

2016/2017 WCA Proposed Pro Forma Budget Recap
Management Presentation Outline
April 18, 2016

Watergate Community Association 2016/2017	Total 1,249 Units	Per Unit Per Month Costs ("PUPM")
Allocation to Reserves:	\$2,015,997	\$134.51
Allocation to Operations:	\$4,959,274	\$330.88
Total Needed Assessments:	\$6,975,271	\$465.39
Assessment Allocation to Operations:	\$4,959,274	\$330.88
Other Revenue	\$ 422,575	\$ 28.19
Fund Balance Carryover	\$ 136,154	\$ 9.09
Total Revenue Operations	\$5,518,003	\$368.16
Total Operations Expenses	\$5,518,003	\$368.16
Fund Balance End of 2017	\$0	\$0

❖ **Revenue**

- ❑ Assessment allocation to fund Operations **increased \$372,506** from the current budget year
- ❑ Assessment allocation to fund Reserves **decreased \$169,343** from the current budget year

❖ **Total 2016/2017 Budgeted Operations Expenses = \$5,518,003 = 100%**

❖ **Operations Cost – Labor (\$2,722,299 = 49.3% of budgeted operations expenses) increased \$153,593**

- ❑ **\$181.63 – Per Unit Per Month ("PUPM") Average**

❖ **Utilities (\$1,710,611 = 31.0% of budgeted operations expenses) increased \$13,705**

- ❑ **\$114.13 – PUPM Average**

❖ **Operations Cost – Non Labor (\$528,583 = 9.6% of budgeted operations expenses) increased \$51,698**

- ❑ **\$35.26 – PUPM Average**

❖ **Insurance (\$473,500 = 8.6% of budgeted operations expenses) increased \$19,500**

- ❑ **\$31.59 – PUPM Average**

❖ **Other (\$83,010 = 1.5% of budgeted operations expenses) decreased \$10,663**

- ❑ **\$5.54 – PUPM Average**