Woodstream Falls 2012 Budget

			#units
Monthly Dues	$440	2BD 2 BA	217
	$374	2BD 1 BA	57
	$276	1BD 1 BA	196

Income @ full occupancy	$2,126,519
*Dues budgeted @ 97.5% ocupancy	

		Total	% of Total
*Dues budgeted @ 97.5% ocupancy	$2,074,179		
Other Income (parking, keys, screens	$52,340		
Total Income	$2,126,519	$2,126,519	100%
Expenses			
Administrative	$282,539		13.30%
Bank Expense (Roof Loan)	$67,000		3.20%
Maintenance & Supplies	$546,103		25.70%
Utilities	$980,480		46.10%
Total Operating Expenses	$1,876,122		88.30%
Reserve Fund			
Buildings			
Grounds & Sidewalks	$65,000		
HVAC	$65,000		
Roofing Replacement	$100,000		
Emergency Reserves	$20,397		
Total to Reserves	$250,397		11.70%
Total Expense & Reserves		$2,126,519	100%

Assocation Dues Breakdown 2012

Unit Size		2BD 2 BA	2BD 1 BA	1BD 1 BA
Administrative	13.30%	$58.52	$49.74	$36.71
Bank Loan	3.20%	$14.08	$11.97	$8.83
Maintenance	25.70%	$113.08	$96.12	$70.93
Utilities	46.10%	$202.40	$172.04	$126.96
Reserves	11.70%	$51.92	$44.13	$32.57
Total	100%	$440	$374	$276