

Accountants Compilation Report

February 16, 2011

To the Board of Directors
Thorndale Beach North Condominium
5901 N Sheridan Road
Chicago, IL 60660-3616

We have compiled the accompanying statements of assets, liabilities, and fund balance-income tax basis of Thorndale Beach North Condominium as of December 31, 2010, and the related statements of revenues and expenses-income tax basis for the period then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with the income tax basis of accounting. The financial statements have been prepared on the accounting basis used by the Company for Federal income tax purposes, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the income tax basis of accounting and for the designing, implementing and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures ordinarily included in financial statements prepared in accordance with the income tax basis of accounting. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the company's assets, liabilities, equity, revenue, and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Sincerely,
Computer Accounting & Tax Service, Inc.

**Thorndale Beach North Condominium
Statement of Assets, Liabilities and Fund Balance
Income Tax Basis
December 31, 2010**

Assets

CURRENT ASSETS

Devon Bank-Checking	\$ 9,442.35
Devon Bank-Savings Repair Fd	25,959.52
Devon Bank-Decor. Fd	13,373.31
Devon Bank-Spec. Assessment	8,637.40
Petty Cash	<u>75.00</u>

Total Current Assets 57,487.58

TOTAL ASSETS \$ 57,487.58

**Thorndale Beach North Condominium
Statement of Assets, Liabilities and Fund Balance
Income Tax Basis
December 31, 2010**

Liabilities and Fund Balance

OPERATING FUND BALANCE		
Operating Fund	\$ 18,079.75	
Repair Reserve Fund	25,959.52	
Decorating Reserve Fund	<u>13,373.31</u>	
Net Operating Fund Balance		<u>57,412.58</u>
CURRENT LIABILITIES		
Accrued FICA	(0.27)	
X-mas Bonus from Owners	<u>1,331.63</u>	
Total Current Liabilities		<u>1,331.36</u>
Total Operating Fund Balance		<u>58,743.94</u>
INCREASE(DECREASE) IN CASH		
Fund Balance	(642.38)	
Net Income (Loss)	<u>(613.98)</u>	
Net Cash		<u>(1,256.36)</u>
TOTAL LIABILITIES AND FUND BALANCE		<u>\$ 57,487.58</u>

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**Thorndale Beach North Condominium
Statement of Revenues and Expenses
Income Tax Basis
Actual vs. Budget**

	12 Months Ended December 31, 2010 Actual	12 Months Ended December 31, 2010 Budget
Revenues		
301 - Assessments-Monthly	\$ 964,721.56	\$ 455,150.00
302 - Assessments-Special	0.00	382,000.00
310 - Cable Fees	0.00	39,750.00
320 - Interest Income	138.63	100.00
330 - Late Fees	0.00	2,700.00
340 - Laundry Income	21,805.29	22,500.00
350 - Miscellaneous Income	50.00	250.00
366 - City Rebate-Garbage	0.00	14,336.00
367 - Administration Charges	0.00	1,500.00
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Total Revenues	986,715.48	918,286.00
Building and Property		
405 - Cable	37,235.49	44,000.00
410 - Electricity	40,030.08	45,000.00
415 - Elevator Maintenance	22,226.32	19,000.00
420 - Equipment	0.00	3,000.00
425 - Exterminating	960.00	1,000.00
430 - General Repairs & Maint	36,423.69	32,000.00
435 - Janitorial Supplies	4,998.38	5,000.00
440 - Licenses & Fees	10.00	1,500.00
443 - Locksmith	1,601.41	0.00
450 - Painting & Decorating	970.45	3,000.00
455 - Scavenger Service	14,324.64	17,000.00
460 - Security Service	156.00	0.00
470 - Telephone-Office & Door	3,921.02	3,300.00
472 - Balcony	501,200.00	382,000.00
475 - Water & Sewer	23,579.73	36,700.00
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Total Building and Property	687,637.21	592,500.00
510 - Accounting	5,101.00	5,000.00
520 - Bank Service Charges	516.35	0.00
525 - Board Meeting Expenses	0.00	300.00
530 - Copier Expense	3,879.29	4,000.00
540 - Legal Fees	43,566.60	20,000.00
546 - Federal 1120-H Tax	6.00	0.00
547 - State Corp Tax	2.00	0.00
560 - Office Supplies	2,313.65	2,000.00
565 - Vehicle Expenses	5,036.49	2,400.00
570 - Workers Comp & Bldg	43,360.50	55,000.00
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**Thorndale Beach North Condominium
Statement of Revenues and Expenses
Income Tax Basis
Actual vs. Budget**

	12 Months Ended December 31, 2010 Actual	12 Months Ended December 31, 2010 Budget
Total Administrative	<u>103,781.88</u>	<u>88,700.00</u>
600 - Payroll Taxes-FICA & MC	11,821.76	32,000.00
610 - Payroll Taxes - Unemployment	4,223.22	6,000.00
620 - Salaries-Doorman	57,658.52	37,000.00
630 - Salaries-Janitors	50,986.90	47,000.00
640 - Salaries-Office	45,887.25	32,000.00
660 - Salaries-Security	0.00	30,000.00
661 - Gift	35.00	0.00
670 - Uniforms	<u>776.73</u>	<u>0.00</u>
Total Personnel	<u>171,389.38</u>	<u>184,000.00</u>
710 - Landscaping	2,504.09	2,000.00
715 - Snow Removal	0.00	2,000.00
720 - Pool Repairs & Maintenance	4,739.00	2,000.00
730 - Pool Supplies	<u>0.00</u>	<u>1,600.00</u>
Total Pool and Landscaping	<u>7,243.09</u>	<u>7,600.00</u>
810 - Repairs Fund #1	17,277.90	29,000.00
820 - Decorating Fund #2	<u>0.00</u>	<u>11,000.00</u>
Total Major Expenditures	<u>17,277.90</u>	<u>40,000.00</u>
Total Disbursements	<u>987,329.46</u>	<u>912,800.00</u>
Net Increase(Decrease)	<u>\$ (613.98)</u>	<u>\$ 5,486.00</u>

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