

2500 LAKEVIEW ASSOCIATION
 2008 BUDGET - January 1, 2008 - December 31, 2008

Draft 10/23/07
 Page 1 of 2

CODE	DESCRIPTION	2007 BUDGET	2008 BUDGET
OPERATING INCOME			
400000	Assessments	1,425,235	1,496,497
410500	Laundry Income	7,500	6,000
410900	TV/Cable	39,156	39,254
411200	Scavenger Rebate	-	-
416000	Operating Interest Income		
419000	Miscellaneous Income	500	500
420000	Late/Legal Fees	3,000	1,200
420100	Sales/Lease Fees	200	500
420200	Move-in/Out Fees	1,500	1,500
421000	Maintenance Income	4,000	4,000
421200	Keys	100	150
425000	Wolin-Levin, Inc. Fees	-	
429000	Miscellaneous Fees		
	TOTAL OPERATING INCOME	1,481,191	1,549,601
OPERATING EXPENSES			
1. Utilities			
501000	Gas	70,000	70,000
502000	Electric	122,000	122,000
503000	Water	25,000	25,000
504000	Telephone	4,000	4,000
505000	Cable Service	39,156	39,254
506000	Internet Web Site Maintenance/Appollo	300	300
	Total Utilities	260,456	260,554
2. Payroll			
552200	Doorman	135,971	144,000
553000	Engineer	56,809	54,477
553100	Janitors Salaries	78,356	80,008
565000	Misc. Taxes FUTA	9,315	7,646
572001	Health & Welfare - Doormen	32,400	33,100
572002	Health & Welfare - Janitors	22,888	23,394
575000	FICA	21,140	21,117
582000	Worker's Compensation Insurance	11,302	11,290
590000	Bonus & Gifts	13,000	13,000
	Total Payroll	381,181	388,032
3. Administrative Expenses			
601000	Audit	4,500	4,500
601100	Attorney Fees Tax Reduction	350	1,000
606000	Fees and Permits	4,000	4,000
607000	Legal Expenses/General	15,000	15,000
608000	Management Fee	111,000	115,440
609200	Office Supplies	1,500	1,500
609300	Printing & Copying	4,000	4,000
609400	Mailing Charge	1,000	1,000
610000	Meeting Expense/Employee monthly lunch	2,000	2,000
614500	Promotion & Goodwill (Assn Party)	2,500	2,500
616000	Miscellaneous Administrative Expense	1,500	1,500
801900	Consultant Expenses		20,000
	Miscellaneous Wolin-Levin Charges	-	
	Total Administrative	147,350	172,440
4. Building Services			
702100	Landscaping Maintenance	20,000	20,000
708100	Window Washing x 5	15,000	15,000
711200	Watering Service/Coolers & Fountains	1,000	1,200
713100	Pager	400	400
714100	Elevator Contract	22,298	22,298
716100	Light Bulbs	5,000	4,000
718100	Cleaning Service Doorman Uniforms	1,800	1,800
718200	Exterminating	1,200	1,200
718300	Scavenger	6,000	7,000
721800	Uninsured Casualty	1,000	1,000
731200	Plant Rental/lobby	1,400	1,400
731700	Lobby Flowers	3,500	3,500
731800	Janitor's Unit	7,500	8,000
741000	Insurance	60,000	60,000
	Total Building Services	146,098	146,798

2500 LAKEVIEW ASSOCIATION

2008 BUDGET - January 1, 2008- December 31, 2008

Draft 10/23/07

Page 2 of 2

CODE	DESCRIPTION	2007 BUDGET	2008 BUDGET
	5. Repairs & Maintenance		
801300	Miscellaneous Repairs	12,000	12,000
801301	Maintenance Repairs Reimbursable	3,000	4,000
801500	Supplies - Janitorial & Maintenance	12,000	13,000
802200	Garage	-	
802201	Garage Door Maintenance	-	
805100	Metal Refinishing	5,000	6,000
806300	Flooring	3,000	5,500
807100	Roof Repair & Maintenance	2,200	3,000
808100	Doors/Keys/Locks	2,500	2,500
808201	Screen Replacement Reimbursable	1,000	1,000
808200	Window Maintenance	50,000	25,000
808202	Painting due to Window Repairs	-	5,000
809300	Decorating Supplies	500	500
809400	Painting	5,000	5,000
809700	Carpeting - Lobby Runners	1,000	1,000
809701	Carpet Cleaning	4,700	6,000
810300	Chute Repairs	4,500	4,500
810400	Compactor Maintenance & Repair	2,000	2,000
	Difribillator		300
810500	Fire Safety-annual extinguishers	2,500	2,500
810501	Smoke Vent Repairs/Testing	3,500	3,500
810700	Uniforms/Cleaning/janitors	1,550	1,800
810701	New Uniforms	1,000	1,000
811000	Equipment Repair & Replace	2,000	4,000
811300	Water Treatment/Pool-Halogen/Chillers	3,000	3,000
812001	Outdoor Furniture	1,000	1,000
812200	Lights & Fixtures	1,000	1,000
813000	Intercom Repairs	500	1,000
814000	Elevator Repairs	1,000	2,000
815000	HVAC - Supplies	3,500	3,500
815100	Air Conditioning	7,900	7,900
816000	Electrical	4,000	4,000
817000	Plumbing	25,000	20,000
817100	Hot Water Heater	2,000	2,000
817300	Sewer & Drain	6,000	6,000
818100	Exercise Room	1,000	2,000
818500	Pool Repairs/Painting	1,000	1,000
818501	Pool Deck/Repair & Maintenance	2,000	2,500
	Total Repairs & Maintenance	177,850	166,000
	TOTAL OPERATING EXPENSES	1,112,935	1,133,824
	CAPITAL ACCOUNTS		
	1. Capital Income		
415000	Interest Income	25,000	40,000
	Total Capital Income	25,000	40,000
	Total Building Income	1,506,191	1,589,601
	2. Capital Expenses		
	Reserve Transfers		
	Reserve Reimbursement	(289,336)	(315,059)
	Transfer to Reserves Ordinance Speakers	50,000	50,000
	Elevator Modernization		50,000
	Transfer to Reserves	393,892	353,300
	Total Reserves	154,556	88,241
	Capital Projects		
902400	Capital - Garage Inspection		4,836
915001	Capital - Dampers		100,000
904000	Capital - Exterior Caulking		50,000
915000	Capital - Window Design		70,000
901200	Capital - Lobby Renovation Planning	25,000	60,000
917100	Capital - Water Heater	20,000	20,000
901600	Capital - Security Lighting & Landscaping	21,000	50,000
	Capital - Special Projects Consulting		10,000
904000	Capital - Façade Ordinance Critical Exam	2,700	2,700
	TOTAL CAPITAL EXPENSE	68,700	367,536
	TOTAL 2007 CAPITAL EXPENSES	170,000	
	GRAND TOTAL EXPENSES	1,506,191	1,589,601
	NET INCOME/(LOSS)	-	0