

University Terrace Condominium Assoc., Inc
2009 Annual Report

Revenue	
Homeowners Dues	68,344.77
Parking Rent	680.00
Late Fees	1,078.94
Other Income	46.00
Total Revenue	<u>70,149.71</u>
Expenses	
Administrative Expenses	
Management Fees	6,180.00
Legal & Accounting	245.20
Office Supplies	206.95
Insurance	7,702.50
Total Admin Expenses	<u>14,334.65</u>
Operating Expenses	
Water and Sewer	7,845.49
Electric	3,429.37
Trash	5,995.89
Alarm Monitoring	1,310.43
Janitorial	4,520.00
Total Operating Expenses	<u>23,101.18</u>
Maintenance Expenses	
Common Exterior (incl doors)	1,043.00
Common Interior	4,556.00
Garage	1,175.37
Plumbing Repairs	372.50
Landscaping	6,463.70
Sprinkler Repair	420.00
Snow Removal	4,008.53
Total Maint Expenses	<u>18,039.10</u>
Total Expense	55,474.93
Net Operating Funds	14,674.78
Reserve Revenue	
Special Assessment	17,894.79
Interest on Reserves	144.06
Total Reserve Revenue	<u>18,038.85</u>
Reserve Expenses	
Keypad Locks	236.00
Bike Racks	1,100.00
Total Reserve Expenses	<u>1,336.00</u>
Net Reserve Activity	16,702.85