

Advantage Management Inc.
 340 WEST SUPERIOR CONDOMINIUM ASSOCIATION
 Approved Budget
 Calendar Year Ending December 31, 2017

Account	Account Code	2016 Budget	2016 Est. to Yr. End	Approved 2017 Budget	% of Total Income	Variance 2017 \$	Variance 2017 %
INCOME							
Assessments	300100	927,720	927,720	974,140	84.57%	46,420	5.00%
OTHER INCOME							
CAM Charge Recovery	310010	31,885	31,885	33,480	2.91%	1,595	5.00%
Cable Assessment	310060	100,368	100,368	106,390	9.24%	6,022	6.00%
Late Fee	310100	1,000	400	400	0.03%	-600	-60.00%
Move-In/Move-Out Fees	310150	9,000	9,900	9,000	0.78%	0	0.00%
Refuse Rebate	310160	3,000	3,000	0	0.00%	-3,000	-100.00%
Key Charge	310200	1,200	2,380	1,200	0.10%	0	1200.00%
Pet Fee	310220	2,100	3,150	2,700	0.23%	600	2100.00%
Miscellaneous Income	310999	17,600	19,275	24,548	2.13%	6,948	39.48%
Total Other Income		166,153	170,358	177,718	15.43%	11,565	6.96%
TOTAL INCOME		1,093,873	1,098,078	1,151,858	100.00%	57,985	5.30%
EXPENSES (Administrative)							
Management Fee	400100	35,688	35,688	30,000	3.18%	-5,688	-15.94%
Telephone	400300	7,560	8,922	8,922	0.95%	1,362	18.02%
Permits/Dues	400310	6,595	8,595	8,595	0.91%	2,000	30.33%
Postage Messenger	400330	850	994	900	0.10%	50	5.88%
Printing and Production	400340	1,700	1,700	1,700	0.18%	0	0.00%
Misc. Admin	400999	0	0	2,000	0.21%	2,000	0.00%
Office/Computer Supplies	400370	850	889	900	0.10%	50	5.88%
Website Admin/Portal	400385	959	807	909	0.10%	-50	-5.21%
Bank Service Fees	400390	480	480	480	0.05%	0	0.00%
Total Administrative Expenses		54,682	58,075	54,406	5.76%	-276	-0.50%
EXPENSES (Professional/Legal)							
Auditing	400221	5,000	5,000	5,000	0.53%	0	0.00%
Corporate Matters	400231	2,800	2,800	2,800	0.30%	0	0.00%
Total Professional/ Legal Expenses		7,800	7,800	7,800	0.83%	0	0.00%
EXPENSES (Personnel Expenses)							
Manager Salary	410100	30,000	30,000	30,000	3.18%	0	0.00%
Payroll Taxes	410200	3,649	3,535	3,649	0.39%	0	0.00%
Total Personnel Expenses		33,649	33,535	33,649	3.56%	0	0.00%
EXPENSES (Utilities)							
Electricity	420100	92,724	83,647	93,294	9.88%	570	0.61%
Gas	420200	110,012	110,012	105,751	11.20%	-4,261	-3.87%
Water and Sewer	420300	58,192	57,192	65,771	6.97%	7,579	13.02%
Cable Fees	420400	100,368	103,498	106,390	11.27%	6,022	6.00%
Total Utilities Expenses		361,296	354,349	371,206	39.32%	9,910	2.74%
EXPENSES (Operational)							
Waste Removal	430110	8,900	8,900	9,164	0.97%	264	2.97%
Exterminating	430120	780	780	816	0.09%	36	4.62%
Parking Garage	430130	5,000	4,350	5,200	0.55%	200	4.00%
Janitorial Supplies	430140	4,500	4,303	4,500	0.48%	0	0.00%
Janitorial Service	430150	89,574	89,574	93,684	9.92%	4,110	4.59%
Window Washing	430160	6,050	6,050	6,232	0.66%	182	3.01%
Security Contract	430170	177,280	177,280	180,273	19.10%	2,993	1.69%
Landscaping Contract	430201	8,452	5,603	6,643	0.70%	-1,809	-21.40%
Fitness Center	430400	2,100	2,083	2,100	0.22%	0	0.00%
Total Operational Expenses		302,636	298,923	308,612	32.69%	5,976	1.97%

Account	Account Code	2016 Budget	2016 Est. to Yr. End	Approved 2017 Budget	% of Total Income	Variance 2017 \$	Variance 2017 %
EXPENSES (Maintenance)							
R&M Common Area	440100	14,500	14,500	16,500	1.75%	2,000	13.79%
Plumbing Maintenance	440150	15,063	20,449	19,411	2.06%	4,348	28.87%
Metal Maintenance	440170	3,500	3,500	900	0.10%	-2,600	-74.29%
HVAC Contract	440200	23,800	23,800	24,100	2.55%	300	1.26%
HVAC Non-Contract/Contingency	440210	29,580	29,580	29,580	3.13%	0	0.00%
Generator Expenses	440220	1,265	1,265	1,265	0.13%	0	0.00%
Elevator Contract	440300	24,102	23,576	24,291	2.57%	189	0.78%
Elevator Non-Contract	440310	1,000	1,002	1,000	0.11%	0	0.00%
Decorating Improvements	440500	3,000	2,660	3,000	0.32%	0	0.00%
Security/Life Safety Systems	440600	6,684	6,684	6,684	0.71%	0	0.00%
Misc Maintenance Exp	440999	3,395	3,395	3,395	0.36%	0	0.00%
Total Maintenance Expenses		125,889	130,411	130,126	13.78%	4,237	3.37%
EXPENSES (Taxes and Insurance)							
Insurance General	450300	37,916	37,916	38,202	4.05%	286	0.75%
Total Taxes and Insurance Expenses		37,916	37,916	38,202	4.05%	286	0.75%
TOTAL OPERATING EXPENSES		923,868	921,009	944,001	100.00%	20,133	2.18%
CAPITAL/NON-EXPENSE DISBURSEMENTS							
Reserve Contribution	490200	170,000	170,004	207,857			
Total Capital/Non-Expense Disbursements		170,000	170,004	207,857			
TOTAL EXPENSES		1,093,868	1,091,013	1,151,858			
NET INCOME		5	7,065	0			