

LYNX PASS CONDOMINIUM ASSOCIATION

2013 BUDGET

<u>OPERATING INCOME</u>	2012 <u>BUDGET</u>	2012 <u>FINAL PRIOR</u> TO AUDIT DEC. 31, 2012	2013
Maintenance Fee	120,822	120,822	120,822
Late Fee Income	600	4,980	600
TOTAL OPERATING INCOME	121,422	125,802	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	118,602	114,222
 <u>EXPENSES</u>			
Bad Debt Allowance	7,000	22,000	3,000
Corporate Filing Fee	61	298	300
Fire Safety Protection	200	191	200
HRCA-Common Area Maint.	29,716	29,719	30,983
Insurance	16,000	15,637	17,500
Legal & Accounting	10,000	16,293	13,500
Miscellaneous Expense	1,500	130	500
Pool Maintenance	15,000	6,575	15,000
Postage	100	0	100
Printing	250	0	250
Grounds & Landscaping	5,000	926	5,000
Repair & Replace Sprinklers	1,000	0	1,000
Utilities - Electric	3,000	3,050	3,100
Utilities - Water	7,000	3,952	5,000
Utilities - Sewer	<u>18,395</u>	<u>18,682</u>	<u>18,789</u>
TOTAL EXPENSES	114,222	117,453	114,222

	2012 <u>PROPOSED</u>	2013
Units:		
Common Area Exp.	103.18	107.58
Maint Expenses	291.34	286.94
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