



FIRST PROPERTIES LLC

760 N. Ogden Ave.
Chicago, IL 60622

Phone: 312.829.8900
Fax: 312.829.8950
www.condomanagement.com

DT: September 25, 2006

TO: ALL RESIDENTS
VANGUARD LOFT CONDOMINIUMS

FR: Loretta Wheeler, Property Manager *L.W.*

RE: HALLWAY & STAIRS CARPET CLEANING

All the Common area hallways and stairway carpeting will be cleaned on Friday, September 29, 2006 starting at 9:00 a.m. If everything goes according to schedule, this project should be completed by 4:00 p.m. Please use caution when entering or leaving the hallway while the carpet cleaners are working on your floor.

Please use caution when taking your trash to the garbage chute so that nothing drips on the carpets. Double Bag your garbage if you are tossing cat litter or anything that could drip out of the bag. We realize that an accident sometimes is unavoidable, if that does happen, please wipe the carpet with a clean cloth to remove as much of the spill as possible and immediately call First Properties to report the incident.

If you should have any questions, please call me.

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TO: ALL MEMBERS OF THE BOARD OF DIRECTORS

RE: 2007 PROPOSED BUDGET

Enclosed is a copy of the 2007 proposed Budget which is proposing a 12% increase in the monthly assessment. All the increase would go into helping to build up the reserve so you should not have to do a Special Assessment for the work on the building. Explanation follows regarding some of the accounts that were increased or decreased.

Management- fees increased \$100.00 per month. There has been no increase on this for several years according to Michael.

Legal fees -Decreased the 2007 Budget from \$15,000 to \$5,000. No money was used in 2006 to date for the lawsuit against the developer. The expenses that has incurred so far was for collection and that part is billed back to Unit Owner

Electricity -increase from \$24,000 to \$37,000. This increase is due to Com Ed increasing the rates 22% and the 2006 projected budget is almost \$30,000.

Scavenger service- Contract for the service was changed from Waste Management to Lakeshore which saved the Association money.

Plumbing/Rodding- In 2006 we had the expense of fixing the leak in the return line which placed the Association over budget. Based on the rodding expense I used the same figure for the 2006.

Inspection Fees (façade) The Association had the expense of the engineering fee for the critical exam in 2006, In 007 you will have the visual only and that should cost \$1,500.00

Other maintenance-That category was for the pedestrian gate, we also use that account for the work done on the parking lot gates

We will need to schedule a meeting in October to discuss and finalize the 2007 budget. The budget has to go out 30 days prior to approval. In past years the Board has approved the Budget at at the Annual Meeting.



Loretta Wheeler, Property Manager

2007 Proposed Budget		DRAFT ONLY			
VANGUARD LOFTS CONDOMINIUM					
		2006	2006	2006	2007
		through 08.31	Projected	Budget	Proposed
INCOME					
Assessment fees		\$ 181,447.09	273,370.00	\$ 273,370.00	\$ 306,174.00
Commercial revenue		\$ 12,800.00	\$ 19,200.00	\$ 19,200.00	\$ 19,200.00
CAM pass through		\$ -	\$ -	\$ -	\$ -
Scavenger rebate		\$ -	\$ 3,521.84	\$ 5,282.78	\$ -
Late fees		\$ 1,182.38	\$ 1,773.57	\$ -	\$ 1,500.00
Interest income		\$ -	\$ -	\$ -	\$ -
Special Assessment		\$ 42,467.49	\$ 55,000.00	\$ -	\$ -
Administration fees		\$ -	\$ -	\$ -	\$ -
TOTAL INCOME		237,896.94	\$ 349,393.57	\$297,852.78	\$ 326,874.00
EXPENSES					
Administrative					
Accounting fees		\$ 150.00	\$ 225.00	\$ 1,500.00	\$ 1,500.00
Legal fees		\$ 3,161.62	\$ 4,742.43	\$ 15,000.00	\$ 5,000.00
Bank charges		\$ 25.00	\$ 37.50	\$ 50.00	\$ 50.00
Management fees		\$ 16,800.00	\$ 25,200.00	\$ 25,200.00	\$ 26,400.00
Photocopying		\$ 943.38	\$ 1,415.07	\$ 1,000.00	\$ 900.00
Postage		\$ 485.51	\$ 728.27	\$ 1,000.00	\$ 900.00
Misc.		\$ 942.64	\$ 1,413.96	\$ 500.00	\$ 500.00
Total		\$ 22,508.15	\$ 33,762.23	\$ 44,250.00	\$ 35,250.00
Utilities					
Electricity		\$ 19,963.96	\$ 29,945.94	\$ 24,000.00	\$ 37,000.00
Heating fuel		\$ 41,208.46	\$ 41,208.46	\$ 45,000.00	\$ 45,000.00
Water and sewer		\$ 2,758.80	\$ 4,138.20	\$ 6,000.00	\$ 5,000.00
Telephone		\$ 212.44	\$ 318.66	\$ 1,500.00	\$ 800.00
CATV		\$ 175.01	\$ 175.01	\$ -	\$ -
Alarm monitoring (fire & safety)		\$ 1,663.10	\$ 2,494.65	\$ 2,400.00	\$ 2,500.00
Scavenger		\$ 4,996.31	\$ 6,800.00	\$ 8,500.00	\$ 7,000.00
Total		70,978.05	\$ 85,080.92	\$ 87,400.00	\$ 97,300.00
Mechanical Systems-Repair and Maintenance					
Boiler/HVAC		\$ 9,655.55	\$ 9,665.55	\$ 5,000.00	\$ 5,000.00
Elevator		\$ 3,755.10	\$ 5,632.65	\$ 8,000.00	\$ 6,000.00
Plumbing-Rodding		\$ 15,608.10	\$ 15,608.10	\$ 9,000.00	\$ 10,000.00
Roof maintenance/leak		\$ 3,205.00	\$ 4,807.50	\$ 2,500.00	\$ 2,500.00
Electrical		\$ -	\$ -	\$ -	\$ -
Masonry/tuckpointing		\$ 2,800.00	\$ 4,300.00	\$ -	\$ 2,000.00
Other repairs		\$ -	\$ -	\$ -	\$ -
Total		35,033.75	\$ 40,013.70	\$ 22,500.00	\$ 25,500.00
Property Maintenance and Repairs					
Janitor		\$ 15,852.00	\$ 23,778.00	\$ 24,000.00	\$ 24,000.00
Handyman		\$ 2,547.25	\$ 3,820.88	\$ 2,500.00	\$ 2,500.00
Exterminating		\$ 480.00	\$ 720.00	\$ 800.00	\$ 800.00
Carpet/floor cleaning		\$ 3,180.25	\$ 3,180.25	\$ 2,000.00	\$ 3,000.00
Carpet replacement		\$ -	\$ -	\$ -	\$ -
Painting		\$ 25,950.00	\$ 25,950.00	\$ -	\$ -
Fire safety system inspection/mtce		\$ 4,916.71	\$ 4,916.71	\$ 3,000.00	\$ 3,000.00
Grounds maintenance		\$ 1,870.00	\$ 2,805.00	\$ 2,000.00	\$ 2,000.00
Snow removal		\$ 3,620.00	\$ 5,430.00	\$ 9,000.00	\$ 8,000.00
Hardware, supplies, lightbulbs		\$ 4,989.29	\$ 7,483.94	\$ 4,000.00	\$ 4,000.00
Window washing		\$ -	\$ 2,666.64	\$ 4,000.00	\$ 4,000.00
Other maintenance		\$ 17,713.35	\$ 26,570.03	\$ 15,000.00	\$ 15,000.00
			107,321.45	64,500.00	\$66,300.00
Taxes, Insurance and Fees					
Income tax		\$ -	\$ -	\$ 500.00	\$ -
Property insurance		\$ 22,763.50	\$ 22,763.50	\$ 24,000.00	\$ 24,000.00
Inspection/engineering fees (façade)		\$ 28,000.00	\$ 28,000.00	\$ -	\$ 1,500.00
License, registration and permit fees		\$ 5.00	\$ 7.50	\$ 4,200.00	\$ 2,200.00
Property Taxes		\$ -	\$ -	\$ -	\$ -
Total			50,771.00	\$ 28,700.00	\$ 27,700.00
Reserve Account					
Transfer into reserve		\$ 28,163.36	\$ 42,245.04	\$ 42,245.00	\$ 51,824.00
Transfer out of Reserve					\$ -
Total			\$ -	\$ 42,245.00	\$ 51,824.00
Capitol Improvements					\$ -
Exterior Lights					\$ 20,000.00
Other elevator & service floor					\$ 3,000.00
Total			\$ 42,245.04		\$ 23,000.00
			\$ 359,194.24	\$ 289,595.00	326,874.00

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