

**Computer Accounting & Tax Service, Inc.**

**6306 N Cicero Ave**

**Chicago, IL 60646**

**Accountant's Compilation Report**

February 14, 2012

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, 2011, and the related statements of revenues and expenses-income tax basis for the 12 Months 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.

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, 2011**

**Assets**

**CURRENT ASSETS**

Devon Bank-Checking	\$ 27,324.79
Devon Bank-Savings Repair Fd	61,027.03
Devon Bank-Decor. Fd	13,226.13
Devon Bank-Spec. Assessment	107,270.42
Petty Cash	<u>8.74</u>

**Total Current Assets** 208,857.11

**TOTAL ASSETS** \$ 208,857.11

**Thorndale Beach North Condominium  
Statement of Assets, Liabilities and Fund Balance  
Income Tax Basis  
December 31, 2011**

**Liabilities and Fund Balance**

<b>OPERATING FUND BALANCE</b>		
Operating Fund	\$ 134,595.21	
Repair Reserve Fund	61,027.03	
Decorating Reserve Fund	<u>13,226.13</u>	
<b>Net Operating Fund Balance</b>		<u>208,848.37</u>
<b>CURRENT LIABILITIES</b>		
Accrued FICA	(0.41)	
Accrued State WH	5.00	
X-mas Bonus from Owners	<u>1,691.63</u>	
<b>Total Current Liabilities</b>		<u>1,696.22</u>
<b>Total Operating Fund Balance</b>		<u>210,544.59</u>
<b>INCREASE(DECREASE) IN CASH</b>		
Fund Balance	(1,256.36)	
Net Income (Loss)	<u>(431.12)</u>	
<b>Net Cash</b>		<u>(1,687.48)</u>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>		<u>\$ 208,857.11</u>

**Thorndale Beach North Condominium**  
**Statement of Revenues and Expenses**  
**Income Tax Basis**  
**For the 12 Months Ended December 31, 2011**

	12 Months Ended December 31, 2011	%
<b>Revenues</b>		
301 - Assessments-Monthly	\$ 1,060,784.86	97.51
320 - Interest Income	349.16	0.03
330 - Late Fees	(1,785.00)	(0.16)
340 - Laundry Income	19,546.81	1.80
366 - City Rebate-Garbage	11,325.00	1.04
367 - Administration Charges	(2,400.00)	(0.22)
<b>Total Revenues</b>	<u>1,087,820.83</u>	<u>100.00</u>
<b>Building and Property</b>		
405 - Cable	46,765.30	4.30
410 - Electricity	42,685.58	3.92
415 - Elevator Maintenance	54,337.00	5.00
420 - Equipment	232.70	0.02
425 - Exterminating	880.00	0.08
430 - General Repairs & Maint	72,457.17	6.66
435 - Janitorial Supplies	7,573.53	0.70
440 - Licenses & Fees	250.00	0.02
450 - Painting & Decorating	506.40	0.05
455 - Scavenger Service	15,470.19	1.42
470 - Telephone-Office & Door	4,278.75	0.39
472 - Balcony	60,000.00	5.52
475 - Water & Sewer	24,428.01	2.25
<b>Total Building and Property</b>	<u>329,864.63</u>	<u>30.32</u>
<b>Administrative</b>		
510 - Accounting	4,941.00	0.45
520 - Bank Service Charges	8.00	0.00
525 - Board Meeting Expenses	459.40	0.04
530 - Copier Expense	3,930.27	0.36
540 - Legal Fees	68,553.25	6.30
546 - Federal 1120-H Tax	11.00	0.00
547 - State Corp Tax	3.00	0.00
560 - Office Supplies	5,258.77	0.48
565 - Vehicle Expenses	4,707.95	0.43
570 - Workers Comp & Bldg	16,492.00	1.52
<b>Total Administrative</b>	<u>104,364.64</u>	<u>9.59</u>

See Accountant's Compilation Report

**Thorndale Beach North Condominium  
Statement of Revenues and Expenses  
Income Tax Basis  
For the 12 Months Ended December 31, 2011**

	12 Months Ended December 31, 2011	%
<b>Personnel</b>		
600 - Payroll Taxes-FICA & MC	14,984.44	1.38
610 - Payroll Taxes - Unemployment	4,586.57	0.42
620 - Salaries-Doorman	55,587.47	5.11
630 - Salaries-Janitors	66,761.00	6.14
640 - Salaries-Office	48,612.82	4.47
661 - Gift	235.00	0.02
670 - Uniforms	<u>1,214.52</u>	<u>0.11</u>
<b>Total Personnel</b>	<u>191,981.82</u>	<u>17.65</u>
<b>Pool and Landscaping</b>		
710 - Landscaping	1,138.24	0.10
715 - Snow Removal	649.69	0.06
720 - Pool Repairs & Maintenance	2,019.90	0.19
730 - Pool Supplies	<u>924.35</u>	<u>0.08</u>
<b>Total Pool and Landscaping</b>	<u>4,732.18</u>	<u>0.44</u>
<b>Major Expenditures</b>		
810 - Repairs Fund #1	<u>457,308.68</u>	<u>42.04</u>
<b>Total Major Expenditures</b>	<u>457,308.68</u>	<u>42.04</u>
<b>Total Disbursements</b>	<u>1,088,251.95</u>	<u>100.04</u>
<b>Net Increase (Decrease)</b>	<u><u>(431.12)</u></u>	<u><u>(0.04)</u></u>

See Accountant's Compilation Report

**Thorndale Beach North Condominium  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
<b>101 Devon Bank-Checking</b>			14,873.47		
12/31/11	1	Cash Disbursements		(94,879.62)	
12/31/11	12.1	Deposits		121,031.82	
12/31/11	12.2	EFTPS		(3,122.10)	
12/31/11	12.3	Bank S/C		(5.00)	
12/31/11	12.4	Ret. Deposit Item		(50.00)	
12/31/11	12.5	12/30 Chase Pmt		(563.02)	
12/31/11	12.6	Ck 18650 To IL Dept of Revenue Clrd Diff		5.00	
12/23/11	P89	Payroll Journal Entry		(9,965.76)	
				<u>12,451.32</u>	<u>27,324.79</u>
<b>103 Devon Bank-Savings Repair Fd</b>			57,721.36		
12/31/11	12.7	Interest Income		5.67	
12/14/11	18689	TBN Account		3,000.00	
12/29/11	18724	TBN 1 Acct		300.00	
				<u>3,305.67</u>	<u>61,027.03</u>
<b>104 Devon Bank-Decor. Fd</b>			9,925.04		
12/31/11	12.7	Interest Income		1.09	
12/14/11	18690	TBN 2 Account		3,000.00	
12/29/11	18725	TBN 2 Acct		300.00	
				<u>3,301.09</u>	<u>13,226.13</u>
<b>105 Devon Bank-Spec. Assessment</b>			61,867.34		
12/31/11	12.7	Interest Income		10.48	
12/12/11	18684	TBN Savings Acct		17,639.00	
12/16/11	18694	TBN Saving Acct		10,000.00	
12/23/11	18720	TBN Savings Acct		10,000.00	
12/28/11	18723	TBN Savings Acct		6,353.60	
12/29/11	18726	TBN Savings Acct		1,400.00	
				<u>45,403.08</u>	<u>107,270.42</u>
<b>109 Employee Advance</b>			0.00		
12/16/11	18695	ILSDU		300.00	
12/23/11	P89	Payroll Journal Entry		(300.00)	
				<u>0.00</u>	<u>0.00</u>
<b>120 Petty Cash</b>			4.60		
12/31/11	12.8	Petty Cash Exp		(66.26)	
12/20/11	18711	Petty Cash		70.40	
				<u>4.14</u>	<u>8.74</u>
<b>200 Operating Fund</b>			(76,740.81)		
12/31/11	12.9	Adj Fund Acct.		(57,854.40)	
				<u>(57,854.40)</u>	<u>(134,595.21)</u>
<b>201 Increase /Decrease Operating Fund</b>			58,661.06		
12/31/11	12.9	Adj Fund Acct.		57,854.40	
12/31/11	31.1	Reverse Accounts		(116,515.46)	
				<u>(58,661.06)</u>	<u>0.00</u>

**Thorndale Beach North Condominium  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
<b>202 Repair Reserve Fund</b>			(57,721.36)		
12/31/11	12.9	Adj Fund Acct.		(3,305.67)	
				<u>(3,305.67)</u>	<u>(61,027.03)</u>
<b>203 Increase/Decrease Repair Fund</b>			31,761.84		
12/31/11	12.9	Adj Fund Acct.		3,305.67	
12/31/11	31.1	Reverse Accounts		(35,067.51)	
				<u>(31,761.84)</u>	<u>0.00</u>
<b>204 Decoratiing Reserve Fund</b>			(9,925.04)		
12/31/11	12.9	Adj Fund Acct.		(3,301.09)	
				<u>(3,301.09)</u>	<u>(13,226.13)</u>
<b>205 Increase/Decrease Decorating Fund</b>			(3,448.27)		
12/31/11	12.9	Adj Fund Acct.		3,301.09	
12/31/11	31.1	Reverse Accounts		147.18	
				<u>3,448.27</u>	<u>0.00</u>
<b>232 Accrued FICA</b>			(36,099.46)		
12/31/11	12.11	To Correct Payroll Tax Expense & Accrued FICA		40,901.84	
12/31/11	31.2	Adj Accrued Tax		(1,679.86)	
12/23/11	P89	Payroll Journal Entry		(3,122.11)	
				<u>36,099.87</u>	<u>0.41</u>
<b>233 Accrued State WH</b>			226.05		
12/31/11	12.6	Ck 18650 To IL Dept of Revenue Clrd Diff		(5.00)	
12/31/11	31.3	Reclass Ck 18363 5/27/11 IL Dept of Rev		(226.05)	
12/09/11	18674	IL Dept of Revenue		304.27	
12/23/11	18718	IL Dept of Revenue		304.73	
12/23/11	P89	Payroll Journal Entry		(609.00)	
				<u>(231.05)</u>	<u>(5.00)</u>
<b>234 X-mas Bonus from Owners</b>			(771.63)		
12/31/11	12.1	Deposits		(4,325.00)	
12/19/11	18696	Nedrad Habibovic		1,600.00	
12/20/11	18697	Elion Humulic		150.00	
12/20/11	18698	Nijar Habibovic		300.00	
12/20/11	18699	Brandon Krast		150.00	
12/30/11	18700	Carmen Mumillo		150.00	
12/20/11	18701	Calvin Lomax		150.00	
12/20/11	18702	Ramona Gordon		200.00	
12/20/11	18703	Jean Giacinto		215.00	
12/20/11	18704	Calo		60.00	
12/20/11	18705	Debbie Hori		40.00	
12/20/11	18706	Ann Vitello		40.00	
12/20/11	18707	krzysztof Ozlanski		50.00	
12/30/11	18727	Nedrad Habibovic		300.00	
				<u>(920.00)</u>	<u>(1,691.63)</u>
<b>283 Fund Equity</b>			1,256.36	0.00	1,256.36

**Thorndale Beach North Condominium  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
	<b>301 Assessments-Monthly</b>		(945,781.00)		
12/31/11	12.1	Deposits		(115,053.86)	
12/31/11	12.4	Ret. Deposit Item		50.00	
				<u>(115,003.86)</u>	<u>(1,060,784.86)</u>
	<b>320 Interest Income</b>		(328.21)		
12/31/11	12.1	Deposits		(3.71)	
12/31/11	12.7	Interest Income		(17.24)	
				<u>(20.95)</u>	<u>(349.16)</u>
	<b>330 Late Fees</b>		1,785.00		
				<u>0.00</u>	<u>1,785.00</u>
	<b>340 Laundry Income</b>		(17,897.56)		
12/31/11	12.1	Deposits		(1,649.25)	
				<u>(1,649.25)</u>	<u>(19,546.81)</u>
	<b>366 City Rebate-Garbage</b>		(11,325.00)		
				<u>0.00</u>	<u>(11,325.00)</u>
	<b>367 Administration Charges</b>		2,400.00		
				<u>0.00</u>	<u>2,400.00</u>
	<b>405 Cable</b>		43,038.62		
12/28/11	18722	Comcast		3,726.68	
				<u>3,726.68</u>	<u>46,765.30</u>
	<b>410 Electricity</b>		40,954.72		
12/31/11	31.4	Reclass Suvent Electric		(1,459.87)	
12/02/11	18663	Com Ed		3,190.73	
				<u>1,730.86</u>	<u>42,685.58</u>
	<b>415 Elevator Maintenance</b>		54,337.00		
				<u>0.00</u>	<u>54,337.00</u>
	<b>420 Equipment</b>		232.70		
				<u>0.00</u>	<u>232.70</u>
	<b>425 Exterminating</b>		800.00		
12/20/11	18710	Terminix		80.00	
				<u>80.00</u>	<u>880.00</u>
	<b>430 General Repairs &amp; Maint</b>		61,417.30		
12/31/11	31.4	Reclass Suvent Electric		1,459.87	
12/02/11	18662	R. Schlachter		600.00	
12/02/11	18664	Mc Gray		170.00	
12/09/11	18682	Ardmore Glass		4,250.00	
12/20/11	18708	Mc Gray		140.00	



**Thorndale Beach North Condominium  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
		<b>430 General Repairs &amp; Maint (cont.)</b>			
12/20/11	18709	Mc Gray		170.00	
12/23/11	18719	Ardmore Glass		4,250.00	
				<u>11,039.87</u>	<u>72,457.17</u>
		<b>435 Janitorial Supplies</b>	7,109.58		
12/31/11	12.8	Petty Cash Exp		48.26	
12/12/11	18683	Clark Devon Hardware		415.69	
				<u>463.95</u>	<u>7,573.53</u>
		<b>440 Licenses &amp; Fees</b>	250.00		
				<u>0.00</u>	<u>250.00</u>
		<b>450 Painting &amp; Decorating</b>	506.40		
				<u>0.00</u>	<u>506.40</u>
		<b>455 Scavenger Service</b>	14,172.22		
12/13/11	18686	Groot Industries		1,297.97	
				<u>1,297.97</u>	<u>15,470.19</u>
		<b>470 Telephone-Office &amp; Door</b>	3,973.64		
12/27/11	18721	AT & T		305.11	
				<u>305.11</u>	<u>4,278.75</u>
		<b>472 Balcony</b>	60,000.00		
				<u>0.00</u>	<u>60,000.00</u>
		<b>475 Water &amp; Sewer</b>	20,504.38		
12/14/11	18693	Chgo Dept of Revenue		3,923.63	
				<u>3,923.63</u>	<u>24,428.01</u>
		<b>510 Accounting</b>	4,693.00		
12/09/11	18679	Computer Acctg		248.00	
				<u>248.00</u>	<u>4,941.00</u>
		<b>520 Bank Service Charges</b>	3.00		
12/31/11	12.3	Bank S/C		5.00	
				<u>5.00</u>	<u>8.00</u>
		<b>525 Board Meeting Expenses</b>	459.40		
				<u>0.00</u>	<u>459.40</u>
		<b>530 Copier Expense</b>	3,930.27		
				<u>0.00</u>	<u>3,930.27</u>
		<b>540 Legal Fees</b>	65,315.75		
12/12/11	18685 V	Ellis B Levin		3,237.50	

**Thorndale Beach North Condominium  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
	<b>540</b>	<b>Legal Fees (cont.)</b>			
				3,237.50	68,553.25
	<b>546</b>	<b>Federal 1120-H Tax</b>	11.00	0.00	11.00
	<b>547</b>	<b>State Corp Tax</b>	3.00	0.00	3.00
	<b>560</b>	<b>Office Supplies</b>	3,576.01		
12/31/11	12.5	12/30 Chase Pmt		563.02	
12/05/11	18665	Thomas Kochlor		225.00	
12/05/11	18666	Staples		307.12	
12/08/11	18681	Lori's Flowers		126.14	
12/14/11	18692	Staples		241.48	
12/14/11	18695	Anna Perez		220.00	
				1,682.76	5,258.77
	<b>565</b>	<b>Vehicle Expenses</b>	4,412.95		
12/30/11	18728	Laz Parking		295.00	
				295.00	4,707.95
	<b>570</b>	<b>Workers Comp &amp; Bldg</b>	8,407.00		
12/09/11	18675	Mesinow Ins		1,820.00	
12/09/11	18676	Mesinow Ins		1,359.00	
12/09/11	18677	Mesinow Ins		906.00	
12/09/11	18678	Mesinow Ins		4,000.00	
				8,085.00	16,492.00
	<b>600</b>	<b>Payroll Taxes-FICA &amp; MC</b>	49,863.59		
12/31/11	12.1	To Correct Payroll Tax Expense & Accrued FICA		(40,901.84)	
12/31/11	12.2	EFTPS		3,122.10	
12/31/11	31.2	Adj Accrued Tax		1,679.86	
12/31/11	31.3	Reclass Ck 18363 5/27/11 IL Dept of Rev		226.05	
12/23/11	P89	Payroll Journal Entry		994.68	
				(34,879.15)	14,984.44
	<b>610</b>	<b>Payroll Taxes - Unemployment</b>	4,586.57	0.00	4,586.57
	<b>620</b>	<b>Salaries-Doorman</b>	50,514.09		
12/23/11	P89	Payroll Journal Entry		5,073.38	
				5,073.38	55,587.47
	<b>630</b>	<b>Salaries-Janitors</b>	62,776.25		
12/23/11	P89	Payroll Journal Entry		3,984.75	
				3,984.75	66,761.00
	<b>640</b>	<b>Salaries-Office</b>	44,668.76		

**Thorndale Beach North Condominium  
General Ledger**

Date	Reference T	Description	Beginning Balance	Current Amount	YTD Balance
	<b>640 Salaries-Office (cont.)</b>				
12/23/11	P89	Payroll Journal Entry		3,944.06	
				<u>3,944.06</u>	<u>48,612.82</u>
	<b>661 Gift</b>		200.00		
12/13/11	18688	Salvation Army		35.00	
				<u>35.00</u>	<u>235.00</u>
	<b>670 Uniforms</b>		1,214.52		
				<u>0.00</u>	<u>1,214.52</u>
	<b>710 Landscaping</b>		1,138.24		
				<u>0.00</u>	<u>1,138.24</u>
	<b>715 Snow Removal</b>		631.69		
12/31/11	12.8	Petty Cash Exp		18.00	
				<u>18.00</u>	<u>649.69</u>
	<b>720 Pool Repairs &amp; Maintenance</b>		2,019.90		
				<u>0.00</u>	<u>2,019.90</u>
	<b>730 Pool Supplies</b>		924.35		
				<u>0.00</u>	<u>924.35</u>
	<b>810 Repairs Fund #1</b>		302,910.32		
12/31/11	311	Reverse Accounts		151,435.79	
12/09/11	18667	Simplex Grimmell		2,487.57	
12/13/11	18687	Simplex Grimmell		475.00	
				<u>154,398.36</u>	<u>457,308.68</u>
<b>Current Profit/(Loss)</b>		<u>(52,021.67)</u>	<b>YTD Profit/(Loss)</b>		<u>(431.12)</u>
<b>Number of Transactions</b>		103	The General Ledger is in balance		
					<u>0.00</u>

Thorndale Beach North Condominium  
Year End Adjustments Journal

Date	Reference	T	Account	Description	Amount	Reference Total
12/31/11	31 .1		201	Reverse Accounts	(116,515.46)	
12/31/11	31 .1		203	Reverse Accounts	(35,067.51)	
12/31/11	31 .1		205	Reverse Accounts	147.18	
12/31/11	31 .1		810	Reverse Accounts	151,435.79	
12/31/11	31 .2		232	Adj Accrued Tax	(1,679.86)	
12/31/11	31 .2		600	Adj Accrued Tax	1,679.86	
12/31/11	31 .3		233	Reclass Ck 18363 5/27/11 IL Dept of Rev	(226.05)	
12/31/11	31 .3		600	Reclass Ck 18363 5/27/11 IL Dept of Rev	226.05	
12/31/11	31 .4		410	Reclass Suvent Electric	(1,459.87)	
12/31/11	31 .4		430	Reclass Suvent Electric	1,459.87	

Transaction Balance 0.00

Total Debits 154,948.75 Total Credits 154,948.75 A/C Hash Total 3924.000

Number of Transactions 10