

## UNIVERSITY PLACE CONDOMINIUMS : 2018

	2017 Budget	2017 Actual	2018 Budget	
<b><u>INCOME</u></b>				
HOA Dues	230400	239676.1	259200	100%
Late Fees		205		
Transfer				
Misc Income				
<b>TOTAL INCOME</b>	<b>230400</b>	<b>239881.1</b>	<b>259200</b>	
 <b><u>EXPENSES:</u></b>				
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 *	
				<b>**167.57 per unit</b>
<b><u>Total Expenses</u></b>	<b>231686</b>	<b>254728.4</b>	<b>232627.9</b>	<b>201.86</b>
 <b>Year End Totals:</b>	 -4750	 -14847.3	 26572.1	
 <b>Current Reserve Balance as of 12/2017</b>	 <b>67808.32</b>			
<b>Current Operating Balance as of Dec-17</b>	<b>31810.03</b>			
 <i>Estimated Reserve Balance</i>	 <b>2018 92608.3</b>		<b>2160.00 per month into Reserves</b>	
<i>Estimated Operating Balance</i>	<b>2018 58382.1</b>			
 <b>Monthly Renovation Loan Amount</b>	 <b>5326.75</b>			