

**University Terrace Condo Assoc
2008 Annual Report**

Revenue	
Homeowners Dues	59,064.55
Parking Rent	715.00
Late Fees	<u>159.11</u>
Total Revenue	59,938.66
Expenses	
Administrative Expenses	
Management Fees	6,000.00
Legal & Accounting	264.00
Office Supplies	144.50
Bank Charges	-25.00
Insurance	<u>7,561.00</u>
Total Admin Expenses	13,944.50
Operating Expenses	
Water and Sewer	9,844.97
Electric	3,657.99
Trash	6,121.90
Alarm Monitoring	1,618.28
Janitorial	<u>4,600.00</u>
Total Operating Expenses	25,843.14
Maintenance Expenses	
Common Exterior (incl'd doors)	6,020.10
Common Interior	3,412.00
Garage	2,642.95
Plumbing Repairs	-351.00
Electrical Repairs	1,711.30
Landscaping	4,499.00
Sprinkler Repair	1,122.61
Snow Removal	<u>3,533.66</u>
Total Maint Expenses	22,590.62
Total Expense	62,378.26
Net Normal Operations	-2,439.60

**University Terrace Condo Assoc
2008 Annual Report**

Reserve Revenue	
Special Assessment	51,505.21
Interest on Reserves	<u>484.78</u>
Total Reserve Revenue	51,989.99
Reserve Expenses	
Exterior Paint	24,055.00
Fire Sprinkler Recess	397.50
Keypad Locks	462.50
Paint Doors/Halls	<u>800.00</u>
Total Reserve Expenses	25,715.00
Net Reserve Activity	26,274.99