

LYNX PASS CONDOMINIUM ASSOCIATION

2017 PROPOSED BUDGET

	2016 <u>BUDGET</u>	2016 <u>FINAL PRIOR</u> TO AUDIT DEC. 31, 2016	2017 <u>PROPOSED</u>
<u>OPERATING INCOME</u>			
Maintenance Fee	120,822	120,822	120,822
Late Fee Income	600	878	878
Comcast 2month Adjust	<u>0</u>	<u>2,102</u>	<u>0</u>
TOTAL OPERATING INCOME	121,422	123,802	121,700
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	116,602	114,500
<u>EXPENSES</u>			
Bad Debt Allowance	5,035	0	0
Corporate Filing Fee	61	61	0
Fire Safety Protection	200	334	0
HRCA- Common Area Maint	46,368	46,368	0
Insurance	14,500	16,645	0
Legal & Accounting	5,200	5,553	0
Miscellaneous Expense	1,000	1,552	0
Pool Maintenance	9,508	9,503	0
Postage	100	0	0
Printing	150	89	0
Grounds & Landscaping	5,000	9,000	0
Repair & Replace Sprinkl	1,000	1,338	0
Utilities - Electric	2,700	2,876	0
Utilities - Water	4,600	6,490	0
Utilities - Sewer	<u>18,800</u>	<u>19,982</u>	<u>0</u>
TOTAL EXPENSES	114,222	119,791	0
	2016 <u>PROPOSED</u>		2017 <u>PROPOSED</u>
Units:			
Common Area Exp	161.00		176.54
Maint Expenses	233.52		217.98
Reserve Fund-Exteri	10.00		10.00
Reserve Fund-Roof	<u>15.00</u>		<u>15.00</u>
Total Monthly	419.52		419.52
Quarterly Fee	<u>1,258.56</u>		<u>1,258.56</u>
BALANCES 12/31/16:			
Exterior Reserve Acct:	\$12,105.82		
Roof Reserve Acct:	\$40,467.78		