

# University Heights

## *Home Owner's Association*

### *2026 Approved Budget*

			<b>APPROVED</b> <b>on 1/16/2026</b>	
		<i>2025</i>	<i>2026</i>	
<u>Income</u>		<i>Actuals</i>	<i>Budget</i>	
	<b>CONVENIENCE FEE</b>	\$1,299.28	\$0.00	
	<b>LATE FEE INCOME</b>	\$725.00	\$0.00	
	<b>OTHER INCOME - OWNER REIMBURSEMENT</b>	\$2,096.43	\$0.00	
	<b>HOA Dues</b>			<b>Dues: amt/mo/unit</b>
	Townhouses (91)	\$423,995.00	\$289,380.00	<b>\$265.00</b>
	Houses (77)		\$170,940.00	<b>\$185.00</b>
	<b>REPAIRS INCOME</b>	\$5,277.95	\$0.00	
	<b>RESALE CERTIFICATE INCOME</b>			
	<b>TRANSFER FEE INCOME</b>	\$1,155.00	\$0.00	
	<b>VIOLATION FEE INCOME</b>	\$1,229.89	\$0.00	
	<b>WATER INCOME</b>	\$8,640.00	\$8,000.00	
	<b>OTHER INCOME - INSURANCE CLAIM</b>	\$0.00	\$0.00	
	<b>TOTAL INCOME</b>	<b>\$444,378.27</b>	<b>\$468,320.00</b>	
<u>Expenses</u>				
	<b><u>INSURANCE EXPENSE</u></b>			
	D&O Insurance	\$1,642.00	\$1,700.00	
	GL Insurance	\$47,805.60	\$5,550.00	
	Property Insurance	\$66,846.12	\$125,000.00	
		<b>\$116,293.72</b>	<b>\$132,250.00</b>	
	<b><u>LANDSCAPING/IRRIGATION EXPENSE</u></b>			
	Irrigation monitoring & meter on/off	\$0.00	\$4,500.00	
	irrigation repairs, townhomes & common areas only	\$7,399.64	\$3,500.00	
	sfh lawn work & boulders	\$3,050.36	\$0.00	
	adding bullrock to th's + trim roses	\$0.00	\$0.00	
	Landscaping (mowing)	\$73,880.71	\$75,000.00	
	Mulching/bed work/ trim roses/myrtles/other	\$13,850.52	\$16,000.00	
	Tree trimming	\$2,288.73	\$4,000.00	
	Weed/pest control	\$235.55	\$3,200.00	
	Landscaping - Other		\$200.00	
		<b>\$100,705.51</b>	<b>\$106,400.00</b>	
	<b>LEGAL &amp; PROFESSIONAL FEES</b>	\$805.00	\$2,000.00	

<b><u>MANAGEMENT FEES</u></b>			
	HOA MANAGEMENT FEES	\$24,360.00	\$30,250.00
	MANAGEMENT MAINTENANCE FEES	\$4,259.25	\$2,000.00
		<b>\$28,619.25</b>	<b>\$32,250.00</b>
	POND MAINTENANCE	\$1,002.65	\$1,000.00
	PROPERTY TAXES	\$151.10	\$100.00
<b><u>REPAIRS &amp; MAINTENANCE</u></b>			
	GROUNDSKEEPING/DEBRIS REMOVAL	\$2,400.00	\$5,000.00
	FLAGS/SIGNS	\$922.21	\$400.00
	POOL MAINTENANCE, MINOR REPAIRS & CLEANING	\$21,513.11	\$30,000.00
	POOL SUPPLIES/PERMITS	\$250.00	\$250.00
	PROPERTY/COMMON AREA REPAIRS		\$5,000.00
	MISCELLANEOUS REPAIRS	\$2,648.97	\$8,000.00
		<b>\$27,731.29</b>	<b>\$48,650.00</b>
<b><u>SECURITY/PATROL</u></b>			
	winter break patrols	\$433.00	\$600.00
<b><u>UTILITIES</u></b>			
	ELECTRICITY - BTU	\$4,207.01	\$5,000.00
	INTERNET/CABLE - Optimum	\$101,843.04	\$102,000.00
	TRASH SEWER - COLLEGE STATION	\$1,996.89	\$2,500.00
	WATER (common areas only)		\$7,000.00
	TOWNHOUSE WATER ONLY (includes water to be billed to townhomes)	\$18,281.05	\$15,000.00
		<b>\$126,327.99</b>	<b>\$131,500.00</b>
<b><u>MISCELLANEOUS OTHER EXPENSES</u></b>			
	OFFICE EXPENSES AND AGM MAILOUT	\$826.55	\$1,000.00
	SOFTWARE USAGE EXPENSE - Buildium charges	\$0.00	\$2,000.00
		<b>\$2,191.55</b>	<b>\$3,000.00</b>
<b><u>RESERVES</u></b>			
	Future major repairs incl pool and general reserves		\$10,080.00
			<b>\$5/mo/unit</b>
	<b>TOTAL EXPENSES</b>	<b>\$402,896.06</b>	<b>\$467,830.00</b>
			<b>Expenses</b>
	<b>TOTAL INCOME</b>	<b>\$444,378.27</b>	<b>\$468,320.00</b>
			<b>Income</b>
	<b>NET PROFIT/LOSS</b>	<b>\$41,482.21</b>	<b>\$490.00</b>
			<b>Net Profit/(Loss)</b>