

2500 LAKEVIEW ASSOCIATION
2007 BUDGET - January 1, 2007 - December 31, 2007

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CODE	DESCRIPTION	2006 BUDGET	2007 BUDGET 5% Increase
OPERATING INCOME			
400000	Assessments	1,357,367	1,425,235
410500	Laundry Income	7,500	7,500
410900	TV/Cable	37,500	39,156
411200	Scavenger Rebate	-	-
419000	Miscellaneous Income	500	500
420000	Late/Legal Fees	1,500	3,000
420100	Sales/Lease Fees	200	200
420200	Move-in/Out Fees	3,000	1,500
421000	Maintenance Income	3,000	4,000
421200	Keys	100	100
425000	Wolin-Levin, Inc. Fees	-	-
429000	Miscellaneous Fees		
	TOTAL OPERATING INCOME	1,410,667	1,481,191
OPERATING EXPENSES			
1. Utilities			
501000	Gas	70,000	70,000
502000	Electric	100,000	122,000
503000	Water	25,000	25,000
504000	Telephone	4,000	4,000
505000	Cable Service	37,500	39,156
506000	Internet Web Site Maintenance/Appollo	300	300
	Total Utilities	236,800	260,456
2. Payroll			
552200	Doorman	133,014	135,971
553000	Engineer	51,550	56,809
553100	Janitors Salaries	72,356	78,356
565000	Misc. Taxes FUTA	7,025	9,315
572000	Health & Welfare- Doormen & Janitors.	51,899	55,288
575000	FICA	20,302	21,140
582000	Worker's Compensation Insurance	10,854	11,302
590000	Bonus & Gifts	13,000	13,000
	Total Payroll	360,000	381,181
3. Administrative Expenses			
601000	Audit	4,500	4,500
601100	Attorney Fees Tax Reduction	350	350
606000	Fees and Permits	4,000	4,000
607000	Legal Expenses/General	7,500	15,000
608000	Management Fee	111,000	111,000
609200	Office Supplies	1,500	1,500
609300	Printing & Copying	4,000	4,000
609400	Mailing Charge	500	1,000
610000	Meeting Expense/Employee monthly lunch	1,500	2,000
614500	Promotion & Goodwill (Assn Party)	2,500	2,500
616000	Miscellaneous Administrative Expense	2,500	1,500
	Miscellaneous Wolin-Levin Charges	-	-
	Total Administrative	139,850	147,350
4. Building Services			
702100	Landscaping Maintenance	20,000	20,000
708100	Window Washing x 5	14,100	15,000
711200	Watering Service/Coolers & Fountains	1,000	1,000
713100	Pager	400	400
714100	Elevator Contract	22,298	22,298
716100	Light Bulbs	5,000	5,000
718100	Cleaning Service Doorman Uniforms	1,800	1,800
718200	Exterminating	1,200	1,200
718300	Scavenger	5,000	6,000
721800	Uninsured Casualty	1,000	1,000
731200	Plant Rental/lobby	1,350	1,400
731700	Lobby Flowers	3,000	3,500
731800	Janitor's Unit	7,077	7,500
741000	Insurance	56,000	60,000
	Total Building Services	139,225	146,098
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	5. Repairs & Maintenance		
801300	Miscellaneous Repairs	12,000	12,000
801301	Maintenance Repairs Reimbursable	3,000	3,000
801500	Supplies - Janitorial & Maintenance	12,000	12,000
802200	Garage	-	-
802201	Garage Door Maintenance	2,000	-
805100	Metal Refinishing	5,000	5,000
806300	Flooring	3,000	3,000
807100	Roof Repair & Maintenance	2,000	2,200
808100	Doors/Keys/Locks	2,000	2,500
808200	Screen Replacement Reimbursable	1,000	1,000
808200	Window Maintenance	50,000	50,000
809300	Decorating Supplies	500	500
809400	Painting	2,500	5,000
809700	Carpeting - Lobby Runners	1,000	1,000
809701	Carpet Cleaning	4,700	4,700
810300	Chute Repairs	2,000	4,500
810400	Compactor Maintenance & Repair	2,000	2,000
810500	Fire Safety-annual extinguishers	2,500	2,500
810501	Smoke Vent Repairs/Testing	3,000	3,500
810700	Uniforms/Cleaning/janitors	1,450	1,550
810701	New Uniforms	1,000	1,000
811000	Equipment Repair & Replace	2,000	2,000
811300	Water Treatment/Pool-Halogen/Chillers	3,000	3,000
812001	Outdoor Furniture/Pool Chairs (5)	1,000	1,000
812200	Lights & Fixtures	1,000	1,000
813000	Intercom Repairs	500	500
814000	Elevator Repairs	1,000	1,000
815000	HVAC - Supplies	2,500	3,500
815100	Air Conditioning	7,900	7,900
816000	Electrical	6,000	4,000
817000	Plumbing	20,000	25,000
817100	Hot Water Heater	2,000	2,000
817300	Sewer & Drain	6,000	6,000
818100	Exercise Room	1,000	1,000
818500	Pool Repairs/Painting	3,500	1,000
818501	Pool Deck/Repair & Maintenance	2,000	2,000
	Total Repairs & Maintenance	172,050	177,850
	TOTAL OPERATING EXPENSES	1,047,925	1,112,935
	CAPITAL ACCOUNTS		
	1. Capital Income		
415000	Interest Income	16,000	25,000
	Total Capital Income	16,000	25,000
	Total Building Income	1,426,667	1,506,191
	2. Capital Expenses		
	Reserve Transfers		
	Reserve Reimbursement	(300,250)	(289,336)
	Transfer to Reserves Ordinance Speakers		50,000
	Transfer to Reserves	378,742	393,892
	Total Reserves	78,492	154,556
	Capital Projects		
	Capital - Garage Entry/Building base		70,000
	Capital - Riser Inspection		10,000
	Capital - Rehab Janitor Area		10,000
	Capital - Lobby Renovation Planning		25,000
	Capital - Pool Liner		40,000
	Capital - HVAC Sleeve Specs		10,000
	Capital - Landscaping Improvements		30,000
917100	Capital - Water Heater	18,000	20,000
901600	Capital - Security Cameras & Lighting	18,000	21,000
904000	Capital - Façade Ordinance Critical Exam	55,000	2,700
	TOTAL CAPITAL EXPENSE	91,000	238,700
	TOTAL 2006 CAPITAL EXPENSES	209,250	
	GRAND TOTAL EXPENSES	1,426,667	1,506,191
	NET INCOME/(LOSS)	(0)	0