

# 2500 Lakeview Association

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TO: Board of Directors 2500 Lakeview Association  
FROM: Eileen Tardy, Property Manager  
RE: Summary of Unfavorable Variances over \$1,000 for 2009

The following is a summary and explanation of unfavorable expense variances over \$1,000 for the 2008 year.

1. **502000** **Electricity** - over budget by \$23,901 due to ComEd increase in rates
2. **505000** **Cable** – over budget by \$4,184 due to the addition of 2 boxes per unit with the new contract in July.
3. **572002** **Health & Welfare** over budget due to misclassification of doormen in the Janitors account; Janitors account is several hundred dollars under budget for 2008 while Doormen line item is \$5,000 over budget for 2008.
4. **608001** **Garage Management Fee** - \$9,000 over budget due to management fees paid to Wolin-Levin when the Standard contract ended and Wolin-Levin assumed management of the garage
5. **614500** **Promotion & Goodwill** - over budget \$1,078 due to early purchase of supplies for the 2008 Homeowners party which are normally bought in December and paid in January of the following year.
6. **616000** **Misc Administrative Expenses** - over budget \$1,033 mainly due to more than usual employee background checks for the garage, minutes by an outside employee, printing of bulk supply of building work order forms, and reprogramming of phone extensions.
7. **801301** **Repairs Reimbursable** – over budget by \$2,891. This account is mainly for parts purchased to make repairs in units and charged back to unit owners; it is offset by the maintenance repair income line item which showed a positive variance at \$8,725
8. **801500** **Building Supplies** \$4,298 over budget; this line item has been increased for the 2009 budget to accommodate increasing prices of supplies. Ice melt accounts for about \$6,000 of the total supplies.

9.     **801502**        **Garage Supplies** over budget \$1,123 due to the purchase of various items for the garage office with the start up of management which included a new chair, printer, erase board, etc.
10.    **808100**        **Doors & Locks** over budget by \$6,362 due to transferring garage door repairs into this account and the purchase of hallway door stock supply of door closers (\$2,245.07).
11.    **809400**        **Painting** over budget \$8,241; this line item has been increased to \$12,000 for 2009. Along with Spring touchup around the building, additional painting was ordered this year including painting of the garage guard rails, garage office, garage bathroom, fitness room, plumbing repairs to hallway walls, and chairs/tables on the sundeck.
12.    **810300**        **Garbage Chute** over budget \$1,118 due to unexpected repairs (welding new baffles) in addition to the cleaning of the chute.
13.    **810500**        **Fire Safety** over budget \$1,569 due to installation of the fire pump monitoring system with ADT. This line item was increased for 2009 to cover the cost of a maintenance contract for the equipment.
14.    **815000**        **HVAC** over budget \$6,698 due to unexpected repairs to the controls and computer system, new fuses, belts.
15.    **815100**        **AC System** over budget \$2,175 due to unexpected replacement of gauges and filters. This line item increased in 2009 to cover the monthly cost of the internet service for the computer controls.
16.    **817000**        **Plumbing** \$3,412 over budget due to valve installation ordered last year but paid this year, installation of low-level cla valves, gate valve, reconfiguration of car wash lines. This line item increased for 2009.
17.    **818500**        **Pool \$9,554** over budget due to unexpected equipment failure including replacement of the pool filter, pool heater, room heater, poolroom faucet, and purchase of new robot as well as repair of the old one to keep on hand.
18.    **871900**        **Garage tickets** over budget \$3,152 due to purchase of 2-year supply of tickets, forms and coupons when taking over the garage. This item should significantly drop next year.
19.    **872200**        **Garage Fees & Permits** \$2,272 over budget due to the purchase of a garage operators license.
20.    **901202**        **Lobby Remodeling** \$51,000 over budget due to more extensive remodeling than planned.

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21.     **904000**           **Capital Ext. Facade** \$11,760 over budget due to additional repairs ordered during the exterior caulking project including repairs to spalled balconies.
  
22.     **907101**           **Capital Roof Deck** \$29,485 over budget due to this being an unbudgeted item and included improvements to the sundeck including umbrellas, tables, lighting, side benches/planters and an awning. \$2,700 was reimbursed by VISA for the awning that was destroyed.
  
23.     **908200**           **Capital Window** \$93,723 over budget because Jesse Horvath's estimates for 2008 were not available at the time the 2008 budget was approved therefore no money was included in the 2008 budget for this segment of the window project.