

UNIVERSITY CLUB CONDOMINIUMS
701 SPRING STREET
STARKVILLE, MS 39759

MEMBERS PLAN \$104,900
APPROXIMATELY 590 SF (+/-)

FOUNDERS PLAN \$129,900
APPROXIMATELY 737 SF (+/-)

EACH FLOOR PLAN VARIES SLIGHTLY - AGENT HAS NOT MEASURED.
SQUARE FOOTAGE FROM CONSTRUCTION PLANS

UNIVERSITY CLUB CONDO ASSOCIATION
PROPOSED BUDGET 10.01.2011 - 09.30.2012
PROPOSED MONTHLY DUES \$100.00

INCOME:

CONDO FEES	\$62,400.00
INITIAL RESERVE	\$10,400.00
LATE FEES/PENALTIES	\$0.00
SPECIAL ASSESSMENT	\$0.00
ESTIMATED LOAN PROCEEDS	\$0.00
WITHDRAWAL SAVINGS	\$0.00
PRE-PAID INSURANCE	\$15,600.00
OTHER INCOME	\$0.00

TOTAL INCOME \$88,400.00

EXPENSES:

MANAGEMENT FEE	\$15,600.00
INSURANCE - P&C MASTER	\$9,649.00
INSURANCE - FLOOD	\$5,869.00
WATER/ ELECTRIC	\$7,800.00
GROUNDS MAINTENANCE	\$7,461.00
BUILDING MAINTENANCE	\$0.00
ACCOUNTING	\$500.00
POSTAGE	\$500.00
PEST SERVICE	\$4,500.00
TERMITE TREATMENT	\$1,000.00
LEGAL	\$500.00
BANK CHARGES	\$150.00
OFFICE SUPPLIES	\$500.00
SECURITY	\$3,000.00
MISCELLANEOUS	\$2,000.00

TOTAL EXPENSES	\$59,029.00
1st YEAR INCOME:	\$29,371.00

Budget for Estimating Purposes Only - Subject to Change