

UNIVERSITY SQUARE HOMEOWNERS ASSOCIATION
2025 INCOME - EXPENSE STATEMENT

Actual Income - Expenses through the end of the year, 12/31/25

Expenses	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year-End Total	Budget 09/2024
Trash	\$ 5,623.20	\$ 5,623.20	\$ 5,623.20	\$ 5,623.20	\$ 5,623.20	\$ 5,623.20	\$ 5,946.60	\$ 5,946.60	\$ 5,946.60	\$ 5,946.60	\$ 5,946.60	\$ 5,946.60	\$ 69,418.80	\$ 64,944.00
Maintenance-Tree							\$ 3,900.00						\$ 3,900.00	\$ 6,000.00
Maintenance-Lawn					\$ 90.00	\$ 90.00	\$ 97.00	\$ 97.00	\$ 97.00	\$ 97.00	\$ 97.00		\$ 665.00	\$ 665.00
Insurance											\$ 1,556.00	\$ 728.00	\$ 2,284.00	\$ 2,625.00
Internet Service	\$ 43.20	\$ 43.20	\$ 43.20	\$ 43.20	\$ 43.20	\$ 43.20	\$ 43.20	\$ 48.53	\$ 206.28	\$ 50.40	\$ 50.40	\$ 50.40	\$ 708.41	\$ 700.00
Printing/Repro													\$ -	\$ 100.00
Legal Fees													\$ -	\$ 250.00
Community Affairs								\$ 257.39					\$ 257.39	\$ 250.00
Postage										\$ 97.00			\$ 97.00	\$ 120.00
Post Office Box											\$ 248.00		\$ 248.00	\$ 240.00
Business Supplies			\$ 19.07									\$ 41.33	\$ 60.40	\$ 200.00
Tax Prep Fees		\$ 175.00											\$ 175.00	\$ 150.00
Licenses & Permits						\$ 50.00		\$ 25.00			\$ 80.00		\$ 155.00	\$ 155.00
Bank Fee													\$ -	\$ 30.00

New Homeowner Gift Cards	\$ 50.00						\$ 50.00						\$ 100.00	\$ 100.00
Total Projected Expenses	\$ 5,716.40	\$ 5,841.40	\$ 5,685.47	\$ 5,666.40	\$ 5,756.40	\$ 5,806.40	\$ 10,036.80	\$ 6,374.52	\$ 6,249.88	\$ 6,191.00	\$ 7,978.00	\$ 6,766.33	\$ 78,069.00	\$ 76,529.00

Income	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year-End Total	Budget
Annual Assessment Dues	\$ 440.54	\$ 660.54	\$ 4,567.96	\$ 5,517.51		\$ 455.27	\$ 225.82	\$ 222.97	\$ 37,001.00	\$ 16,821.00	\$ 4,095.08	\$ 3,194.62	\$ 73,202.31	\$ 71,610.00
Home Resale Certificate Fee				\$ 100.00				\$ 100.00	\$ 200.00				\$ 400.00	\$ 200.00
Bank Interest	\$ 0.62	\$ 0.56	\$ 0.62	\$ 0.60	\$ 0.62	\$ 0.60	\$ 0.62	\$ 0.62	\$ 0.60	\$ 0.62	\$ 0.60	\$ 0.62	\$ 7.30	\$ 12.00
Total Income	\$ 441.16	\$ 661.10	\$ 4,568.58	\$ 5,618.11	\$ 0.62	\$ 455.87	\$ 226.44	\$ 323.59	\$ 37,201.60	\$ 16,821.62	\$ 4,095.68	\$ 3,195.24	\$ 73,609.61	\$ 71,822.00

Cash on Hand at Month's End	\$ 115,225.83	\$ 110,045.53	\$ 108,928.64	\$ 108,880.35	\$ 103,124.57	\$ 97,774.04	\$ 87,963.68	\$ 81,912.75	\$ 112,864.47	\$ 123,495.09	\$ 119,612.77	\$ 116,041.68
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- The Income Budget estimate of \$71,610 is based on the 2025 Annual Assessment Income of 165 homes times \$434 for a total of \$71,610.
- The Income Year-End Total is the actual income from the collection of the 2025 Annual Assessment Fee of \$434 due 1 April and the collection of the 2026 Annual Assessment Fee of \$454 intial payment due 1 October. - Trash - Republic annual operational cost increase in December 2024 went from \$5,280.00 to \$5,623.20 per month, a 6.5% increase. Fairfax County Landfill annual increase in July was 5.8%, increasing monthly payments to \$5,946.60. - Lawn Service cost increased starting in June from \$90 to \$97.
- In 2025 no expense is anticipated for Printing, Legal Fee, or Bank Fee.