

UNIVERSITY PLACE CONDOMINIUMS : 2017

	2016 Budget	2016 Actual	2017 Budget	
<u>INCOME</u>				
HOA Dues	201600	216433.9	230400	100%
Late Fees		490		
Transfer		-180		
Misc Income		54511.98 windows		
TOTAL INCOME	201600	271255.9	230400	
 <u>EXPENSES:</u>				
Lawn Maintenance	27000	29553.48	27000 *	
Insurance	26000	19482.02	26000 *	
Management Fee	13200	13200	13200 *	
Telephone	2025	1948.03	2025 *	
Porter Service	4000	4995.37	5000	
Utilities	32000	21620.88	27500 *	
Pool Expense	7500	9086	8250 *	
Pest Control	2000	1407.25	1750	
Office Expense	475	1069.24	750	
Professional/Legal Fees	700	911.83	1000	
Fence Repair	1200	0	0	
Electrical Repairs	1500	0	0	
Inspection/Monitoring	3000	5019.29	4000 *	
Plumbing Repair	6000	4620	5000	
General Maintenance	18000	17509.7	18000	
Sprinkler Repair	2750	2695.43	2750	
Security Expense	0	0	0	
Parking Lot Repair	2500	2335	2500	
Special Projects	0	134193.2	0	
Deposit to Reserves	20160	3840	23040 *	
Bank Mortgage Payment	21000	20965.45	63921 *	
				**169.22 per unit
<u>Total Expenses</u>	191010	294452.2	231686	
 Year End Totals:	 -4750	 -23196.3	 -1286	
 Current Reserve Balance as of 12/2016	 44638.45			
Current Operating Balance as of 12/2016	46326.35			
 <i>Estimated Reserve Balance 12/2017</i>	 <i>67678.5</i>	 <i>1920.00 per month to reserve</i>		
<i>Estimated Operating Balance 12/2016</i>	<i>46326.4</i>			
 Monthly Renovation Loan Amount	 5326.75			