



Woodstream Falls Condominium Association, Inc.

www.woodstreamfalls.com

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2016 Budget

			# units
Monthly Dues	\$440	2BD 2 BA	217
	\$374	2BD 1 BA	57
	\$276	1BD 1 BA	196
			470
 Total HOA Dues	 \$2,050,728		
*Dues budgeted @ 100% collection	\$2,050,728		
		Total	% of Total
*Dues budgeted @ 100% collection	\$2,050,728		
Other Income (parking, keys, screens, etc.)	\$100,000		
Total Income	\$2,150,728	\$2,150,728	100%
 Expenses			
Administrative + security	\$275,000		12.79%
Insurance	\$120,000		5.58%
Maintenance & Supplies	\$500,000		23.25%
Utilities	\$1,050,000		48.82%
Total Operating Expenses	\$1,945,000		90.43%
Reserve Fund - 10% of Budgeted Dues	\$205,728		
Buildings			
Grounds & Sidewalks	\$41,000		
HVAC	\$41,000		
Roofing Replacement	\$50,000		
Emergency Reserves	\$73,727.80		
			0.00%
Total Expense & Reserves		\$2,150,728	100%

Association Dues Breakdown 2016

	2BD 2BA	2BD 1 BA	1BD 1 BA
Unit Size			
Administrative	\$56.26	\$47.82	\$35.29
Insurance	\$24.55	\$20.87	\$15.40
Maintenance	\$102.29	\$86.95	\$64.16
Utilities	\$214.81	\$182.59	\$134.75
Reserves	\$42.09	\$35.77	\$26.40
Total	\$440	\$374	\$276