

LYNX PASS CONDOMINIUM ASSOCIATION

2018 BUDGET

	2017 <u>APPROVED</u>	2018 <u>APPROVED</u>
<u>OPERATING INCOME</u>		
Maintenance Fee	\$ 120,822.00	\$ 134,398.00
Late Fee Income	\$ 878.00	\$ 400.00
TOTAL OPERATING INCOME	\$ 121,700.00	\$ 134,798.00
Less Exterior Reserves	\$ (2,880.00)	\$ (2,880.00)
Less Roof Replace Res.	\$ (4,320.00)	\$ (14,878.00)
Net Operating Income	\$ 114,500.00	\$ 117,040.00
<u>EXPENSES</u>		
Bad Debt Allowance	\$ 1,260.00	\$ -
Corporate Filing Fee	\$ 65.00	\$ 160.00
Fire Safety Protection	\$ 350.00	\$ 350.00
HRCA- Common Area Maint	\$ 50,845.00	\$ 50,845.00
Insurance	\$ 16,500.00	\$ 22,000.00
Irrigation	\$ 700.00	\$ 700.00
Legal & Accounting	\$ 5,700.00	\$ 3,700.00
Miscellaneous Expense	\$ 1,600.00	\$ 2,100.00
Pool Maintenance	\$ 9,800.00	\$ 8,700.00
Postage	\$ 100.00	\$ 100.00
Printing	\$ 150.00	\$ 150.00
Grounds & Landscaping	\$ 6,180.00	\$ 6,180.00
Repair & Replace Sprinklers	\$ 1,600.00	\$ 1,000.00
Utilities - Electric	\$ 3,200.00	\$ 3,200.00
Utilities - Water	\$ 4,600.00	\$ 6,500.00
Utilities - Sewer	\$ 11,850.00	\$ 11,355.00
TOTAL EXPENSES	\$ 114,500.00	\$ 117,040.00
	2017 <u>APPROVED</u>	2018 <u>APPROVED</u>
<u>Units:</u>		
Common Area Exp	\$ 176.54	\$ 176.54
Maint Expenses	\$ 217.98	\$ 229.85
Reserve Fund-Exterior	\$ 10.00	\$ 10.00
Reserve Fund-Roof	\$ 15.00	\$ 50.27
Total Monthly	\$ 419.52	\$ 466.66
Quarterly Fee	\$ 1,258.56	\$ 1,400.00
<u>BALANCES 12/31/17:</u>		
Exterior Reserve Account	\$ 14,993.06	
Roof Reserve Account	\$ 43,921.45	