



Woodstream Falls Condominium Association, Inc.

www.woodstreamfalls.com

9700 East Iliff Avenue • Clubhouse Office • Denver, CO 80231

Office: 303-755-4226 • Fax: 303-755-9193

woodstreamcondos@comcast.net

2018 Budget

			# of units
Monthly Dues	\$480	2BD 2 BA	217
	\$409	2BD 1 BA	57
	\$302	1BD 1 BA	196
		Total:	470
Total HOA Dues	\$2,239,980		
*Dues budgeted @ 100% collection	\$2,239,980		
		Total:	% of Total
*Dues budgeted @ 100% collection	\$2,239,980		
Other Income (parking, keys, screens, etc.)	\$100,000		
Total Income	\$2,339,980	\$2,339,980	100%
 Expenses			
Administrative & Security	\$340,000		14.53%
Insurance	\$130,000		5.56%
Maintenance & Supplies	\$560,000		23.93%
Utilities (*cable no longer included)	\$871,982		37.26%
Total Operating Expenses	\$1,901,982		81.28%
Reserve Fund - 10% of Budgeted Dues	\$233,998		10.00%
Buildings			
Grounds & Sidewalks	\$41,000		
HVAC	\$41,000		
Roofing Replacement	\$50,000		
Emergency Reserves	\$101,998		
2016 Paint Project Reserve	\$204,000		8.72%
Total Expense & Reserves		\$2,339,980	100%

Association Dues Breakdown 2018

	2BD 2 BA	2BD 1 BA	1BD 1 BA
Unit Size			
Administrative	\$69.74	\$59.43	\$43.88
Insurance	\$26.67	\$22.72	\$16.78
Maintenance	\$114.87	\$97.88	\$72.27
Utilities	\$178.87	\$152.41	\$112.54
Reserves	\$48.00	\$40.90	\$30.20
Paint Project Reserve	\$41.85	\$35.66	\$26.33
Total	\$480	\$409	\$302