

**UNIVERSITY VILLAGE HOMEOWNERS ASSOCIATION, INC.
2010 BUDGET/ NO INCREASE**

INCOME:

	2009	2010	Delta
MONTHLY DUES/ 34 4-PLEXES	81,600	81,600	0
MONTHLY DUES/ 8 2-PLEXES	19,200	19,200	
INTEREST INCOME	60	35	(25)
LATE FEES	600	500	(100)
GROSS INCOME:	<u>\$101,460</u>	<u>\$101,335</u>	(125)

EXPENSES:

ACCOUNTING FEES	1,250	1,350	100
ADMIN COSTS	1,500	1,500	0
BUILDING REPAIRS	750	500	(250)
ELECTRIC	200	200	0
INSURANCE	1,750	3,300	1,550
LANDSCAPING	5,000	5,000	0
LEGAL EXPENSE	1,000	750	(250)
LEGAL REIMBURSEMENT	(500)	(500)	0
LAWN CONTRACT	21,500	21,600	100
MANAGEMENT FEES	24,000	18,240	(5,760)
SIGN REPAIR/REPLACE	0	0	0
SNOW REMOVAL	9,000	9,000	0
SPRINKLER REPAIR/IRRIGATION	1,800	2,500	700
STORMWATER FEES	550	700	150
STREET REPAIR / SWEEP	700	700	0
SECURITY	0	600	600
TAXES	25	0	(25)
TRASH	14,500	20,000	5,500
CONTINGENCY	285	274	(11)
WATER	6,750	6,750	0
OPERATING EXPENSE:	<u>\$90,060</u>	<u>\$92,464</u>	\$2,404

TOTAL RESERVE ALLOCATION:

CONSOLIDATED	11,400	8,871	(2,529)
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YEARLY RESERVE REQ:

	<u>\$11,400</u>	<u>\$8,871</u>	(2,529)
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TOTAL BUDGET:

	<u>\$101,460</u>	<u>\$101,335</u>	(125)
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Surplus / (Shortage):

	\$0	\$0
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Per Unit Per Month

	\$0	\$0
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