

**University Terrace Condominium Assoc.
2007 Annual Report**

Revenue	
Homeowners Dues	60,750.06
Parking Rent	428.22
Late Fees	<u>133.24</u>
Total Revenue	61,311.52
Expenses	
Administrative Expenses	
Management Fees	6,000.00
Legal & Accounting	1,256.20
Office Supplies	370.38
Bank Charges	56.83
Insurance	<u>7,563.50</u>
Total Admin Expenses	15,246.91
Operating Expenses	
Water and Sewer	11,904.26
Electric	5,764.44
Gas	249.08
Trash	5,585.63
Alarm Monitoring	2,030.24
Janitorial	4,300.00
Pest Control	<u>300.00</u>
Total Operating Expenses	30,133.65
Maintenance Expenses	
Common Exterior (incl'd doors)	1,258.40
Common Interior	1,692.50
Garage	1,198.38
Plumbing Repairs	536.00
Landscaping	4,534.50
Sprinkler Repair	892.75
Snow Removal	<u>3,104.00</u>
Total Maint Expenses	13,216.53
Total Expense	58,597.09
Net Normal Operations	2,714.43
Reserve Revenue	
Special Assessment	9,000.00
Interest on Reserves	<u>486.42</u>
Total Reserve Revenue	9,486.42
Reserve Expenses	
Concrete Repair	45.00
Keypad Locks	95.00
Paint Doors/Halls	1,025.00

Pool Removal	<u>5,113.00</u>
Total Reserve Expenses	6,278.00
Net Reserve Activity	3,208.42