

LYNX PASS CONDOMINIUM ASSOCIATION

2011 PROPOSED BUDGET

	2010 <u>BUDGET</u>	2010 <u>FINAL PRIOR</u> TO AUDIT DEC. 31, 2010	2011 <u>PROPOSED</u>
<u>OPERATING INCOME</u>			
Maintenance Fee	120,822	120,822	120,822
Late Fee Income	600	10,759	600
TOTAL OPERATING INCOME	121,422	131,581	121,422
Less Exterior Reserves	-4,320	-4,320	-4,320
<u>Less Roof Replace Res.</u>	<u>-2,880</u>	<u>-2,880</u>	<u>-2,880</u>
Net Operating Income	114,222	124,381	114,222
<u>EXPENSES</u>			
Bad Debt Allowance	6,000	6,000	7,000
Corporate Filing Fee	61	0	61
Fire Safety Protection	200	152	200
ERCA- Common Area Maint	29,169	29,169	29,716
Insurance	20,000	11,623	16,000
Legal & Accounting	4,500	9,619	10,000
Miscellaneous Expense	162	1,749	1,500
Pool Maintenance	9,500	13,735	15,000
Postage	100	0	100
Printing	250	0	250
Grounds & Landscaping	5,000	350	5,000
Repair & Replace Sprinklers	1,000	0	1,000
Utilities - Electric	5,000	2,947	3,000
Utilities - Water	16,000	6,671	7,000
Utilities - Sewer	17,280	18,229	18,395
<u>Insurance Interest Expense</u>	<u>0</u>	<u>105</u>	<u>0</u>
TOTAL EXPENSES	114,222	100,348	114,222

	2010 <u>PROPOSED</u>	2011 <u>PROPOSED</u>
Units:		
Common Area Exp	101.28	103.18
Maint Expenses	293.24	291.34
Reserve Fund-Exterior	10.00	10.00
Reserve Fund-Roof	<u>15.00</u>	<u>15.00</u>
Total Monthly	419.52	419.52
Quarterly Fee	1,258.56	1,258.56