

Woodstream Falls Condominium Association, Inc.

www.woodstreamfalls.com

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2019 Budget

			# units	Sqft
Monthly Dues	\$527	2BD 2 BA	217	1138
	\$450	2BD 1 BA	57	973
	\$334	1BD 1 BA	196	721
		Total:	470	

	Total Collection Dues	% of Total
*Dues budgeted @ 100% collection	\$2,463,978	
*Other Income (parking, keys, screens, etc.)		100%
Expenses		
Administrative & Security	\$350,000	14.20%
Insurance	\$170,000	6.90%
Maintenance & Supplies	\$533,580	21.66%
Utilities (*cable no longer included)	\$960,000	38.96%
Total Operating Expenses	\$2,217,580	90.00%
Reserve Fund - 10% of Budgeted Dues	\$246,398	10.00%
2016 Paint Project Reserve	\$204,000	8.28%
Total Expense & Reserves	\$2,463,978	100%

It is estimated that HOA will collect additional \$100K from Other sources (non-dues related) \$40K of that will be distributed to Administrative Expenses and \$60K into Maintenance.

Association Dues Breakdown 2019

Unit Size	2BD 2 BA	2BD 1 BA	1BD 1 BA
Administrative	\$74.80	\$63.96	\$47.39
Insurance	\$36.33	\$31.06	\$23.02
Maintenance	\$114.04	\$97.50	\$72.25
Utilities	\$205.17	\$175.42	\$129.99
Reserves	\$52.66	\$45.03	\$33.36
Paint Project Reserve	\$43.60	\$37.28	\$27.62
Total	\$527	\$450	\$334