

**2500 LAKEVIEW ASSOCIATION**  
**2009 BUDGET - January 1, 2009 - December 31, 2009**

CODE	DESCRIPTION	2008 BUDGET	2009 BUDGET 5% Increase
<b>OPERATING INCOME</b>			
400000	Assessments	1,496,497	1,571,322
410500	Laundry Income	6,000	5,000
410900	TV/Cable	39,254	49,633
411200	Scavenger Rebate	-	
416000	Operating Interest Income		
419000	Miscellaneous Income	500	500
420000	Late/Legal Fees	1,200	1,200
420100	Sales/Lease Fees	500	600
420200	Move-in/Out Fees	1,500	2,000
421000	Maintenance Income	4,000	5,000
421200	Keys	150	150
425000	Wolin-Levin, Inc. Fees		
429000	Miscellaneous Fees		
	<b>TOTAL OPERATING INCOME</b>	<b>1,549,601</b>	<b>1,635,405</b>
<b>OPERATING EXPENSES</b>			
<b>1. Utilities</b>			
501000	Gas	70,000	70,000
502000	Electric	122,000	160,000
503000	Water	25,000	25,000
504000	Telephone	4,000	4,000
505000	Cable Service	39,254	49,633
506000	Internet Web Site Maintenance/Appollo	300	300
	<b>Total Utilities</b>	<b>260,554</b>	<b>308,933</b>
<b>2. Payroll</b>			
552200	Doorman	144,000	150,000
553000	Engineer	54,477	57,000
553100	Janitors Salaries	80,008	82,000
565000	Misc. Taxes FUTA	7,646	8,000
572001	Health & Welfare - Doormen	33,100	35,000
572002	Health & Welfare - Janitors	23,394	25,000
575000	FICA	21,117	25,000
582000	Worker's Compensation Insurance	11,290	12,000
590000	Bonus & Gifts	13,000	13,000
	<b>Total Payroll</b>	<b>388,032</b>	<b>407,000</b>
<b>3. Administrative Expenses</b>			
601000	Audit	4,500	5,000
601100	Attorney Fees Tax Reduction	1,000	1,000
606000	Fees and Permits	4,000	4,000
607000	Legal Expenses/General	15,000	15,000
608000	Management Fee	115,440	118,903
609200	Office Supplies	1,500	1,500
609300	Printing & Copying	4,000	4,200
609400	Mailing Charge	1,000	1,000
610000	Employee Lunch/Party	2,000	1,500
614500	Promotion & Goodwill (Assn Party & mtgs)	2,500	4,000
616000	Miscellaneous Administrative Expense	1,500	1,500
	Miscellaneous Wolin-Levin Charges	-	
	<b>Total Administrative</b>	<b>152,440</b>	<b>157,603</b>
<b>4. Building Services</b>			
702100	Landscaping Maintenance	20,000	19,000
708100	Window Washing x 5	15,000	10,000
711200	Watering Service/Coolers & Fountains	1,200	1,200
713100	Pager	400	400
714100	Elevator Contract	22,298	23,000
716100	Light Bulbs	4,000	3,000
718100	Cleaning Service Doorman Uniforms	1,800	1,800
718200	Exterminating	1,200	1,200
718300	Scavenger	7,000	7,500
718500	Other Services - Defibrillator	300	300
721800	Uninsured Casualty	1,000	1,000
731200	Plant Rental/lobby	1,400	1,500
731700	Lobby Flowers	3,500	500
731800	Janitor's Unit	8,000	8,652
741000	Insurance	60,000	60,000
	<b>Total Building Services</b>	<b>147,098</b>	<b>139,052</b>

CODE	DESCRIPTION	2008	2009
		BUDGET	BUDGET
<b>5. Repairs &amp; Maintenance</b>			<b>5% Increase</b>
801300	Miscellaneous Repairs	16,000	20,000
801301	Maintenance Repairs Reimbursable	4,000	5,000
801500	Supplies - Janitorial & Maintenance	13,000	15,000
801900	Consultant Expenses	20,000	20,000
805100	Metal Refinishing	6,000	7,000
806300	Flooring	5,500	5,500
807100	Roof Repair & Maintenance	3,000	3,000
808100	Doors/Keys/Locks	2,500	4,000
808201	Screen Replacement Reimbursable	1,000	1,000
808200	Window Maintenance	25,000	-
808202	Painting due to Window Repairs	5,000	3,000
809300	Decorating Supplies	500	500
809400	Painting	5,000	12,000
809700	Carpeting - Lobby Runners	1,000	1,000
809701	Carpet Cleaning	6,000	6,000
810300	Chute Repairs	4,500	5,500
810400	Compactor Maintenance & Repair	2,000	2,000
810500	Fire Safety-extinguishers/pump monitoring	2,500	3,500
810501	Smoke Vent Repairs/Testing	3,500	4,200
810700	Uniforms/Cleaning/janitors	1,800	1,800
810701	New Uniforms	1,000	5,000
811000	Equipment Repair & Replace	-	-
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	1,000	1,000
814000	Elevator Repairs	2,000	2,000
815000	HVAC - Supplies	3,500	6,000
815100	Air Conditioning	7,900	8,500
816000	Electrical	4,000	4,000
817000	Plumbing	20,000	23,000
817100	Hot Water Heater	2,000	2,000
817300	Sewer & Drain	6,000	6,000
818100	Exercise Room	2,000	2,000
818500	Pool Repairs/Painting	1,000	1,000
818501	Pool Deck/Repair & Maintenance	2,500	3,000
<b>Total Repairs &amp; Maintenance</b>		<b>185,700</b>	<b>188,500</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>1,133,824</b>	<b>1,201,088</b>
<b>CAPITAL ACCOUNTS</b>			
<b>1. Capital Income</b>			
415000	Interest Income	40,000	40,000
<b>Total Capital Income</b>		<b>40,000</b>	<b>40,000</b>
<b>Total Building Income</b>		<b>1,675,405</b>	<b>1,675,405</b>
<b>2. Capital Expenses</b>			
<b>Reserve Transfers</b>			
Reimbursement from Reserves		(315,059)	(311,830)
999014	Transfer to Reserves Ordinance Speakers	50,000	50,000
914000	Elevator Modernization	50,000	50,000
901300	Riser Replacement	-	60,000
950000	Transfer to Reserves	353,300	409,647
<b>Total Reserves</b>		<b>88,241</b>	<b>257,817</b>
<b>Capital Projects</b>			
902400	Capital - Garage Inspection/repairs	4,836	30,000
914900	Capital - Dampers	50,000	50,000
908201	Capital - Exterior Caulking	50,000	50,000
915000	Capital - Window Design	70,000	800,000
918300	Capital - Exercise Equipment	-	3,000
917000	Capital - Cla Valve Controls	-	45,000
909600	Capital - Compactor Room Floors	-	10,000
911000	Capital - Shopping Carts (20)	-	3,500
901600	Capital - Security Lighting & Landscaping	-	12,000
901900	Capital - Special Projects Consulting	10,000	10,000
904000	Capital - Façade Ordinance Critical Exam	2,700	3,000
<b>TOTAL CAPITAL EXPENSE</b>		<b>187,536</b>	<b>1,016,500</b>
<b>TOTAL 2008 CAPITAL EXPENSES</b>		<b>140,000</b>	
<b>GRAND TOTAL BUILDING EXPENSES</b>		<b>1,549,601</b>	<b>2,475,405</b>
<b>NET INCOME/(LOSS)</b>		<b>0</b>	<b>(800,000)</b>
<b>2500 LAKEVIEW ASSOCIATION</b>			
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<b>CODE</b>	<b>DESCRIPTION</b>	<b>2008 BUDGET</b>	<b>2009 BUDGET</b>
			<b>No Increase</b>

<b>GARAGE ACCOUNTS INCOME</b>				
410200	Parking Income Resident Parkers (133)	231,720		231,420
410200	Motorcycles			2,040
410201	Parking Income Outside Parkers (9)	23,220		23,220
421300	Coupons	7,400		6,000
421301	Credit Card/Visa	22,500		18,000
	<b>Total Garage Income</b>	<b>284,840</b>		<b>280,680</b>
<b>EXPENSES</b>				
556000	Garage Attendants	168,200		173,000
572003	Health/Welfare Garage	45,500		47,000
575001	FICA Garage	17,000		18,000
582001	Workers Comp Garage	8,100		8,000
608001	Mgmt Fee Garage	-		18,000
721600	Parking Taxes	5,400		5,400
731301	Credit Card Fees	900		600
801502	Garage Supplies	1,700		1,000
802000	Auto Expense Claims	1,500		1,500
802200	Garage Expense Misc	300		300
802201	Garage Door Maintenance	-		-
810702	Uniforms Garage	2,800		2,400
871400	Power wash	5,700		2,300
871500	Telephone Garage	1,500		1,200
871600	Mailing Charge Garage	3,500		-
871700	Accounting/Audit Garage	1,800		-
781800	Bank Fees Garage	1,800		-
871900	Tickets & Printing Garage	600		600
872000	Insurance Garage	14,700		-
872000	Light Bulbs Garage	1,000		1,000
872200	Fees/Permits Garage	500		2,600
902400	Capital Garage	4,836		-
950200	Transfer to/from Reserves Garage	2,340		(2,220)
	<b>Total Garage Expenses</b>	<b>289,676</b>		<b>280,680</b>
	<b>Net Garage Income/Loss</b>	<b>(4,836)</b>		<b>-</b>
	<b>TOTAL BUILDING INCOME</b>	<b>1,874,441</b>		<b>1,956,085</b>
	<b>TOTAL BUILDING EXPENSE</b>	<b>1,839,277</b>		<b>2,756,085</b>
	<b>TOTAL BUILDING GAIN/(LOSS)</b>	<b>35,164</b>		<b>(800,000)</b>
<b>2500 LAKEVIEW ASSOCIATION - ONGOING RESERVES SAVINGS PROGRAM</b>				
		<u>2007</u>	<u>2008</u>	<u>2009</u>
	<b>Elevator Modernization</b>		50,000	50,000
	<b>City Ordinance - 2-way speakers</b>	50,000	50,000	50,000
	<b>Riser Repair</b>			60,000