394	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.23		81,576	Commercial package provided by Mesirow Financial
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
				0 Total Utilities
Maintenance Payroll				
Salaries	0.36	10,362	124,344	Percentage share of NFM, Inc. maintenance crew costs
FICA	0.03	793	9,512	Percentage share of NFM, Inc. maintenance crew costs
FUTA	0.00	128	1,536	Percentage share of NFM, Inc. maintenance crew costs
SUTA	0.00	72	864	Percentage share of NFM, Inc. maintenance crew costs
Benefits	0.07	1,971	23,656	Percentage share of NFM, Inc. maintenance crew costs
Workman's Comp	0.02	518	6,217	Percentage share of NFM, Inc. maintenance crew costs
Office Expenses	0.03	750	9,000	Miscellaneous administrative costs
Miscellaneous Operating	0.04	1,188	14,250	Maintenance crew support costs
Management Fee	0.59	17,040	204,481	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.04	1,250	15,000	Filter replacement
	0.03	1,000	12,000	Liebert unit maintenance contract
	0.03		10,000	Ceiling Tiles
	0.07	2,000	24,000	Miscellaneous parts/supplies
	0.07	2,146	25,750	Unwarranted compressor unit failures/repairs/replacement
				86,750 TTL HVAC Maint.
Maintenance Supplies	0.01	333	4,000	Minor tool purchases, parts and equipment
	0.01	375	4,500	Exterior grounds: sidewalks, entrances
	-	-	-	
				8,500 TTL Supplies
Structural Repairs/Capital Imp	-	-	-	
	0.24	Aug	85,000	Carpet Allowance
	0.01	March	5,000	Tree trimming
	0.05	July	17,500	North Entrance add Roll Up Door
	0.01	Sept	5,000	Curb/ block repair
	0.05	Sept	16,000	Caulk all windows
	0.01	Sept	5,000	Ext powerwashing
	0.01	July	2,500	Handrail painting
	0.01	July	3,200	Ext. door to roof bldg 30
	0.01	July	4,200	Grout & Seal main ent
	0.05	Sept	18,000	Fire Suppression Water Supply Repairs
	0.02	Sept	8,000	Roof Drains/Receiving
	0.03	Sept	11,000	Remove Double doors install window Bldg 21
	0.05	Sept	17,500	Remove and replace damaged concrete as North entrance
	0.01	Nov	3,000	Tile in Kirkwood Elevator Lobby
	0.05	Oct	18,000	Tuckpointing Bldg 45
	0.02	Nov	7,200	5 doors & hardware - bldg 21
	0.00	Oct	1,200	Penthouse Door Replacement
	0.01	July	3,600	Penthouse Tuckpointing
	0.07	Apr	25,000	RTU Replacement in 31E
	0.07	Oct	25,000	RTU Replacement in 31 E
	0.01	Oct	3,500	Sink install in Janitor closet, flooring install
	0.04	July	15,000	Waterheater Repalcement
	0.03	Oct	10,000	Atrium Exterior Wall Waterproofing
	0.01	July	3,200	Double Door Replacement 31 E
	0.03	Oct	11,500	Roof Drains/Roof Cleaning
	0.04	July	15,000	Terra Cotta Repair on Clocktower
	0.01	July	4,000	Post indicator valve repalcement 31 E
	0.02	May	8,000	Parking Lot Repair lot B&C
	0.04	Apr	15,000	Parking Lot Sealing
	0.01	Dec	4,200	Concrete Step Repair on 11th Street Entrance & Exec bldg
				370,300 TTL Structural
Contractual Costs				
Painting	0.12	3,333	40,000	Ongoing painting .16 per sqf
Janitorial Services	1.36	39,339	472,069	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.05	1,313	15,750	Services provided by Waste Management of Illinois
Pest Control	0.01	308	3,700	Services provided by Orkin
Elevator Maintenance	0.07	1,917	23,000	Contracts with Long
Grounds/(Snow) Maint.	0.13	3,863	46,350	Contracts w/Landscape Concepts
Security	1.02	29,500	354,000	Contract w/Initial Security
UPS System maintenance	0.02	533	6,400	Estimated costs - Battery replacement
Card-key maintenance	0.02	625	7,500	Estimated costs
Bi-annual Inspection	0.03	750	9,000	Contract with Parkland Labs

Salaries	0.36	10,362	124,349	Percentage share of NFM, Inc. maintenance crew costs
FICA	0.03	793	9,512	Percentage share of NFM, Inc. maintenance crew costs
FUTA	0.00	128	1,536	Percentage share of NFM, Inc. maintenance crew costs
SUTA	0.00	72	864	Percentage share of NFM, Inc. maintenance crew costs
Benefits	0.07	1,971	23,656	Percentage share of NFM, Inc. maintenance crew costs
Workman's Comp	0.02	518	6,217	Percentage share of NFM, Inc. maintenance crew costs
Office Expenses	0.03	750	9,000	Miscellaneous administrative costs
Miscellaneous Operating	0.04	1,188	14,250	Maintenance crew support costs
Management Fee	0.59	17,040	204,481	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.04	1,250	15,000	Filter replacement
	0.03	1,000	12,000	Liebert unit maintenance contract
	0.03		10,000	Ceiling Tiles
	0.07	2,000	24,000	Miscellaneous parts/supplies
	0.07	2,146	25,750	Unwarranted compressor unit failures/repairs/replacement
				86,750 TTL HVAC Maint.
Maintenance Supplies	0.01	333	4,000	Minor tool purchases, parts and equipment
	0.01	375	4,500	Exterior grounds: sidewalks, entrances
				8,500 TTL Supplies
Structural Repairs/Capital Imp				
	0.24	Aug	85,000	Carpet Allowance
	0.01	March	5,000	Tree trimming
	0.05	July	17,500	North Entrance add Roll Up Door
	0.01	Sept	5,000	Curb/ block repair
	0.05	Sept	16,000	Caulk all windows
	0.01	Sept	5,000	Ext powerwashing
	0.01	July	2,500	Handrail painting
	0.01	July	3,200	Ext. door to roof bldg 30
	0.01	July	4,200	Grout & Seal main ent
	0.05	Sept	18,000	Fire Suppression Water Supply Repairs
	0.02	Sept	8,000	Roof Drains/Receiving
	0.03	Sept	11,000	Remove Double doors install window Bldg 21
	0.05	Sept	17,500	Remove and replace damaged concrete as North entrance
	0.01	Nov	3,000	Tile in Kirkwood Elevator Lobby
	0.05	Oct	18,000	Tuckpointing Bldg 45
	0.02	Nov	7,200	5 doors & hardware - bldg 21
	0.00	Oct	1,200	Penthouse Door Replacement
	0.01	July	3,600	Penthouse Tuckpointing
	0.07	Apr	25,000	RTU Replacement in 31E
	0.07	Oct	25,000	RTU Replacement in 31 E
	0.01	Oct	3,500	Sink install in Janitor closet, flooring install
	0.04	July	15,000	Waterheater Repalcement
	0.03	Oct	10,000	Atrium Exterior Wall Waterproofing
	0.01	July	3,200	Double Door Replacement 31 E
	0.03	Oct	11,500	Roof Drains/Roof Cleaning
	0.04	July	15,000	Terra Cotta Repair on Clocktower
	0.01	July	4,000	Post indicator valve repalcement 31 E
	0.02	May	8,000	Parking Lot Repair lot B&C
	0.04	Apr	15,000	Parking Lot Sealing
	0.01	Dec	4,200	Concrete Step Repair on 11th Street Entrance & Exec bldg
				370,300 TTL Structural
Contractual Costs				
Painting	0.12	3,333	40,000	Ongoing painting .16 per sqf
Janitorial Services	1.36	39,339	472,069	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.05	1,313	15,750	Services provided by Waste Management of Illinois
Pest Control	0.01	308	3,700	Services provided by Orkin
Elevator Maintenance	0.07	1,917	23,000	Contracts with Long
Grounds/(Snow) Maint.	0.13	3,863	46,350	Contracts w/Landscape Concepts
Security	1.02	29,500	354,000	Contract w/Initial Security
UPS System maintenance	0.02	533	6,400	Estimated costs - Battery replacement
Card-key maintenance	0.02	625	7,500	Estimated costs
Bi-annual inspection	0.03	750	9,000	Contract with Parkland Labs
Fire equipment insp/maint.	0.04	1,250	15,000	Inspect fire extinguishers, fire alarm testing & repair
				992,769 TTL Contractual
TOTAL OPERATIONS COSTS			**1,938,755**	
RESERVE ADDITIONS - FISCAL AGENT			**114,394**	
GRAND TOTAL			**4,913,011**	

Fiscal Year 2009-10
Capital Reserve Analysis

Tenant:	Environmental Protection Agency											
Area:	347,500											
	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10
Opening Balance (1)	1,105,154	1,115,616	1,126,086	1,136,565	1,147,053	1,157,550	1,168,056	1,178,570	1,063,350	1,073,777	1,084,213	1,094,657
4% Capital Reserve Funding	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533	9,533
Capital Reserve Withdrawal												
Subtotal	1,114,687	1,125,149	1,135,619	1,146,098	1,156,586	1,167,083	1,177,588	1,188,103	1,072,883	1,083,310	1,093,745	1,104,190
Interest	929	938	946	955	964	973	981	990	894	903	911	920
Month End Balance	1,115,616	1,126,086	1,136,565	1,147,053	1,157,550	1,168,056	1,178,570	1,189,093	1,073,777	1,084,213	1,094,657	1,105,110

Dated 4/30/2009

Fiscal Year 2010-11
Annual Operating Budget

Tenant: Environmental Protection Agency Area: 347,500	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Dated 4/25/2010 TOTAL
Lease Purchase Payment						**489,181**						**2,374,181**	2,863,362
4% Capital Reserve Funding	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	114,534
Capital Reserve Withdrawal			-										-
Operating Expenses													
Property Insurance					74,738								74,738
Real Estate Taxes													-
Utilities:													-
Maintenance Payroll													-
Salaries	11,460	11,460	11,460	11,460	11,460	11,460	11,460	11,460	11,460	11,460	11,460	11,460	137,518
FICA	854	854	854	854	854	854	854	854	854	854	854	854	10,250
FUTA	137	137	137	137	137	137	137	137	137	137	137	137	1,649
SUTA	77	77	77	77	77	77	77	77	77	77	77	77	927
Benefits	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	2,168	26,012
Workman's Comp	573	573	573	573	573	573	573	573	573	573	573	573	6,876
Office Expenses	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Administration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous Operating	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	1,188	14,250
Management Fee	14,268	15,447	16,329	19,547	17,778	19,242	16,127	15,879	15,879	16,104	17,679	16,082	200,362
HVAC Maintenance	6,625	6,625	6,625	6,625	6,625	6,625	6,625	6,625	6,625	6,625	6,625	6,625	79,500
Maintenance Supplies	750	750	750	750	750	750	750	750	750	750	750	750	9,000
Structural/Capital Imp.	143,800	10,000	81,500	37,700	-	5,500	-	-	5,000	40,000	-	10,000	333,500
Contractual Costs													-
Painting	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Janitorial Services	38,750	38,750	38,750	38,750	38,750	38,750	38,750	38,750	38,750	38,750	38,750	38,750	465,000
Rubbish Removal	1,567	1,567	1,567	1,567	1,567	1,567	1,567	1,567	1,567	1,567	1,567	1,567	18,800
Pest Control	333	333	333	333	333	333	333	333	333	333	333	333	4,000
Elevator Maintenance	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
Grounds Maintenance	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	3,863	46,356
Security	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	398,284
UPS System maintenance	533	533	533	533	533	533	533	533	533	533	533	533	6,400
Card-key maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Bi-annual inspection				4,500							4,500		9,000
Fire equipment insp/maint.	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	25,914
TOTAL Operating Exp.	**273,962**	**136,341**	**208,723**	**172,641**	**203,410**	**135,636**	**127,021**	**126,773**	**131,773**	**166,998**	**133,073**	**136,976**	1,953,327
Previous FY Est Balance			-	-	-	-	-	-	-				-
TOTAL FUNDS REQUIRED	**283,506**	**145,886**	**218,268**	**182,185**	**212,955**	**145,181**	**136,565**	**136,318**	**141,318**	**176,543**	**142,618**	**146,520**	2,067,362
	5,266	4,988	5,870	9,087	7,319	8,783	5,667	5,420	5,420	5,645	7,220	5,622	

Fiscal Year 2010-11
Capital Reserve Analysis

Tenant:	Environmental Protection Agency												Dated 4/25/2010
Area:	347,500												
	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	TOTAL
Lease Purchase Payment						789,181						2,374,181	2,363,362
Opening Balance (1)	1,509,441	1,520,252	1,531,071	1,541,899	1,552,737	1,563,583	1,574,439	1,585,303	1,596,177	1,607,060	1,617,951	1,628,852	
4% Capital Reserve Funding	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	9,545	114,534
Capital Reserve Withdrawal													
Subtotal	1,518,986	1,529,796	1,540,616	1,551,444	1,562,281	1,573,128	1,583,983	1,594,848	1,605,722	1,616,604	1,627,496	1,638,397	
Interest	1,266	1,275	1,284	1,293	1,302	1,311	1,320	1,329	1,338	1,347	1,356	1,365	15,786
Month End Balance	1,520,252	1,531,071	1,541,899	1,552,737	1,563,583	1,574,439	1,585,303	1,596,177	1,607,060	1,617,951	1,628,852	1,639,762	

Annual Operating Budget

Tenant: Environmental Protection Agency
Area: 347,500
Dated: 4/25/2010

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2010	489,181	Base Rental per ICAP Summary dated 4/11/96
		6/30/2011	2,374,181	
			2,863,362	
Capital Reserve Funding			114,534	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.22		74,738	Commercial package provided by Mesirow Financial
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
				0 Total Utilities
Maintenance Payroll				
Salaries	0.40	11,460	137,518	Percentage share of PMI maintenance crew costs
FICA	0.03	854	10,250	Percentage share of PMI maintenance crew costs
FUTA	0.00	137	1,649	Percentage share of PMI maintenance crew costs
SUTA	0.00	77	927	Percentage share of PMI maintenance crew costs
Benefits	0.07	2,168	26,012	Percentage share of PMI maintenance crew costs
Workman's Comp	0.02	573	6,876	Percentage share of PMI maintenance crew costs
Office Expenses	0.02	625	7,500	Miscellaneous administrative costs
Miscellaneous Operating	0.04	1,188	14,250	Maintenance crew support costs
Management Fee	0.58	16,697	200,362	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.04	1,250	15,000	Filter replacement
	0.03	1,000	12,000	Liebert unit maintenance contract
	0.02		7,500	Ceiling Tiles
	0.06	1,667	20,000	Miscellaneous parts/supplies
	0.07	2,083	25,000	Unwarranted compressor unit failures/repairs/replacement
				79,500 TTL HVAC Maint.
Maintenance Supplies	0.01	333	4,000	Minor tool purchases, parts and equipment
	0.01	417	5,000	Exterior grounds: sidewalks, entrances
	-	-	-	
				9,000 TTL Supplies
Structural Repairs/Capital Imp	-	-	-	
	0.28	July	98,000	Carpet Allowance
	0.01	March	5,000	Tree trimming
	-	July	-	
	0.03	Sept	10,000	Curb/ block repair allowance
	0.03	Sept	12,000	Window caulk allowance
	0.01	Sept	5,000	Ext powerwashing
	0.07	July	24,000	Tuckpointing
	-	July	-	
	-	July	-	
	0.05	Sept	18,000	Fire Suppression Water Supply Repairs
	0.02	Sept	8,000	Roof Drains/Receiving
	0.03	Sept	11,000	Remove Double doors Install window Bldg 21
	0.05	Sept	17,500	Remove and replace damaged concrete as North entrance
	-	Nov		
	-	Oct	-	
	-	Nov	-	
	0.00	Oct	1,200	Penthouse Door Replacement
	0.01	July	3,600	Penthouse Tuckpointing
	0.07	Apr	25,000	RTU Replacement in 31E
	0.07	Oct	25,000	RTU Replacement in 31 E
	-	Oct	-	
	-	July	-	
	0.03	Oct	10,000	Atrium Exterior Wall Waterproofing
	0.01	July	3,200	Double Door Replacement 31 E
	0.03	Oct	11,500	Roof Drains/Roof Cleaning
	0.04	July	15,000	Terra Cotta Repair on Clocktower
	-	July	-	
	0.03	May	10,000	Parking Lot Repair lot B&C
	0.04	Apr	15,000	Parking Lot Sealing
	0.02	Dec	5,500	Concrete Step Repair on 11th Street Entrance & Exec bldg
				333,600 TTL Structural
Contractual Costs				
Painting	0.12	3,333	40,000	Ongoing painting .16 per sqf
Janitorial Services	1.34	38,750	465,000	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.05	1,567	18,800	Services provided by Waste Management of Illinois
Pest Control	0.01	333	4,000	Services provided by Orkin
Elevator Maintenance	0.07	2,083	25,000	Contracts with Long
Grounds/(Snow) Maint.	0.13	3,863	46,350	Contracts w/Landscape Concepts
Security	1.15	33,190	398,281	Contract w/Initial Security
UPS System maintenance	0.02	533	6,400	Estimated costs - Battery replacement
Card-key maintenance	0.02	625	7,500	Estimated costs
Bi-annual Inspection	0.03	750	9,000	Contract with Parkland Labs
Fire equipment insp/maint.	0.07	2,160	25,914	Inspect fire extinguishers, fire alarm testing & repair
				1,046,245 TTL Contractual
TOTAL OPERATIONS COSTS			**1,953,327**	
RESERVE ADDITIONS - FISCAL AGENT			**114,534**	
GRAND TOTAL			**4,931,224**	

Fiscal Year 2011-12
Annual Operating Budget-ROUGH DRAFT

Tenant: Environmental Protection Agency
Area: 347,500
Dated 4/25/2010

	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Jan-12	Feb-12	Mar-12	Apr-12	May-12	Jun-12	TOTAL
Lease Purchase Payment						**432,160**						**2,432,160**	2,864,320
4% Capital Reserve Funding	9,548	9,548	9,548	9,548	9,548	9,548	9,548	9,548	9,548	9,548	9,548	9,548	114,573
Capital Reserve Withdrawal			-										-
Operating Expenses													
Property Insurance					53,491								53,491
Real Estate Taxes													-
Utilities:													-
Maintenance Payroll													-
Salaries	10,450	10,450	10,450	10,450	10,450	10,450	10,450	10,450	10,450	10,450	10,450	10,450	125,405
FICA	799	799	799	799	799	799	799	799	799	799	799	799	9,593
FUTA	138	138	138	138	138	138	138	138	138	138	138	138	1,655
SUTA	78	78	78	78	78	78	78	78	78	78	78	78	931
Benefits	1,918	1,918	1,918	1,918	1,918	1,918	1,918	1,918	1,918	1,918	1,918	1,918	23,017
Workman's Comp	523	523	523	523	523	523	523	523	523	523	523	523	6,270
Office Expenses	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Administration Fee	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Miscellaneous Operating	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	1,208	14,500
Management Fee	14,268	15,447	14,327	20,762	15,344	18,017	15,452	15,452	16,577	15,790	15,452	15,659	192,349
HVAC Maintenance	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	74,500
Maintenance Supplies	757	757	757	757	757	757	757	757	757	757	757	757	9,080
Structural/Capital Imp.	34,000	-	143,000	18,000	3,500	-	-	25,000	7,500	-	-	-	231,000
Contractual Costs													
Painting	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Janitorial Services	32,808	32,808	32,808	32,808	32,808	32,808	32,808	32,808	32,808	32,808	32,808	32,808	393,700
Rubbish Removal	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	23,310
Pest Control	338	338	338	338	338	338	338	338	338	338	338	338	4,050
Elevator Maintenance	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	2,125	25,500
Grounds Maintenance	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	19,900
Security	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	33,190	398,284
UPS System maintenance	533	533	533	533	533	533	533	533	533	533	533	533	6,400
Card-key maintenance	625	625	625	625	625	625	625	625	625	625	625	625	7,500
Bi-annual inspection				4,590							4,590		9,180
Fire equipment insp/maint.	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	2,146	25,750
TOTAL Operating Exp.	**154,672**	**116,851**	**258,731**	**144,756**	**173,738**	**119,420**	**116,856**	**141,856**	**125,481**	**117,193**	**121,446**	**117,062**	1,710,062
Previous FY Est Balance	**(25,000)**	**(25,000)**	**(25,000)**	**(25,000)**	-	-	-	-	-				(100,000)
TOTAL FUNDS REQUIRED	**139,219**	**101,399**	**243,279**	**129,304**	**183,286**	**128,968**	**126,404**	**151,404**	**135,029**	**126,741**	**130,994**	**126,610**	1,722,634
	5,266	4,988	3,868	10,303	4,884	7,557	4,993	4,993	6,118	5,330	4,993	5,199	

FY12
EPA

Fiscal Year 2011-12
Annual Operating Budget-ROUGH DRAFT
Tenant: Environmental Protection Agency
Area: 347,500
Dated 4/21/2011

Lease Purchase Payment	$/sf	Date Due	Amount	
		12/31/2010	432,160	Base Rental per ICAP Summary dated 4/11/96
		6/30/2011	2,432,160	
			2,864,320	
Capital Reserve Funding			114,573	Funding through fiscal agent account - 4% of BIP
Capital Reserve Withdrawal			-	Nothing anticipated for this budget cycle

Operating Expenses	$/sf	$/Month	$/Year	EXPLANATION
Property Insurance	0.15		53,491	Commercial package provided by Mesirow Financial
Real Estate Taxes	-		-	No tax liability anticipated
Administration Fee	0.01	July	5,000	PASC payment per Installment Purchase Agreement
Utilities:				
Electric Meter	-	0	-	To be paid directly by EPA
Gas Meter	-	0	-	
Water & Sewer	-	0	-	
Fire Protection	-	0	-	
				0 Total Utilities
Maintenance Payroll				
Salaries	0.36	10,450	125,405	Percentage share of PMI maintenance crew costs
FICA	0.03	799	9,593	Percentage share of PMI maintenance crew costs
FUTA	0.00	138	1,655	Percentage share of PMI maintenance crew costs
SUTA	0.00	78	931	Percentage share of PMI maintenance crew costs
Benefits	0.07	1,918	23,017	Percentage share of PMI maintenance crew costs
Workman's Comp	0.02	523	6,270	Percentage share of PMI maintenance crew costs
Office Expenses	0.02	625	7,500	Miscellaneous administrative costs
Miscellaneous Operating	0.04	1,208	14,500	Maintenance crew support costs
Management Fee	0.55	16,046	192,549	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.04	1,250	15,000	Filter replacement
	0.03	1,000	12,000	Liebert unit maintenance contract
	0.02		7,500	Ceiling Tiles
	0.04	1,250	15,000	Miscellaneous parts/supplies
	0.07	2,083	25,000	Unwarranted compressor unit failures/repairs/replacement
				74,500 TTL HVAC Maint.
Maintenance Supplies	0.01	340	4,080	Minor tool purchases, parts and equipment
	0.01	417	5,000	Exterior grounds: sidewalks, entrances
	-	-	-	
				9,080 TTL Supplies
Structural Repairs/Capital Imp	-	-	-	
	0.00	July	1,500	30-Alarm on sump pump
	0.02	March	7,500	Kirk-Caulk windows
	0.02	July	6,000	Converse Lot-Parking lot light replacement
	0.02	Sept	8,500	1210-Remove double doors and replace with window
	0.12	Sept	40,000	31E- Replace (2) 25 ton RTU's
	0.09	Sept	30,000	45-Tuckpointing
	0.04	July	13,000	47-VCT replacement in common area
	0.02	July	6,000	31N-Add (4) Roof drains
	0.01	July	2,000	Replace (2) 40 gallon water heaters
	0.09	Sept	30,000	47-Tuckpointing and terra cotta repair
	0.01	Sept	3,500	30-Exhaust fan replacement
	0.01	Sept	3,500	8b-Replace handicap door openers
	0.08	Sept	27,500	Parking Lot Sealing and Restriping
	0.07	Nov	25,000	South Dock- Replace 4" gate valve (3)
	0.01	Oct	3,000	IDOT-VCT replacement in breakroom
	0.01	Nov	3,500	IDOT-Window glass repalcvement
	0.04	Oct	15,000	IDOT-Heat curtain installation
	0.02	July	5,500	IDOT-parking lot reseal and restriping
	-	Apr	-	
	-	Oct	-	
	-	Oct	-	
	-	July	-	
	-	Oct	-	
	-	July	-	
	-	Oct	-	
	-	July	-	
	-	July	-	
	-	May	-	
	-	Apr	-	
	-	Dec	-	
				231,000 TTL Structural
Contractual Costs				
Painting	0.12	3,333	40,000	Ongoing painting .16 per sqf
Janitorial Services	1.13	32,808	393,700	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.07	1,943	23,310	Services provided by Waste Management of Illinois
Pest Control	0.01	338	4,050	Services provided by Orkin
Elevator Maintenance	0.07	2,125	25,500	Contracts with Long
Snow Removal	0.06	1,658	19,900	
Security	1.15	33,190	398,281	Contract w/Initial Security
UPS System maintenance	0.02	533	6,400	Estimated costs - Battery replacement
Card-key maintenance	0.02	625	7,500	Estimated costs

Salaries	0.36	10,450	125,405	Percentage share of PMI maintenance crew costs
FICA	0.03	799	9,593	Percentage share of PMI maintenance crew costs
FUTA	0.00	138	1,655	Percentage share of PMI maintenance crew costs
SUTA	0.00	78	931	Percentage share of PMI maintenance crew costs
Benefits	0.07	1,918	23,017	Percentage share of PMI maintenance crew costs
Workman's Comp	0.02	523	6,270	Percentage share of PMI maintenance crew costs
Office Expenses	0.02	625	7,500	Miscellaneous administrative costs
Miscellaneous Operating	0.04	1,208	14,500	Maintenance crew support costs
Management Fee	0.55	16,046	192,549	Base fee + 4.5% of expenses incurred in the prior month
HVAC Maintenance	0.04	1,250	15,000	Filter replacement
	0.03	1,000	12,000	Liebert unit maintenance contract
	0.02		7,500	Ceiling Tiles
	0.04	1,250	15,000	Miscellaneous parts/supplies
	0.07	2,083	25,000	Unwarranted compressor unit failures/repairs/replacement
				74,500 TTL HVAC Maint.
Maintenance Supplies	0.01	340	4,080	Minor tool purchases, parts and equipment
	0.01	417	5,000	Exterior grounds: sidewalks, entrances
	-	-	-	
				9,080 TTL Supplies
Structural Repairs/Capital Imp	-	-	-	
	0.00	July	1,500	30-Alarm on sump pump
	0.02	March	7,500	Kirk-Caulk windows
	0.02	July	6,000	Converse Lot-Parking lot light replacement
	0.02	Sept	8,500	1210-Remove double doors and replace with window
	0.12	Sept	40,000	31E- Replace (2) 25 ton RTU's
	0.09	Sept	30,000	45-Tuckpointing
	0.04	July	13,000	47-VCT replacement in common area
	0.02	July	6,000	31N-Add (4) Roof drains
	0.01	July	2,000	Replace (2) 40 gallon water heaters
	0.09	Sept	30,000	47-Tuckpointing and terra cotta repair
	0.01	Sept	3,500	30-Exhaust fan replacement
	0.01	Sept	3,500	8b-Replace handicap door openers
	0.08	Sept	27,500	Parking Lot Sealing and Restriping
	0.07	Nov	25,000	South Dock- Replace 4" gate valve (3)
	0.01	Oct	3,000	IDOT-VCT replacement in breakroom
	0.01	Nov	3,500	IDOT-Window glass repalcvement
	0.04	Oct	15,000	IDOT-Heat curtain installation
	0.02	July	5,500	IDOT-parking lot reseal and restriping
	-	Apr	-	
	-	Oct	-	
	-	Oct	-	
	-	July	-	
	-	Oct	-	
	-	July	-	
	-	Oct	-	
	-	July	-	
	-	July	-	
	-	May	-	
	-	Apr	-	
	-	Dec	-	
				231,000 TTL Structural
Contractual Costs				
Painting	0.12	3,333	40,000	Ongoing painting .16 per sqf
Janitorial Services	1.13	32,808	393,700	Contract with Maintenance Supply Corporation & window washing
Rubbish Removal	0.07	1,943	23,310	Services provided by Waste Management of Illinois
Pest Control	0.01	338	4,050	Services provided by Orkin
Elevator Maintenance	0.07	2,125	25,500	Contracts with Long
Snow Removal	0.06	1,658	19,900	
Security	1.15	33,190	398,281	Contract w/Initial Security
UPS System maintenance	0.02	533	6,400	Estimated costs - Battery replacement
Card-key maintenance	0.02	625	7,500	Estimated costs
Bi-annual Inspection	0.03	765	9,180	Contract with Parkland Labs
Fire equipment insp/maint.	0.07	2,146	25,750	Inspect fire extinguishers, fire alarm testing & repair
				953,571 TTL Contractual
TOTAL OPERATIONS COSTS			**1,708,062**	
RESERVE ADDITIONS - FISCAL AGENT			**114,573**	
GRAND TOTAL			**4,686,955**	