

LYNX PASS CONDOMINIUM ASSOCIATION

2009 PROPOSED BUDGET

	2008 <u>BUDGET</u>	2008 <u>FINAL PRIOR</u> TO AUDIT DEC. 31, 2007	2009 <u>PROPOSED</u>
<u>OPERATING INCOME</u>			
Maintenance Fee	120,222	120,822	120,222
Late Fee Income	600	5,530	600
TOTAL OPERATING INCOME	120,822	126,352	120,822
Less Exterior Reserves	-4,320	-4,320	-4,320
Less Roof Replace Res.	-2,880	-2,880	-2,880
Net Operating Income	113,622	119,152	113,622
<u>EXPENSES</u>			
Accounting & Tax Preparat:	2,000	3,479	2,000
Corporate Filing Fee	62	61	62
Exterior Pest Control	500	0	0
Fire Safety Protection		136	150
HRCA- Common Area Maint	25,111	25,111	28,644
Insurance	25,000	23,081	25,000
Legal	1,000	1,404	1,000
Miscellaneous Expense	250	996	1,000
Pool Maintenance	9,500	8,573	9,500
Postage	0	71	100
Printing	500	70	500
Grounds & Landscaping	3,444	0	1,000
Repair & Replace Sprinkle:	2,000	0	0
Utilities - Electric	7,000	3,958	6,000
Utilities - Water	15,000	9,546	12,000
Utilities - Sewer	17,280	17,280	17,280
Bad Debt Allowance	4,975	0	9,386
Contingency	0	0	0
TOTAL EXPENSES	113,622	93,763	113,622

	2008 <u>PROPOSED</u>	2009 <u>PROPOSED</u>
Units:		
Common Area Exp	87.19	99.46
Maint Expenses	307.33	295.06
Reserve Fund-Exterior	10.00	10.00
Reserve Fund-Roof	15.00	15.00
Total Monthly	419.52	419.52
Quarterly Fee	1,258.56	1,258.56