

UNIVERSITY PLACE CONDOMINIUMS : 2018

	2017 Budget	2017 Actual	2018 Budget	
<u>INCOME</u>				
HOA Dues	230400	239676.1	259200	100%
Late Fees		205		
Transfer				
Misc Income				
TOTAL INCOME	230400	239881.1	259200	
 <u>EXPENSES:</u>				
Lawn Maintenance	27000	25952.65	26000 *	
Insurance	26000	26716.49	26000 *	
Management Fee	13200	13200	13200 *	
Telephone	2025	1942.41	2000 *	
Porter Service	5000	7238.06	7000	
Utilities	27500	24200.1	25000 *	
Pool Expense	8250	9168.94	9000 *	
Pest Control	1750	1813.19	1800	
Office Expense	750	160.24	200	
Professional/Legal Fees	1000	2731	1000	
Fence Repair	0	329.01	0	
Electrical Repairs	0	5225.26	0	
Inspection/Monitoring	4000	663.01	2000 *	
Plumbing Repair	5000	1200.65	2000	
General Maintenance	18000	16006.6	17000	
Sprinkler Repair	2750	0	0	
Security Expense	0	4411.2	10586.88	
Parking Lot Repair	2500	4821.82	0	
Special Projects	0	21986.79	0	
Deposit to Reserves	23040	23040	25920 *	
Bank Mortgage Payment	63921	63921	63921 *	
				**167.57 per unit
<u>Total Expenses</u>	231686	254728.4	232627.9	201.86
 Year End Totals:	 -4750	 -14847.3	 26572.1	
 Current Reserve Balance as of 12/2017	 67808.32			
Current Operating Balance as of Dec-17	31810.03			
 <i>Estimated Reserve Balance</i>	 2018 92608.3		2160.00 per month into Reserves	
<i>Estimated Operating Balance</i>	2018 58382.1			
 Monthly Renovation Loan Amount	 5326.75			