

Woodstream Falls Condominium Association, Inc.

www.woodstreamfalls.com

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2017 Budget

			#units
Monthly Dues	\$462	2BD 2BA	217
	\$393	2BD 1BA	57
	\$290	1BD 1BA	196
			470
Total HOA Dues	\$2,153,264		
*Dues budgeted @ 100% collection	\$2,153,264		

		Total	% of Total
*Dues budgeted @ 100% collection	\$2,153,264		
Other Income (parking, keys, screens, etc.)	\$100,000		
Total Income	\$2,253,264	\$2,253,264	100%

Expenses

Administrative + security	\$275,000	12.20%
Insurance	\$130,000	5.77%
Maintenance & Supplies	\$500,000	22.19%
Utilities	\$922,938	40.96%
Total Operating Expenses	\$1,827,938	81.12%

Reserve Fund - 10% of Budgeted Dues	\$225,326	10.00%
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Buildings

Grounds & Sidewalks	\$41,000	
HVAC	\$41,000	
Roofing Replacement	\$50,000	
Emergency Reserves	\$93,326	
2017 Paint Project Reserve	\$200,000	8.88%

Total Expense & Reserves	\$2,253,264	100%
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Association Dues Breakdown 2017

Unit Size	2BD 2 BA	2BD 1 BA	1BD 1 BA
Administrative	\$56.38	\$47.93	\$35.37
Insurance	\$26.65	\$22.66	\$16.72
Maintenance	\$102.52	\$87.14	\$64.31
Utilities	\$189.24	\$160.85	\$118.70
Reserves	\$46.20	\$39.27	\$28.98
Paint Reserve	\$41.01	\$34.86	\$25.72
Total	\$462	\$393	\$290