

		2500 LAKEVIEW ASSOCIATION #192		
		2004 BUDGET - January 1, 2005 - December 31, 2005		
CODE	DESCRIPTION	2004 BUDGET	Projected Actls Thru 8/04	2005 BUDGET
OPERATING INCOME				6.50% increase
4000	Maintenance Assessments	1,213,683	918,314	1,292,730
4010	Parking Income	-	1,153	-
4020	Laundry Income	7,500	4,956	7,500
4030	Miscellaneous Income	500	445	500
4031	Scavenger Rebate	-	11,850	-
4037	Move-in/Out Fees/Sales & Leases	4,800	2,300	3,500
4040	Maintenance Income	2,000	3,877	5,000
4041	TV/Cable	27,700	19,130	27,000
4049	Wolin-Levin, Inc. Fees	-	35	-
4051	Late/Legal Fees	1,200	1,504	1,500
4060	Interest Income (Recommend leave in Reserves)	6,000	-	6,000
	TOTAL OPERATING INCOME	1,263,383	963,563	1,343,730
OPERATING EXPENSES				
1. ADMINISTRATIVE EXPENSES				
5310	Legal Expenses/General	15,000	1,720	10,000
5311	Audit	4,300	4,434	4,200
5312	Attorney Fees Tax Reduction	-	-	350
5340	Management Fee	70,000	52,497	106,400
5349	Miscellaneous Wolin-Levin Charges	-	35	-
5350	Fees and Permits	3,000	2,887	3,000
5357	Dues & Subscriptions	300	225	-
5354	Promotion & Goodwill	2,400	1,786	2,400
5360	Miscellaneous Administrative Expense	4,200	3,543	3,000
7055	Internet Web Site Maintenance/Nexology	650	-	600
6020	Meeting Expense	-	-	1,200
6030	Office Supplies	1,500	1,376	1,500
6050	Printing & Copying	6,400	2,716	4,000
6070	Mailing Charge	2,000	259	1,000
	TOTAL ADMINISTRATIVE EXPENSE	109,750	71,477	137,650
2. BUILDING OPERATIONS				
5002	Real Estate Taxes	4,600	2,103	-
5006	Loan Payment	94,400	127,912	-
5510	Gas	34,100	28,316	38,500
5520	Electric	147,000	67,252	100,000
5530	Water	25,000	10,171	25,000
5610	Janitors	65,000	50,457	70,000
5611	Doorman	127,000	94,461	134,000
5619	Bonus & Gifts	12,000	-	13,000
6150	Engineer	52,800	34,887	54,500
5440	Health & Welfare - Janitors	42,470	30,336	50,500
5620	Payroll Taxes	18,700	13,755	20,500
5182	Elevator Contract	23,500	15,517	24,000
5281	Decorating Supplies/Holidays	-	-	500
5320	Insurance	59,500	42,472	59,500
5321	Worker's Compensation Insurance	11,110	11,605	13,300
5324	Uninsured Casualty	1,000	-	1,000
5330	Taxes	1,600	2,242	1,730
5410	Exterminating	1,000	648	1,200
5420	Scavenger	17,000	11,950	14,000
5628	Janitor's Unit	-	4,963	6,650
5710	Security Deposit	-	42	-
6090	Plant Rental/lobby	4,840	2,341	4,000
6130	Window Washing x 5	8,665	7,185	11,975
6190	Light Bulbs	7,000	3,588	5,000
7010	Landscaping Maintenance	8,300	4,852	10,700
7040	Telephone	4,000	3,048	4,000
7045	Pager	250	88	250
7050	Cable Service	27,700	18,731	27,000
	TOTAL BUILDING OPERATIONS	798,535	588,920	690,805

2500 LAKEVIEW ASSOCIATION				
2004 BUDGET - January 1, 2005 - December 31, 2005				
CODE	DESCRIPTION	2004 BUDGET	Projected Actls Thru 7/04	2005 BUDGET
3. REGULAR MAINTENANCE & REPAIRS				
5110	Electrical	3,000	4,041	4,000
5120	Plumbing	17,500	5,845	10,000
5122	Hot Water Heater	1,000	1,352	2,000
5133	Intercom Repairs	500	-	500
5150	Roof Repair & Maintenance	1,000	3,625	1,600
5152	Metal Refinishing	4,600	4,625	4,750
7034	Chute Repairs	-	-	1,750
7253	Smoke Vent Repairs	-	-	6,000
6162	Watering Service/Coolers & Fountains	-	-	500
5170	Miscellaneous Repairs	9,800	10,423	9,800
5180	Elevator Repairs	1,000	5,424	1,000
5195	Equipment Repair & Replace	750	-	750
5221	Carpet Cleaning	5,400	3,650	4,700
5222	Furniture & Furnishing	1,500	21	1,500
5329	Uniforms/cleaning/door-men	1,000	1,120	1,800
5450	Supplies	10,000	7,375	10,000
6061	Pool Repairs	1,500	6,117	12,000
6080	HVAC	4,750	5,268	5,500
6120	Uniforms/Cleaning/janitors	1,750	1,300	1,200
6121	New Uniforms	500	230	500
6124	Sewer & Drain	4,400	3,625	4,400
6137	Doors/Keys/Locks	1,600	3,841	2,000
6156	Painting	5,000	140	2,500
6180	NSF Checks	-	835	-
7036	Compactor Maintenance & Repair	1,500	2,607	1,750
7075	Water Treatment	2,500	855	2,000
7101	Fire Safety	2,500	8,271	2,500
7103	Flooring	1,550	2,024	2,000
7206	Air Conditioning	7,900	5,760	7,900
7215	Pool Deck	-	130	-
7261	Garage	1,000	(10,184)	1,000
7274	Exercise Room	2,000	655	1,000
7289	Lights & Fixtures	-	-	1,000
7331	Outdoor Furniture	1,000	-	1,000
7370	Window Maintenance	20,000	14,435	100,000
TOTAL MAINTENANCE EXPENSES		116,500	93,412	208,900
TOTAL OPERATING EXPENSES		1,024,785	753,808	1,037,355
4. CAPITAL ACCOUNTS				
6038	Reserve Reimbursement	-	(115,637)	(61,700)
6040	Transfer to/from Reserves	190,098	136,520	306,375
6010	Reserve Study	-	3,100	-
7025	Capital - Interior Painting	-	20,132	-
7089	Exit Lights	-	7,965	-
7177	Capital - Exercise Equipment	15,000	16,848	4,000
7216	Capital - Pool Deck/Digital Temperature Control	15,000	12,200	2,200
7026	Capital - Landscape Fencing	-	-	-
7063	Capital - Security Cameras etc.	5,000	-	7,500
7084	Capital - Chute Room Door Knobs	5,000	4,691	7,000
7210	Capital - Carpeting	-	56,522	-
7211	Capital - Lobby Carpeting	6,000	-	-
7293	Capital - Pipe Replacement - Laundry Rm.	-	-	2,000
7328	Capital - Furniture Hospitality Room	-	-	-
8003	Capital - Garage (cover pipes/paint/buzzer	-	-	6,500
8008	Capital - Fire Safety (Hoses/Nozzles)	-	-	7,500
8031	Capital - Clubhouse/Big Screen TV	-	100,252	3,000
8046	Capital Equipment (Snow Plow)	-	-	3,000
8015	Capital - Garage Tuckpointing	-	-	10,000
5451	Capital - Key Change	-	-	3,000
7096	Capital - Mirrors	-	-	6,000
8071	Capital - Façade Ordinance	2,500	2,500	-
TOTAL CAPITAL EXPENSE		238,598	245,094	306,375
GRAND TOTAL EXPENSES		1,263,383	998,902	1,343,730
NET INCOME/(LOSS)		-	(35,339)	-