

# 2025 University Heights Phase 1 Homeowners Association, Inc. | University Heights Phase I Owners Association, Inc. - Association level | FY2025

As of 3/5/2025

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2025
<b>Income</b>													
Other Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
Regular Assessment Income	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	32,270.00	\$387,240.00
Water Income	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	\$6,000.00
<b>Total for Income</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>33,270.00</b>	<b>\$399,240.00</b>
<b>Expenses</b>													
INSURANCE EXPENSES													
D&O Insurance	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	\$7,500.00
Property Insurance	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	7,916.67	\$95,000.00
<b>Subtotal for INSURANCE EXPENSES</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>8,541.67</b>	<b>\$102,500.00</b>
LANDSCAPING / IRRIGATION - Other	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	8,333.33	\$100,000.00
Legal and Professional Fees	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
MANAGEMENT FEES - Other	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	\$20,000.00
Other Expenses	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	\$3,500.00
Pond Maintenance	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	\$4,800.00
REPAIRS & MAINTENANCE - Other	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
UTILITIES													
Cable / Internet	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	10,333.33	\$124,000.00
UTILITIES - Other	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	2,166.67	\$26,000.00
<b>Subtotal for UTILITIES</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>12,500.00</b>	<b>\$150,000.00</b>
<b>Total for Expenses</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>31,941.67</b>	<b>\$383,300.00</b>
<b>Net Operating Income</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>\$15,940.00</b>
<b>Non-operating Income</b>													
<b>Total for Non-operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Non-operating Expenses</b>													
<b>Total for Non-operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net Non-operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>1,328.33</b>	<b>\$15,940.00</b>